



CITY OF KETCHUM
MEETING MINUTES OF THE
PLANNING & ZONING COMMISSION
Tuesday, October 8, 2024

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:

Abby Rivin – Senior Planner
Adam Crutcher – Associate Planner
Paige Nied – Associate Planner
Genoa Beiser – Zoning Technician
Heather Nicolai – Assistant to Planning & Building Director

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

- None

CONSENT AGENDA: *(00:00:37 in video)*

1. ACTION ITEM: Approval of the September 24, 2024 minutes from the Special Joint Session of City Council and Planning and Zoning Commission
2. ACTION ITEM: Review and approve proposed 2025 Planning & Zoning Commission meeting schedule

Motion to approve the consent agenda. Motion made by Brenda Moczygemba, seconded by Matthew McGraw *(00:00:44 in video)*

MOVER: Brenda Moczygemba

SECONDER: Matthew McGraw

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING: *(00:00:53 in video)*

3. ACTION ITEM: Recommendation to review and approve the Fluid Peak Subdivision Preliminary Plat and Dollarhide Townhomes Subdivision Preliminary Plat applications, as conditioned, and adopt the Findings of Fact, Conclusions of Law, and Decision.
- Staff Report-Paige Nied, Associate Planner *(00:01:09 in video)*
 - Commission questions for staff and staff responses *(00:07:50 in video)*

PUBLIC COMMENT OPENED *(00:13:15 in video)*

- None

PUBLIC COMMENT CLOSED *(00:13:26 in video)*

- Commission deliberations *(00:13:30 in video)*

Motion to recommend approval of the Fluid Peak Subdivision Preliminary Plat application, as conditioned, and adopt the Findings of Fact, Conclusions of Law, and Decision. Motion made by Brenda Moczygemba, seconded by Matthew McGraw *(00:16:00 in video)*

MOVER: Brenda Moczygemba

SECONDER: Matthew McGraw

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Motion to recommend approval of the Dollarhide Townhomes Subdivision Preliminary Plat application, as conditioned, with the additional condition as suggested by Paige Nied and amended by Tim Carter's suggestion, and direct staff to return with Findings of Fact, Conclusions of Law, and Decision. Motion made by Brenda Moczygemba, seconded by Susan Passovoy, *(00:16:20 in video)*

MOVER: Brenda Moczygemba

SECONDER: Susan Passovoy,

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

4. ACTION ITEM: Recommendation to review and approve the Sun Valley Company ski facility Conditional Use Permit
- Staff Report- Adam Crutcher, Associate Planner *(00:17:10 in video)*
 - Applicant Presentation Michael Bulls, RLB Architects *(00:23:24 in video)*
 - Commission questions for applicant and applicant responses *(00:37:05 in video)*

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

- None

PUBLIC COMMENT CLOSED (00:46:18 in video)

- Commission questions for applicant & staff and deliberations. (00:46:20 in video)
- James Grant, Operations at Sun Valley (01:06:20 in video)
- Commission questions for applicant & staff, applicant & staff responses, and deliberations. (01:07:00 in video)

Motion to approve the Sun Valley Company Ski Event Storage Conditional Use Permit, as conditioned, and direct staff to return with Findings of Fact, Conclusions of Law, and Decision. Provided that the conditions are modified as follows. Condition 1, okay. Condition 2, okay. Condition 3 – additional temporary vegetative screening shall be provided after snowmelt to screen the storage units from visibility by the properties to the north of the property line. Condition 4 – delete and say that the duration of the conditional use permit shall be 12-months from the date of approval of the permit. The containers shall also be painted a green color to blend in with the vegetation as it exists. Motion made by Susan Passovoy, seconded by Matthew McGraw (01:16:26 in video)

MOVER: Susan Passovoy

SECONDER: Matthew McGraw

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

NAYS: Brenda Moczygemba

RESULT: 4 YAY, 1 NAY, MOTION PASSED

NEW BUSINESS: (01:18:40 in video)

5. None

ADJOURNMENT:

Motion to adjourn at 5:48 p.m. (01:18:47 in video)

MOVER: Tim Carter

SECONDER: Brenda Moczygemba

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Neil Morrow – P & Z Commissioner

Morgan Landers – Director of Planning & Building