



**CITY OF KETCHUM  
MEETING MINUTES OF THE  
PLANNING & ZONING COMMISSION  
Tuesday, August 27, 2024**

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**CALL TO ORDER:** *(00:00:05 in video)*

Neil Morrow called the meeting of the Ketchum Planning and Zoning Commission to order at 4:29 p.m.

**ROLL CALL:**

Neil Morrow  
Susan Passovoy  
Brenda Moczygemba  
Tim Carter \*absent  
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:** *(00:00:25 in video)*

- None

**CONSENT AGENDA:** *(00:00:28 in video)*

1. ACTION ITEM: Approval of the August 13, 2024 minutes  
**Motion to approve the August 13, 2024 minutes.** Motion made by Susan Passovoy , seconded by Brenda Moczygemba *(00:00:57 in video)*

**MOVER:** Susan Passovoy

**SECONDER:** Brenda Moczygemba

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

2. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the Administrative Appeal of the 121 Badger Lane Planning Director Determination on a Floodplain Development Permit

**Motion to approve the written Decision as presented by the City Attorney and authorize the Chair**

**to sign it. Motion made by** Susan Passovoy , seconded by Brenda Moczygamba (00:01:15 in video)

**MOVER:** Susan Passovoy

**SECONDER:** Brenda Moczygamba

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

**PUBLIC HEARING:** (00:01:30 in video)

3. ACTION ITEM: Recommendation to review and approve the Joan Dick Subdivision and adopt the Findings of Fact

- Staff Report-Adam Crutcher, Associate Planner (00:01:44 in video)
- Commission questions for staff and staff responses (00:04:35 in video)
- Applicant Presentation – Matt Smithman, Benchmark Galena Engineering (00:06:42 in video)

**PUBLIC COMMENT OPENED** (00:09:15 in video)

- Mac Moriarty-Attorney, Lawsen, Laski, Clark (00:09:32 in video) 438
- Perry Boyle (00:12:21 in video)

**PUBLIC COMMENT CLOSED** (00:13:31 in video)

- Commission questions for staff and staff responses (00:13:36 in video)
- Commission deliberations (00:19:45 in video)
- Applicant response – Matt Smithman, Benchmark Galena Engineering (00:26:00 in video)

**Motion to recommend approval of the Joan Dick Subdivision preliminary plat as conditioned, as well as condition #2 clarifying building permit and floodplain development applications being deemed complete. Also adding a 3<sup>rd</sup> condition stating that the applicant will make reasonable accommodations to restore the 25' width of the riparian setback in coordination with the Sun Valley Company and direct staff to return with findings of fact.** Motion made by Brenda Moczygamba, seconded by Matthew McGraw (00:29:20 in video)

**MOVER:** Brenda Moczygamba

**SECONDER:** Matthew McGraw

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

4. ACTION ITEM: Recommend to review and approve the Adobe Luxury Rentals Conditional Use Permit for a two-year term and direct staff to return with the Findings of Fact, Conclusions of Law, and Decision

- Staff Report-Paige Nied, Associate Planner (00:30:50 in video)
- Commission questions for staff and applicant. Staff & applicant responses (00:41:20 in video)
- Commission questions for applicant and applicant responses. Applicant-Brandon Owen, Operations Manager, Abode Luxury Rentals (00:42:10 in video)

**PUBLIC COMMENT OPENED** (00:45:40 in video)

- Perry Boyle & Commission response to Perry (00:45:52 in video)

**PUBLIC COMMENT CLOSED** (00:48:05 in video)

- Commission deliberations. Commission questions for staff and staff responses (00:48:07 in video)

**Motion to deny the Adobe Luxury Rentals Conditional Use Permit for a two-year term and direct staff to return with the Findings of Fact, Conclusions of Law, and Decision.** Motion made by Brenda Moczygemba, seconded by Matthew McGraw (00:58:00 in video)

**MOVER:** Brenda Moczygemba

**SECONDER:** Matthew McGraw

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

**NEW BUSINESS:** (00:59:30 in video)

5. Staff updates and highlights (00:59:35 in video)

**ADJOURNMENT:**

**Motion to adjourn at 5:29p.m.** (01:00:25 in video)

**MOVER:** Neil Morrow

**SECONDER:** Matthew McGraw

**AYES:** Neil Morrow, 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