



**CITY OF KETCHUM  
MEETING MINUTES OF THE  
PLANNING & ZONING COMMISSION**  
Tuesday, October 10, 2023

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**CALL TO ORDER:** *(00:00:08 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 \*absent  
Tim Carter  
Spencer Cordovano

**ALSO PRESENT:**

Morgan Landers—Director of Planning and Building  
Abby Rivin – Senior Planner  
Paige Nied – Associate Planner  
Heather Nicolai—Planning Technician & Office Administrator

**COMMUNICATIONS FROM COMMISSIONERS:** *(00:00:28 in video)*

None

**CONSENT AGENDA:** *(00:00:33 in video)*

1. ACTION ITEM: Approval of the September 26, 2023 minutes
2. ACTION ITEM: Recommendation to approve the Bigwood Year-Round Restaurant Planned Unit Development Conditional Use Permit application, as conditioned, and adopt the Findings of Fact, Conclusions of Law and Decision

**Motion to approve the entire consent agenda.** Made by Susan Passovoy; seconded by Tim Carter *(00:00:49 in video)*

**MOVER:** Susan Passovoy

**SECONDER:** Tim Carter

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

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

3. ACTION ITEM: Recommendation to hold a public hearing to review and take action on the Walnut & Fourth Condominiums Subdivision Preliminary Plat application for the mixed-use development located at 580 4<sup>th</sup> Street E. (00:01:06 in video)

- Applicant requested to move to continue the public hearing for this project to a date certain of November 14, 2023.

**Motion to continue the public hearing for this project to a date certain of November 14, 2023.** Motion made by Susan Passovoy; seconded by Spencer Cordovano. (00:01:30 in video)

**MOVER:** Susan Passovoy

**SECONDER:** Spencer Cordovano

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

4. ACTION ITEM: Recommendation to review and approve the Warm Springs Ranch Residences Lots 32-34 Design Review applications, as conditioned, and adopt the Lots 32-34 Findings of Fact, Conclusions of Law and Decision (00:01:43 in video)

- Staff Report by Paige Nied, Associate Planner (00:02:00 in video)
- Applicant Presentation – John Shirley, architect (00:009:50 in video)
- Questions/Comments from Commissioners to applicant (00:15:20 in video)

**PUBLIC COMMENT OPENED** (00:15:30 in video)

- Jen Smith (00:15:50 in video)
- Conner Madigan (00:19:00 in video)
- Thia Konig (00:20:40 in video)
  - Commissioners and staff respond to Thia's public comment 00:26:45 in video)
- Perry Boyle (00:29:22 in video)

**PUBLIC COMMENT CLOSED** (00:31:12 in video)

- Applicant response to public comment (00:31:38 in video)
- Staff response to public comment (00:32:38 in video)
- Commission comments and deliberations (00:34:50 in video)
- Staff clarification of what commission would like to see from applicant and commission comments and continued deliberations (00:49:00 in video)

**Motion to approve the Warm Springs Ranch Residences Lots 32 & 34 Design Review applications, as conditioned, and adopt the Lots 32 & 34 Findings of Fact, Conclusions of Law and Decision.** Motion made by Tim Carter; seconded by Susan Passovoy. (00:57:49 in video)

**MOVER:** Tim Carter

**SECONDER:** Susan Passovoy

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

**Motion to continue the public hearing for Warm Springs Ranch Residences Lots 33 to a date certain of October 24, 2023.** Motion made by Tim Carter; seconded by Susan Passovoy. (00:58:20 in video)

**MOVER:** Tim Carter

**SECONDER:** Susan Passovoy

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

**NEW BUSINESS:** (00:58:53 in video)

- General announcements and highlights from staff (00:58:56 in video)

**ADJOURNMENT:**

**Motion to adjourn at 5:34 pm** (01:02:15 in video)

**MOVER:** Neil Morrow

**SECONDER:** Spencer Cordovano

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

**NAYS:**

**RESULT: ADOPTED UNANIMOUSLY**

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Neil Morrow – P & Z Commissioner

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Morgan Landers – Director of Planning & Building