



**CITY OF KETCHUM  
MEETING MINUTES OF THE  
PLANNING & ZONING COMMISSION  
Tuesday, April 23, 2024**

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**CALL TO ORDER:** *(00:00:11 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  
Adam Crutcher – Associate Planner  
Genoa Beiser – Zoning Technician  
Paige Nied – Associate Planner  
Heather Nicolai - Office Administrator

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

None

**CONSENT AGENDA:** *(00:00:32 in video)*

1. ACTION ITEM: Approval of the April 9, 2024 minutes
2. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for Warm Springs Ranch Residences Lot 33 Design Review Application File No. P23-018

**Motion to approve the entire Consent agenda.** Motion made by Brenda Moczygemba seconded by Matthew McGraw *(00:00:50 in video)*

**MOVER:** Brenda Moczygemba

**SECONDER:** Matthew McGraw

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

**NAYS:**

**AVBSTAIN:** Tim Carter

**RESULT: 4-YAYS, 1-ABSTAIN – MOTION ADOPTED**

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

3. ACTION ITEM: Recommendation to review and approve the Warm Springs Preserve Building Design Review Application
- Staff Report-Adam Crutcher, Associate Planner (00:01:15 in video)
  - Commission questions staff. Staff responses (00:05:54 in video)
  - Applicant Presentation-None (00:08:00 in video)

**PUBLIC COMMENT OPENED:** (00:08:05 in video)

- Brian Barsotti (00:08:30 in video)

**PUBLIC COMMENT CLOSED:** (00:09:46 in video)

- Staff response to public comment (00:09:54 in video)
- Commission deliberations (00:10:50 in video)

**Motion to approve the Warm Springs Preserve Building Design Review Application subject to conditions 1 & 2 and direct staff to return with findings of fact.** Motion made by Susan Passovoy seconded by Tim Carter (00:12:36 in video)

**MOVER:** Susan Passovoy

**SECONDER:** Tim Carter

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

**PUBLIC MEETING:** (00:13:00 in video)

4. ACTION ITEM: Recommendation to review and provide feedback on the Pre-Application Design Review for the Warm Springs Townhomes located at 108 Ritchie Dr
- Staff Report-Morgan Landers, Director of Planning & Building (00:13:11 in video)
  - Commission questions staff. Staff responses. (00:25:40 in video)
  - Applicant Presentation-Will Hentschel-359 Design, Architect (00:31:25 in video)
  - Commission comments, questions & direction for applicant. Applicant responses (00:49:00 in video)

**PUBLIC COMMENT OPENED:** (00:58:30 in video)

- Staff response to public comment received prior to commission meeting (00:58:39 in video)
- Brad Matthews (00:59:20 in video)
- Jeff Oak (01:02:57 in video)

**PUBLIC COMMENT CLOSED:** (01:06:03 in video)

- Staff response to public comment, commission comments for staff (01:06:30 in video)
- Applicant response to public comment & commission questions (01:07:57 in video)
- Commission direction for applicant (01:15:40 in video)

**NEW BUSINESS:** (01:29:54 in video)

5. Staff Highlights & Updates for Commission (01:29:54 in video)

**ADJOURNMENT:**

**Motion to adjourn at 6:01 p.m.** (01:31:07 in video)

**MOVER:** Neil Morrow

**SECONDER:** Tim Carter

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

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Neil Morrow – P & Z Commissioner

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Morgan Landers – Director of Planning & Building