



CITY OF KETCHUM
MEETING MINUTES OF THE
SPECIAL JOINT MEETING
CITY COUNCIL & PLANNING AND ZONING COMMISSION
Tuesday February 14, 2023

CALL TO ORDER: (00:00:30 in video #1)

Mayor Neil Bradshaw called to order at 4:30 p.m.

ROLL CALL: (00:01:00 in video #1)

Neil Bradshaw
Courtney Hamilton
Amanda Breen
Michael David-via zoom, arrived during presentation.
Jim Slanetz
Neil Morrow
Susan Passovoy
Brenda Moczygemba
Tim Carter
Spencer Cordovano

ALSO PRESENT:

Morgan Landers – Director of Planning and Zoning
Abby Rivin – Senior Planner
Adam Crutcher – Associate Planner
Paige Nied – Associate Planner
Jade Riley – City Administrator
Lisa Enourato - Public Affairs & Administrative Services Manager
Aly Swindley - Management and Communications Analyst
Trent Donat – City Clerk
Heather Nicolai – Planning Technician

COMMUNICATIONS FROM COUNCIL AND PLANNING & ZONING COMMISSION: (00:01:20 in video #1)

1. Public comments submitted.

NEW BUSINESS

2. Presentation by Superbloom and Rio ASE regarding updated concept design and summary of public open house results. Presenters: Stacy Passmore-Superbloom, Diane Lipovsky-Superbloom, Rob Richardson-Rio ASE & Ryan Santo-Wood River Land Trust (00:03:20 in video #1)

3. February 13th public open house results (01:00:40 in video #1)
4. Public Comment (01:06:30 in video #1)
 - Ryan Santo - Wood River Land Trust (01:07:58 in video #1)
 - Bob Brennan (01:08:42 in video #1)
 - Virginia Johnson (01:15:01 in video #1)
 - Bob Burkheimer (01:15:01 in video #1)
 - Nick Maricich (01:20:23 in video #1)
 - Clare Swanger (01:22:53 in video #1)
 - Ritchey Craig-via zoom (01:25:14 in video #1)
 - Michael Conger-also representing neighbors Tom & Amy Hall (01:27:10 in video #1)
 - Mayor Neil Bradshaw- Closed Public Comment (01:33:15 in video #1)
5. Questions & Comments from City Council and Planning & Zoning Commission (01:33:20 in video #1)

City Council excused (02:15:40 in video #1), short break, Planning & Zoning Commission resumed (02:16:00 in video #1)

CONSENT AGENDA PLANNING & ZONING: (02:16:05 in video #1)

6. **ACTION ITEM:** Approval of the January 31, 2023 Minutes
Motion: Motion made by Susan Passovoy to approve the January 31, 2023 Minutes; Seconded by Tim Carter. (02:17:05 in video #1)
Ayes: Neil Morrow, Susan Passovoy, Brenda Moczygemba, Tim Carter, Spencer Cordovano
Nays: None
7. **ACTION ITEM:** Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the Appellation Hotel Design Review Amendment for the hotel project located at 300 E River Street (02:17:08 in video #1)
 - Commission questions & recommendations**Motion:** Motion made by Tim Carter to approve the Findings of Fact, Conclusions of Law, and Decision for the Appellation Hotel Design Review Amendment for the hotel project located at 300 E River Street with the amendments we just discussed; Seconded by Susan Passovoy. (02:21:10 in video #1)
Ayes: Neil Morrow, Susan Passovoy, Brenda Moczygemba, Tim Carter, Spencer Cordovano
Nays: None
8. **ACTION ITEM:** Recommendation to review and recommend approval of the 2nd Amendment to the Amended and Restated Development Agreement for the Appellation Hotel project located at 300 E River Street (02:21:30 in video #1)
 - Commission questions & recommendations**Motion:** Motion made by Tim Carter to approve the 2nd Amendment to the Amended and

Restated Development Agreement for the Appellation Hotel project located at 300 E River Street with the requested clarification we just discussed regarding timing of issuance of building permit; Seconded by Brenda Moczygemba (02:31:21 in video #1)

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

Nays: None

PUBLIC HEARING: (02:31:55 in video #1)

9. **ACTION ITEM:** Recommendation to Hold a Public Hearing, Review, and Approve the Design Review, Lot Consolidation Preliminary Plat, and Condominium Subdivision Preliminary Plat applications for the 4th & Main Mixed-Use Development located at the northeast corner of Main and 5th streets (02:31:58 in video #1)

- Staff Report: Abby Rivin – Senior Planner (02:32:10 in video #1)
- Commission Question for Staff: (02:43:10 in video #1)
- Architect: Peter Paulos, AIA with P H Architects LLC (02:44:00 in video #1)
- Commission Questions/Comments for Applicant & Staff (02:56:10 in video #1)
- Applicant – Chris Ensign, principal, Solstice Homes (03:28:30 in video #1)
- Commission Questions/Comments for Applicant & Staff (03:28:55 in video #1)
- Public Comment (03:32:02 in video #1)
 - None
- Commission Deliberations and Staff Recaps Commission’s conditions of approval (03:32:20 in video #1)

Motion: Motion made by Tim Carter, “I move to approve Design Review Application File No. P22-043 for the 4th & Main Mixed-Use Development subject to conditions 1-11 plus two additional conditions and direct staff to return with findings of fact.” Second by Brenda Moczygemba (00:03:30 in video #2)

Ayes: Neil Morrow, Tim Carter, Brenda Moczygemba, Susan Passovoy

Nays: Spencer Cordovano

Motion: Motion made by Tim Carter, “I move to recommend approval of Lot Consolidation Preliminary Plat Application File No. P22-043A to combine lots 1 and 2 within block 5 of Ketchum Townsite to the City Council subject to conditions 1 and 2 and direct staff to return with findings of fact.” .” Second by Brenda Moczygemba (00:04:05 in video #2)

Ayes: Neil Morrow, Tim Carter, Brenda Moczygemba, Susan Passovoy

Nays: Spencer Cordovano

Motion: Motion made by Tim Carter, “I move to recommend approval of the Condominium Subdivision Preliminary Plat Application File No. P22-043B to the City Council subject to conditions 1-4 and direct staff to return with findings of fact.” .” Second by Brenda Moczygemba (00:04:18 in video #2)

Ayes: Neil Morrow, Tim Carter, Brenda Moczygemba, Susan Passovoy

Nays: Spencer Cordovano

ADJOURNMENT:

Motion to adjourn at 8:27 pm (00:04:46 in video #2)

Motion made by Neil Morrow to adjourn the meeting; Seconded by Susan Passovoy.

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

Nays: None

Commissioner Neil Morrow

Morgan Landers – Director of Planning & Building

Mayor, Neil Bradshaw

Trent Donat, City Clerk