



CITY OF KETCHUM  
MEETING MINUTES OF THE  
PLANNING AND ZONING COMMISSION  
Tuesday November 29, 2022

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**CALL TO ORDER:** (00:00:14 in video)

Neil Morrow called to order at 4:30 p.m.

**Roll Call:**

Neil Morrow

Susan Passovoy (arrived in time for Public Hearing)

Brenda Moczygemba

Tim Carter – via Zoom

Spencer Cordovano

**Also Present:**

Suzanne Frick – Director of Planning and Zoning – via Zoom

Morgan Landers – Senior Planner

Abby Rivin – Senior Planner

Adam Crutcher – Associate Planner

Trent Donat – City Clerk

Heather Nicolai – Planning Technician

**COMMUNICATIONS FROM THE COMMISSIONERS:** (00:00:54 in video)

Brenda Moczygemba & Tim Carter – did a site visit of the 200 N Leadville story poles

**CONSENT AGENDA:** (00:01:12 in video)

1. **ACTION ITEM:** Approval of the November 8, 2022 Minutes (00:01:38 in video)  
**Motion** made by Tim Carter to approve the November 8, 2022 Minutes;  
Seconded by Spencer Cordovano. (00:01:55 in video)  
**Ayes:** Neil Morrow, Tim Carter, Spencer Cordovano  
**Nays:** None  
**Recused:** Brenda Moczygemba

**PUBLIC HEARING:** (00:01:52 in video)

2. **ACTION ITEM:** Preliminary Review of Revised Plans Associated with a Conditional Use Permit for addition with the Pines PUD (P22-033)  
Staff Report: Adam Crutcher-Associate Planner (00:02:07 in video)  
Applicant: Not present  
Commission Comments: (00:10:57 in video)  
Public Comment: None  
Commission Recommendations: (00:25:30 in video)
3. **ACTION ITEM:** Recommendation to hold a public hearing, review, and provide

feedback on the Design Review and Condominium Preliminary Plat applications for the proposed mixed-use development at 200 N Leadville Ave. (P22-035 and P22-035A)

Staff Report: Morgan Landers-Senior Planner (00:34:39 in video)

Applicant: Nicole Ramey, Medici Architects (00:49:18 in video)

Commission Comments: (00:59:33 in video)

Public Comment: (01:10:28 in video)

- Pam Colesworthy (01:10:47 in video)

- Dave Hutchinson (01:12:40 in video)

Commission Questions & Recommendations: (01:21:26 in video)

- Mike Carr, property owner – answered commission questions (01:21:55 in video)

- Commission recommended meeting on the 200 N Leadville Ave. continue Tuesday, 12/20/22. (02:09:30 in video)

**Motion:** Motion made by Neil Morrow, requesting the applicant to modify the project and continue the hearing to December 20, 2022 for further review.

Second by Tim Carter

**Ayes:** Neil Morrow, Tim Carter, Spencer Cordovano, Brenda Moczygemba, Susan Passovoy

**Nays:** None

**NEW BUSINESS: (02:09:50)**

5. Staff advised commission that the 2023 meeting dates will be finalized and draft schedule sent out (in video 02:10:00)

**ADJOURNMENT:**

Motion to adjourn at 6:40pm (02:10:35 in video)

**Motion** made by Neil Morrow to adjourn the meeting; Seconded by Susan Passovoy.

**Ayes:** Neil Morrow, Susan Passovoy, Tim Carter, Spencer Cordovano, Brenda Moczygemba

**Nays:** None

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Commissioner Neil Morrow

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Suzanne Frick – Director of Planning & Building