



CITY OF KETCHUM
MEETING MINUTES OF THE
PLANNING & ZONING COMMISSION
Tuesday, November 12, 2024

CALL TO ORDER: *(00:01:03 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
Abby Rivin – Senior Planner
Genoa Beiser – Zoning Technician

COMMUNICATIONS FROM COMMISSIONERS: *(00:01:14 in video)*

- None

CONSENT AGENDA: *(00:01:24 in video)*

1. ACTION ITEM: Approval of the October 22, 2024 minutes
2. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the Highway 75 Trail Creek Bridge Floodplain Development Permit application. (Adam)
3. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the Leadville Trading Design Review Amendment. (Paige)
4. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the Dollarhide Townhomes Townhouse Subdivision Preliminary Plat application. (Paige)

Motion to approve the consent agenda. Motion made by Brenda Moczygemba seconded by Matthew McGraw *(00:01:37 in video)*

MOVER: Brenda Moczygemba

SECONDER: Matthew McGraw

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING: (00:01:46 in video)

~~5. Recommendation to review and provide feedback on the Baldy Mountain House Pre-Application Design Review. (Abby)~~

Morgan Landers – Baldy Mountain House Pre-Application design review team has decided to withdraw for the time being.

Motion to amend the agenda to remove the discussion of the pre-application design review of the Baldy Mountain House. Motion made by Susan Passovoy seconded by Matthew McGraw (00:02:41 in video)

MOVER: Susan Passovoy

SECONDER: Matthew McGraw

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

6. Recommendation to review and provide feedback on the 140 West 2nd Street Pre-Application Design Review. (Abby)

- Staff Report – Abby Rivin, Senior Planner (00:03:17 in video)
- Commission questions staff and staff responses (00:16:20 in video)
- Applicant Presentation – Jim Garrison, Project Manager (00:16:35 in video)
- Applicant Presentation – Mike Allaire, Michael Doty Associates (00:19:46 in video)
- Commission questions applicant and applicant responses (00:46:01 in video)

PUBLIC COMMENT OPENED: (00:48:40 in video)

- Mac Moriarty – Lawson Laski, Representing Brett & Trish Breshaw (00:48:54 in video)
- Brett Breshaw – Adjacent Owner (00:54:44 in video)
- Patrick McKain – Adjacent Resident (00:58:32 in video)

PUBLIC COMMENT CLOSED: (01:00:52 in video)

- Deliberations (01:01:10 in video)

NEW BUSINESS: (01:18:55 in video)

7. Morgan Landers – Job Listings for Senior Planner and Administrative Coordinator are open and still accepting applications, Special meeting schedules, Committee Draft Comp plan (01:18:59 in video)

8. Susan Passovoy – Bluebird open house & community housing updates request *(01:23:04 in video)*
9. Morgan Landers – 1st & Washington Joint Work Session on 11/18/2024 *(01:24:41 in video)*

ADJOURNMENT:

Motion to adjourn at 5:55 p.m. *(01:26:11 in video)*

MOVER: Neil Morrow

SECONDER: Susan Passovoy

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Neil Morrow – P & Z Commissioner

Morgan Landers – Director of Planning & Building