



CITY OF KETCHUM  
MEETING MINUTES OF THE  
PLANNING AND ZONING COMMISSION  
Tuesday, June 27, 2023

---

**CALL TO ORDER:** *(00:00:20 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  
Heather Nicolai—Planning Technician & Office Administrator

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

**CONSENT AGENDA:** *(00:00:40 in video)*

1. ACTION ITEM: Approval of the June 13, 2023 minutes

**Motion to approve June 13, 2023 Minutes** *(00:01:08 in video)*

**MOVER:** Spencer Cordovano

**SECONDER:** Susan Passovoy

**AYES:** Susan Passovoy, Tim Carter, Neil Morrow, Spencer Cordovano

**NAYS:**

**ABSTAINED:** Brenda Moczygemba

**RESULT: ADOPTED UNANIMOUSLY**

**PUBLIC HEARING:** *(00:01:15 in video)*

2. ACTION ITEM: Recommendation to hold a public hearing, review, and approve the Mountain

Overlay Design Review, Townhouse Preliminary Plat, and Conditional Use Permit applications for the detached townhomes at 402 Sage Road

- Staff Presentation: Adam Crutcher —Associate Planner (00:01:30 in video)
- Commission Questions/Comments for Staff (00:08:55 in video)
- Applicant Presentation, Jordan Jadallah (00:16:45 in video)
- Applicant Presentation by: Shilpa Sushil, Architect, Connect Homes (00:19:08 in video)
- Commission Questions/Comments for Applicant & Staff (00:26:30 in video)

**Public Comment:** (00:31:35 in video)

- Will Chinn (00:31:56 in video)
- Thia Konig (00:33:55 in video)
- Dewayne Briscoe (00:38:57 in video)

**Public Comment Closed:** (00:39:35 in video)

- Applicant Response to public comment (00:39:49 in video)
- One additional public comment via Zoom
  - Perry Boyle (00:43:10 in video)
- Commission comments, deliberations and determination (00:44:30 in video)

**Motion to approve the Mountain Overlay Design Review for the detached townhomes at 402 Sage Road as conditioned and direct staff to return with findings of fact.** (01:10:30 in video)

**MOVER:** Susan Passovoy

**SECONDER:** Brenda Moczygemba

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

**NAY:** Spencer Cordovano

**RESULT: ADOPED 4-1**

**Motion to recommend approval of the Sage Mountainside Townhouse Preliminary Plat application to City Council with a waiver to the placement of the building envelope.** (01:11:10 in video)

**MOVER:** Susan Passovoy

**SECONDER:** Tim Carter

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

**NAY:** Spencer Cordovano

**RESULT: ADOPED 4-1**

**Motion to approve the Conditional Use Permit for the detached townhomes at 402 Sage Road as conditioned and direct staff to return with findings of fact.** (01:12:50 in video)

**MOVER:** Susan Passovoy

**SECONDER:** Tim Carter

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

**NAY:** Spencer Cordovano

**RESULT: ADOPED 4-1**

\*\*\*\*\* Break for 10 minutes\*\*\*\*\* reconvened at 5:57pm *(01:13:28 in video)*

**NEW BUSINESS:** *(01:13:30 in video)*

3. Workshop: Evaluation of Interim Ordinance 1234 Standards

- Presentation by Matt Prosser and Rachel Shindman with Economic & Planning Systems & City Staff. Commission questions and comments *(01:13:32 in video)*

**ADJOURNMENT:**

**Motion to adjourn at 7:47pm** *(03:03:55 in video)*

**MOVER:** Neil Morrow

**SECONDER:** Susan Passovoy

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

**RESULT: ADOPED UNANIMOUSLY**

---

Neil Morrow – P & Z Commissioner

---

Morgan Landers – Director of Planning & Building