



CITY OF KETCHUM
MINUTES OF THE SPECIAL MEETING
PLANNING AND ZONING COMMISSION
Tuesday, September 27, 2022 4:30 PM
191 5th Street West, Ketchum, Idaho 83340

CALL TO ORDER: *(00:00.040 in video)*

Chairman Neil Morrow called the meeting to order at 4:30 p.m. Introduced new P & Z Commissioner Susan Passovoy.

Roll Call:

Tim Carter
Spencer Cordovano
Brenda Moczygemba
Neil Morrow
Susan Passovoy

Also Present:

Morgan Landers
Adam Crutcher
Trip Hutchinson

COMMUNICATIONS FROM COMMISSIONERS: *(00:01.02. in video)*

None

CONSENT CALENDAR: *(00:01.12 in video)*

1. ACTION ITEM: Minutes of August 23, 2022
Spencer Cordovano suggested code change for 17.12.04 setbacks for 4th & 5th floors
Morgan Landers suggested adding that Spencer Cordovano's comments to the minutes for today.

Motion to approve the Minutes of August 23, 2022

Motion made by Brenda Moczygemba ; Seconded by Tim Carter

Ayes: Tim Carter, Spencer Cordovano, Brenda Moczygemba, Neil Morrow

Abstain: Susan Passovoy

PUBLIC HEARING:

2. ACTION ITEM: Recommendation to review and provide direction on Pre-Application Mountain Overlay Design Review for 307 Garnet St. P22-048. *(00:03:36 in video)*

PUBLIC COMMENT *(00.32.30 in video)*

Tyler Chandler *(00.33.12 in video)*

John David Davidson (00.34.42 in video)
Neighbor -Garnett Street (00.35.48 in video)
Marcia Lynn Renforo (00.37.07 in video)
Sean McIntee 111 Garnet (00.39.12 in video)
Randi McIntee (00.40.21 in video)
Jim Smith Mason (00.41.22 in video)

The Commission noted:

They are looking for something that fits to the sight better, less disturbance, less water usage, stating the plan is excessive for the mountain overlay.

Motion to strongly recommend the applicant come back for another pre-application review meeting or move forward with formal design review depending on how they want to proceed with the project.

Motion made by Susan Passovoy; Seconded by Tim Carter

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

Nays: None

3. ACTION ITEM: Recommendation to review and conduct a public hearing on proposed project modifications to previously approved Design Review Permit P20-046 for the project under construction at 580 E 4th St located at Fourth and Walnut. (01:28:15 in video)

PUBLIC COMMENT (01.44.02 in video)

No public comment

The Commission noted: They would like as much light and air to the community housing units as possible. They recommendation to the motion, not necessarily a requirement, making changes to the seating area above the community housing units natural light.

Motion to Approve the project modification to previously approve Design Review Permit P20-046 for the project under construction at 580 E 4th St with the conditions recommended.

Motion made by: Spencer Cordovano; Seconded by Brenda Moczygamba

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

Nays: None

ADDITIONAL COMMUNICATION FROM COMMISSIONERS

Spencer Cordovano inquired about floor area calculations and community housing.

ADJOURNMENT: (02:00:56 in video)

Motion to adjourn at 6:31:26 pm.

Motion made by Spencer Cordovano; seconded by Brenda Moczygamba.

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

Nays: None

Commissioner Neil Morrow

Morgan Landers – Director of Planning & Building