



CITY OF KETCHUM
MEETING MINUTES OF THE
PLANNING & ZONING COMMISSION
Tuesday, September 26, 2023

CALL TO ORDER: *(00:00:19 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
Heather Nicolai—Planning Technician & Office Administrator

COMMUNICATIONS FROM COMMISSIONERS: *(00:00:31 in video)*

Commissioners Susan Passovoy & Spencer Cordovano recused themselves from participating and voting on the public hearing item – Bigwood Restaurant & Bar Planned Unit Development Conditional Use Permit Amendment

Commissioner Tim Carter – disclosed that his business has a contract with the owner of the Bigwood Restaurant to do the remodel. They are not contracted to do the tenant improvement. Was advised by the City Attorney that if he disclosed this information during the commission meeting and if no commissioners took issue with this, he would not have to recuse himself. The other Commissioners had no issues with Tim Carter participating and voting on the Bigwood Restaurant & Bar Planned Unit Development Conditional Use Permit Amendment

CONSENT AGENDA: *(00:02:30 in video)*

1. ACTION ITEM: Approval of the September 12, 2023 minutes
2. ACTION ITEM: Recommendation to approve the Lot 35, Block 4, Warm Springs Ranch Residences Design Review application, as conditioned, and adopt the Findings of Fact, Conclusions of Law and Decision

Motion to approve the entire consent agenda with the one correction to the September 12th minutes made by Brenda Moczygemba; seconded by Tim Carter *(00:03:20 in video)*

MOVER: Brenda Moczygemba

SECONDER: Tim Carter

AYES: Susan Passovoy, Tim Carter, Spencer Cordovano & Brenda Moczygemba

NAYS:

ABSTAIN: Neil Morrow

RESULT: 4-Ayes, 1-Abstain – MOTION ADOPTED

PUBLIC HEARING: *(00:03:40 in video)*

3. ACTION ITEM: Recommend to review and approve the Bigwood Restaurant & Bar Planned Unit Development Conditional Use Permit Amendment and direct staff to prepare Findings of Fact, Conclusions of Law, and Decision. Also recommend approval of the 4th Bigwood Development Agreement Amendment to City Council.

- Staff Report by Adam Crutcher, Associate Planner *(00:04:05 in video)*
- Questions/Comments from Commissioners to staff *(00:14:00 in video)*
- Applicant Presentation – Heather Maier, owner’s representative *(00:16:38 in video)*

PUBLIC COMMENT OPENED *(00:18:50 in video)*

- Andrea Evans *(00:19:16 in video)*
 - Matt Woodburn, applicant team, responds to questions *(00:19:38 in video)*
- Connie Kemmerer, via zoom *(00:20:43 in video)*
 - Adam Crutcher, Associate Planner, responds to questions *(00:21:13 in video)*
- Sam Jadallah, via zoom *(00:21:48 in video)*
- Mark Ullman via zoom *(00:22:25 in video)*
 - Adam Crutcher, Associate Planner, responds to questions *(00:22:58 in video)*

PUBLIC COMMENT CLOSED *(00:23: 57 in video)*

- Applicant given opportunity to respond to public comment *(00:24: 15 in video)*
- Commission deliberations *(00:24:22 in video)*

Motion to approve the Bigwood Restaurant & Bar Planned Unit Development Conditional Use Permit Amendment and direct staff to prepare Findings of Fact, Conclusions of Law, and Decision. Motion made by Brenda Moczygemba; seconded by Tim Carter. *(00:26:20 in video)*

MOVER: Brenda Moczygemba

SECONDER: Tim Carter

AYES: Neil Morrow, Tim Carter & Brenda Moczygemba

NAYS:

RECUSED: Susan Passovoy & Spencer Cordovano

RESULT: 3-Ayes, 2-Recused MOTION ADOPTED

Motion to recommend approval of the 4th Bigwood Development Agreement Amendment to City Council by Brenda Moczygemba; seconded by Tim Carter. (00:26:45 in video) 456

MOVER: Brenda Moczygemba

SECONDER: Tim Carter

AYES: Neil Morrow, Tim Carter & Brenda Moczygemba

NAYS:

RECUSED: Susan Passovoy & Spencer Cordovano

RESULT: 3-Ayes, 2-Recused MOTION ADOPTED

*****Pause for 2 minutes to get commissioners back in room who recused themselves from this public hearing item.*****

4. ACTION ITEM: Recommendation to review and approve the Walnut Ave Residence Mountain Overlay Design Review application and direct staff to return with the findings of fact. Also review and recommend approval to City Council the Ketchum Townsite: Block 91: Lot 3A Preliminary Plat application and direct staff to return with the findings of fact. (00:27:15 in video)

- Staff Report by Adam Crutcher, Associate Planner (00:27:37 in video)
- Questions/Comments from Commissioners to staff: (00:41:00 in video)
- Applicant Presentation – Lucas Winter, Jarvis Group Architects, architect (00:54:16 in video)
- Applicant Presentation – Ben Young, landscape architect – BYLA (01:02:45 in video)
- Questions/Comments from Commissioners to applicant (01:07:57 in video)

PUBLIC COMMENT OPENED (01:16:13 in video)

- John Lee (01:16:32 in video)
 - Adam Crutcher, Associate Planner, responds to questions (01:16:53 in video)
- Sue Engelmann (01:18:05 in video)
- Ed & Betsy McDermott, via zoom (01:20:36 in video)
- Susan Scovell, via zoom (01:23:55 in video)

PUBLIC COMMENT CLOSED (01:24:51 in video)

- Applicant response to public comment (01:25:00 in video)
- Staff clarification to commission of what their purview is (01:26:22 in video)
- Commission comments and deliberations (01:28:38 in video)

Motion to recommend approval to City Council the Ketchum Townsite: Block 91: Lot 3A Preliminary Plat application and direct staff to return with the findings of fact. Motion

made by Susan Passovoy; seconded by Tim Carter. (01:59:20 in video)

MOVER: Susan Passovoy

SECONDER: Tim Carter

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

NAYS: Spencer Cordovano

RESULT: 4-Ayes, 1-Nay – MOTION ADOPTED

Motion to approve the Walnut Ave Residence Mountain Overlay Design Review application as conditioned with a landscaping plan designed to minimize blocking of the views as the intent of the Mountain Overlay and direct staff to return with the findings of fact. Motion made by Susan Passovoy; seconded by Tim Carter. (02:00:22 in video)

MOVER: Susan Passovoy

SECONDER: Tim Carter

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

NAYS: Spencer Cordovano

RESULT: 4-Ayes, 1-Nay – MOTION ADOPTED

NEW BUSINESS: (02:01:20 in video)

- General announcements and highlights from staff (01:01:30 in video)

ADJOURNMENT:

Motion to adjourn at 6:41 pm (02:09:18 in video)

MOVER: Neil Morrow

SECONDER: Brenda Moczygemba

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

NAYS:

RESULT: ADOPTED UNANIMOUSLY

Neil Morrow – P & Z Commissioner

Morgan Landers – Director of Planning & Building