



**CITY OF KETCHUM
MEETING MINUTES OF THE
PLANNING & ZONING COMMISSION
Tuesday, August 13, 2024**

CALL TO ORDER: *(00:00:13 in video)*

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

ROLL CALL:

Neil Morrow
Susan Passovoy
Brenda Moczygemba
Tim Carter
Matthew McGraw

ALSO PRESENT:

Morgan Landers – Director of Planning & Building
Abby Rivin – Senior Planner
Adam Crutcher – Associate Planner
Paige Nied – Associate Planner
Genoa Beiser – Zoning Technician
Heather Nicolai – Assistant to Planning & Building Director
Matthew Johnson - City Attorney

COMMUNICATIONS FROM COMMISSIONERS: *(00:00:30 in video)*

- None

CONSENT AGENDA: *(00:00:36 in video)*

1. ACTION ITEM: Approval of the July 9, 2024 minutes
2. ACTION ITEM: Recommendation to review and approved the Findings of Fact, Conclusions of Law, and Decision for the Bohica Mixed-Use (Papillon Condos) Design Review Amendment.

Motion to approve consent agenda. Motion made by Susan Passovoy , seconded by Brenda Moczygemba *(00:00:46 in video)*

MOVER: Susan Passovoy

SECONDER: Brenda Moczygemba

AYES: Brenda Moczygemba, Matthew McGraw, Tim Carter, Susan Passovoy & Neil Morrow

NAYS:

RESULT: UNANIMOUSLY ADOPTED

PUBLIC MEETING: (00:00:55 in video)

3. ACTION ITEM: Recommendation to review and provide feedback on the Pre-Application Design Review for the 1st and Washington Community Housing Development located at 211 E 1st St.
 - Staff Report-Abby Rivin, Senior Planner (00:01:10 in video)
 - Applicant Presentation - Suzanne Frick (00:16:10 in video)
 - Applicant Presentation - Ian McLaughlin-Project Manager, Pivot North (00:22:00 in video)
 - Commission questions for applicant and applicant responses (00:29:30 in video)

PUBLIC COMMENT OPENED (00:38:45 in video)

- Kristin McMahon (00:39:00 in video) *via Zoom
- Sarah Seppa (00:40:00 in video) *via Zoom
- Jennifer Rangel (00:45:15 in video) *via Zoom
- Jed Gray (00:47:47 in video)
- Daniel Brown (00:52:20 in video)
- John Melin (00:54:46 in video)
- Neil Morrow, PZ Commissioner (00:58:36 in video)
- Morgan Landers, Director of Planning & Building (01:00:25 in video)
- Tim Mott (01:01:41 in video)
- Geoff Isles (01:06:40 in video)
- Perry Boyle (01:08:07 in video)
- Scott Fergus (01:11:50 in video)
- Duffy Witmer (01:15:22 in video)
- Bronwyn Nickel (01:17:00 in video)
- Jeff Emerick (01:18:07 in video)
- Mark Ullman (01:20:40 in video)

PUBLIC COMMENT CLOSED (01:21:40 in video)

- Commission discussion and direction to applicant (01:21:59 in video)

BREAK (01:52:45 in video)

- Begin at 6:23 p.m.
- End at 6:35 p.m.

NEW BUSINESS: (01:55:00 in video)

4. ACTION ITEM: Recommendation to review and make a determination of Administrative Appeal (P23-014B) for the floodplain development permit issued at 121 Badger Ln.
 - Matthew Johnson – City Attorney (01:55:25 in video)
 - Appellant Presentation – Gary Slette, Attorney & Nicholas Osborne, Appellant (01:59:06 in video) 639
 - Matthew Johnson – City Attorney (02:30:25 in video)

- Commission questions for City Attorney & City Attorney's response (02:31:11 in video)
- Applicant Presentation, Danielle Strollo – Attorney, Givens Pursley & Erick Powell – Senior Engineer, Brockway Engineering (02:33:39 in video)
- Commission questions for Erick Powell & Erick Powell's response (02:57:15 in video)
- Matthew Johnson – City Attorney (03:01:30 in video)
- Appellant Rebuttal – Gary Slette, Attorney (03:02:16 in video)
- Commission questions for Gary Slette & Nicholas Osborne & Gary Slette & Nicholas Osborne's response (03:07:39 in video)
- Matthew Johnson – City Attorney (03:10:47 in video)
- Appellant Rebuttal – Gary Slette, Attorney (03:11:40 in video)
- Commission questions for Staff and City Attorney. Staff and City Attorney's responses. (03:12:25 in video)
- Commission deliberations (03:35:00 in video)

5. **Motion to affirm the Administrative Determination for the floodplain development permit issued at 121 Badger Ln.** Motion made by Susan Passovoy, seconded by Matthew McGraw (03:45:33 in video)

MOVER: Susan Passovoy

SECONDER: Matthew McGraw

AYES: Brenda Moczygemba, Matthew McGraw & Susan Passovoy

NAYS: Tim Carter & Neil Morrow

RESULT: 3-YAYS, 2-NAYS – MOTION PASSES

ADJOURNMENT:

Motion to adjourn at 8:28p.m. (03:48:09 in video)

MOVER: Neil Morrow

SECONDER: Susan Passovoy

AYES: Neil Morrow, Matthew McGraw, Tim Carter, Susan Passovoy & Neil Morrow

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Neil Morrow – P & Z Commissioner

Morgan Landers – Director of Planning & Building