



CITY OF KETCHUM
MEETING MINUTES OF THE
PLANNING AND ZONING COMMISSION
Tuesday, February 28, 2023

CALL TO ORDER: *(00:00:30 in video)*

Neil Morrow called the meeting of the Ketchum Planning and Zoning Commission to order at 4:30p.m.

ROLL CALL:

Neil Morrow
Susan Passovoy
Brenda Moczygemba
Tim Carter
Spencer Cordovano

ALSO PRESENT:

Morgan Landers—Director of Planning and Building
Abby Rivin—Senior Planner
Adam Crutcher—Associate Planner
Paige Nied—Associate Planner
Trent Donat—City Clerk & Business Manager
Jake Watkins—Roger Ferris & Architects
Mike Carr—Applicant 200 N Leadville
Nicole Ramey—Medici Architects
Ben Young—BYLA (via teleconference)
Jim McLaughlin—McLaughlin & Associates
Bernie Johnson—McLaughlin & Associates

COMMUNICATIONS FROM COMMISSIONERS: *(NONE)*

CONSENT AGENDA: *(00:01:45 in video)*

1. Approval of the February 14, 2023, minutes for the Special Joint City Council and Planning and Zoning Commission Meeting

Motion to approve February 14 Minutes *(00:01:48 in video)*

MOVER: Spencer Cordovano

SECONDER: Susan Passovoy

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

RESULT: ADOPTED UNANIMOUS

2. Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the 4th & Main Mixed-Use Development Design Review Application File No. P22-043

Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the 4th & Main Mixed-Use Development Design Review Application File No. P22-043 (00:02:18 in video)

MOVER: Brenda Moczygemba

SECONDER: Tim Carter

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

RESULT: ADOPTED UNANIMOUS

3. Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the 4th & Main Mixed-Use Development Lot Consolidation Preliminary Plat Application File No. P22-043A

Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the 4th & Main Mixed-Use Development Lot Consolidation Preliminary Plat Application File

No. P22-043A (00:02:41 in video)

MOVER: Brenda Moczygemba

SECONDER: Tim Carter

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

RESULT: ADOPTED UNANIMOUS

4. Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the 4th & Main Mixed-Use Development Condominium Subdivision Preliminary Plat Application File No. P22-043B

Motion to approve Findings of Fact, Conclusions of Law, and Decision for the 4th & Main Mixed-Use Development Condominium Subdivision Preliminary Plat Application File No. P22-043B (00:03:11 in video)

MOVER: Brenda Moczygemba

SECONDER: Tim Carter

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

RESULT: ADOPTED UNANIMOUS

PUBLIC HEARING: (00:03:31 in video)

6. Recommendation to hold a public hearing, review and approve the Mountain Overlay Design Review and Lot Consolidation Preliminary Plat with Waiver request application for the 691 N Spruce Avenue Residence.

Presented by: Abby Rivin—Senior Planner (00:03:43 in video)

Applicant Presentation by: Jake Watkins—Roger Ferris & Architects (00:15:20 in video)

- Commission Questions/Comments for Staff and Applicant (00:21:20 in video)

Public Comment: (00:27:04 in video)

- Tift Mann—Ketchum resident (00:27:11 in video)

- Jake Peters—Ketchum resident (00:27:49 in video)

Public Comment Closed: (00:28:46 in video)

Additional information presented by: Abby Rivin and Jake Watkins (00:29:01 in video)

- Commission Questions/Discussion/Deliberation: (00:30:48 in video)

Motion to approve the 691 North Spruce residence Mountain Overlay Design Review Application subject to conditions 1-8, and direct staff to return the Findings of Fact.

(00:40:44 in video)

MOVER: Tim Carter

SECONDER: Brenda Moczygemba

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

RESULT: ADOPTED UNANIMOUS

Motion to recommend approval of the Lot Consolidation and Preliminary Plat and Waiver Request for 691 North Spruce residence projects to the City Council subject to conditions 1-3 and direct Staff to return with Findings of Fact

(00:40:57 in video)

MOVER: Tim Carter

SECONDER: Brenda Moczygemba

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

RESULT: ADOPTED UNANIMOUS

5. 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. (00:41:19 in video)

Presented by: Morgan Landers— Director of Planning and Building (00:41:36 in video)

Applicant Presentation by: Nicole Ramey—Medici Architects (00:44:27 in video)

Public Comment: (00:57:00 in video)

- Warren Benjamin (00:57:31 in video)
- Sam Linnet—Alturas Law Group (01:00:56 in video)
- Dave Hutchinson (01:05:53 in video)
- Pam Colesworthy (01:12:20 in video)

Public Comment Closed: (01:14:02 in video)

Applicant responses—Mike Carr (01:14:37 in video)

Nicole Ramey (01:19:02 in video)

- Commission Questions/Comments for Staff and Applicant (01:19:33 in video)

Motion to deny the Design Review application for 200 N Leadville

(02:01:33 in video)

MOVER: Spencer Cordovano

SECONDER: None

AYES: None

NAYS: None

RESULT: MOTION FAILED DUE TO LACK OF SECONDER

- Commission continued deliberations *(02:01:53 in video)*

Motion to approve the Design Review Application and the Condominium Preliminary Plat of 200 N Leadville and direct Staff to develop the Findings of Fact and Conclusions of Law

(02:22:49 in video)

MOVER: Susan Passovoy

SECONDER: Brenda Moczygemba

AYES: Susan Passovoy, Neil Morrow, Brenda Moczygemba

NAYS: Spencer Cordovano, Tim Carter

RESULT: ADOPTED 3-2

7. Recommendation to hold a public hearing, review, and provide feedback on the Mountain Overlay Design Review Application for the proposed single-family residence at 307 Garnet Street. *(02:24:22 in video)*

Presented by: Morgan Landers—Director of Planning and Building *(02:24:50 in video)*

Applicant Presentation by: Ben Young—BYLA *(02:35:55 in video)*

Architect Presentation by: Jim McLaughlin and Bernie Johnson—McLaughlin & Associates *(02:43:51 in video)*

Public Comment: *(02:54:00 in video)*

- Marjolaine Renfro—304 Garnet St. *(02:54:26 in video)*
- John David Davidson—110 Garnet St. *(03:00:05 in video)*
- Gary Vinagre—Garnet St. Resident *(03:03:35 in video)*

Public Comment Closed *(03:08:58 in video)*

- Commission Questions/Comments for Staff and Applicant *(03:09:08 in video)*
- Response by Morgan Landers—Director of Planning and Building *(03:11:44 in video)*
- Commission Questions/Comments for Staff and Applicant *(03:16:53 in video)*

Motion to Continue to a Date Not Certain *(03:55:00 in video)*

MOVER: Spencer Cordovano

SECONDER: Susan Passovoy

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

RESULT: ADOPTED UNANIMOUS

Announcements for upcoming meetings – Morgan Landers – Director of Planning and Building *(03:55:25 in video)*

ADJOURNMENT:

Motion to adjourn at 8:41pm *(03:59:38 in video)*

MOVER: Neil Morrow

SECONDER: Susan Passovoy

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

RESULT: ADOPTED UNANIMOUS

Neil Morrow – P & Z Commissioner

Morgan Landers – Director of Planning & Building