



**CITY OF KETCHUM**  
**MEETING MINUTES OF THE**  
**PLANNING & ZONING COMMISSION**  
Tuesday, October 22, 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 \*via zoom  
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. Approval of the October 8, 2024 minutes from the Planning and Zoning Commission
2. Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the Sun Valley Company Ski Event Storage Conditional Use Permit application

**Motion to approve the consent agenda.** Motion made by Susan Passovoy, seconded by Brenda Moczygemba *(00:00:50 in video)*

**MOVER:** Susan Passovoy

**SECONDER:** Brenda Moczygemba

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

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

3. Recommendation to review and approve the Highway 75 Trail Creek Bridge Floodplain Development Permit.
  - Staff Report-Adam Crutcher, Associate Planner (00:01:07 in video)
  - Commission questions for staff and staff responses (00:06:36 in video)
  - Applicant Presentation-Brock Dille, Project Manager, Idaho Department of Transportation (00:08:09 in video)
  - Commission questions for applicant and applicant responses (00:09:10 in video)

**PUBLIC COMMENT OPENED** (00:15:40 in video)

- None

**PUBLIC COMMENT CLOSED** (00:15:56 in video)

- Commission deliberations (00:16:00 in video)

**Motion to approve the Highway 75 Bridge Floodplain Development Permit application, as conditioned, and direct staff to return with the findings of fact.** Motion made by Tim Carter, seconded by Brenda Moczygemba (00:16:56 in video)

**MOVER:** Tim Carter

**SECONDER:** Brenda Moczygemba

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

4. ACTION ITEM: Recommendation to review and provide feedback on the Design Review Amendment for Leadville Trading located at 211 N Leadville Ave.
  - Staff Report- Paige Nied, Associate Planner (00:19:10 in video)
  - Commission questions for staff and staff responses (00:22:25 in video)
  - Applicant Presentation Lucas Winter, Architect, The Jarvis Group (00:23:19 in video)
  - Commission questions for applicant and applicant responses (00:30:29 in video)

**PUBLIC COMMENT OPENED** (00:31:35 in video)

- None

**PUBLIC COMMENT CLOSED** (00:31:52 in video)

- Commission questions for applicant and applicant responses (00:31:55 in video)
- Commission discussion directions, and suggestions to applicant and staff (00:33:40 in video)
- Applicant and staff response to commission discussion and suggestions (00:53:15 in video)

**Motion to approve the design review amendments as conditioned in the staff report with the addition of a fourth condition to read that the applicant will provide revised drawings to staff reflecting comments provided in the meeting for staff's approval. The comments being that the stucco and the metal cap is appropriate and that the commission is supportive of that, but that the stucco material, the scoring and the potential belly banding around the mural should be revised to further ground the mural on the wall.** Motion made by Brenda Moczygemba, seconded by Tim Carter *(00:59:50 in video)*

**MOVER:** Brenda Moczygemba

**SECONDER:** Tim Carter

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

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

- Staff highlights and updates
  - Comp plan *(01:01:04 in video)*
  - Special PZC Meeting in December *(01:01:53 in video)*
  - Staffing changes *(01:02:22 in video)*

**ADJOURNMENT:**

**Motion to adjourn at 5:35 p.m.** *(01:05:11 in video)*

**MOVER:** Neil Morrow

**SECONDER:** Matthew McGraw

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