



**CALL TO ORDER:** *(00:00:25 in video)*

Neil Morrow called the meeting of the Ketchum Planning and Zoning Commission to order at 4:30p.m.

**ROLL CALL:**

Neil Morrow  
Susan Passovoy  
Brenda Moczygemba  
Tim Carter  
Spencer Cordovano

**ALSO PRESENT:**

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

**COMMUNICATIONS FROM COMMISSIONERS:** *(00:00:42 in video)*

**CONSENT AGENDA:** *(00:1:10 in video)*

1. ACTION ITEM: Approval of the March 28, 2023 minutes

**Motion to approve March 28, 2023 Minutes** *(00:01:28 in video)*

**MOVER:** Susan Passovoy

**SECONDER:** Brenda Moczygemba

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

**RESULT: ADOPTED UNANIMOUSLY**

2. ACTION ITEM: ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the 211 N Leadville Design Review application File No. P22-066

**Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the 211 N Leadville Design Review application File No. P22-066.** *(00:03:00 in video)*

**MOVER:** Susan Passovoy

**SECONDER:** Brenda Moczygemba

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

**RESULT: ADOPED UNANIMOUSLY**

3. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the 211 N Leadville Conditional Use Permit application File No. P22-066A

**Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the 211 N Leadville Conditional Use Permit application File No. P22-066A. (00:03:00 in video)**

**MOVER:** Susan Passovoy

**SECONDER:** Brenda Moczygemba

**AYES:** Spencer Cordovano, Susan Passovoy, Neil Morrow, Brenda Moczygemba

**RESULT: ADOPED UNANIMOUSLY**

4. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the 200 N Leadville Design Review application File No. P22-035

**Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the 200 N Leadville Design Review application File No. P22-035. (00:04:10 in video)**

**MOVER:** Brenda Moczygemba

**SECONDER:** Susan Passovoy

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

**RESULT: ADOPED UNANIMOUSLY**

5. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the 200 N Leadville Condominium Preliminary Plat application File No. P22-035A

**Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the 200 N Leadville Condominium Preliminary Plat application File No. P22-035A. (00:04:10 in video)**

**MOVER:** Brenda Moczygemba

**SECONDER:** Susan Passovoy

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

**RESULT: ADOPED UNANIMOUSLY**

6. ACTION ITEM: Recommendation to approve Planning and Zoning Commission determination and recommendation on PEG Permits, Conditions Acceptance Agreement

**Motion to approve Planning and Zoning Commission determination and recommendation on PEG Permits, Conditions Acceptance Agreement. (00:05:29 in video)**

**MOVER:** Brenda Moczygemba

**SECONDER:** Tim Carter

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

**RESULT: ADOPED UNANIMOUSLY**

7. ACTION ITEM: Recommendation to approve Planning and Zoning Commission determination and recommendation on amendment to PEG PUD/CUP P19-063.

**Motion to approve Planning and Zoning Commission determination and recommendation on amendment to PEG PUD/CUP P19-063. (00:05:29 in video)**

**MOVER:** Brenda Moczygemba

**SECONDER:** Tim Carter

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

**RESULT: ADOPED UNANIMOUSLY**

8. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the 402 Evergreen Lane Addition Planned Unit Development Conditional Use Permit Application File No. P22-033

**Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the 402 Evergreen Lane Addition Planned Unit Development Conditional Use Permit Application File No. P22-033. (00:06:15 in video)**

**MOVER:** Susan Passovoy

**SECONDER:** Tim Carter

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

**RESULT: ADOPED UNANIMOUSLY**

**PUBLIC HEARING: (00:06:40 in video)**

9. ACTION ITEM: Recommendation to review and approve the Design Review (P22-031), Townhouse Preliminary Plat (P22-031A), and Phased Development Agreement #22844 and adopt the Findings of Fact, Conclusions of Law, and Decision for the 7th Street Townhomes project, Lot 3, Block 68, Ketchum Townsite

- Staff Presentation: Paige Nied—Associate Planner (00:08:30 in video)
- Commission Questions/Comments for Staff (00:14:02 in video)
- Applicant Presentation by: Chad Blincoe, Blincoe Architecture (00:20:33 in video)
- Commission Questions/Comments for Applicant (00:29:55 in video)

**Public Comment: (00:33:30 in video)**

- Gretchen Flint (00:33:50 in video)
- Monica Montgomery (00:35:16 in video)
- Thia Konig (00:38:25 in video)

**Public Comment Closed: (00:43:01 in video)**

- Staff response to questions from public comment (00:43:10 in video)
- Commission deliberations and discussion (00:47:30 in video)

**Motion to approve the Design Review (P22-031), Townhouse Preliminary Plat (P22-031A), and Phased Development Agreement #22844 and adopt the Findings of Fact, Conclusions of Law, and Decision for the 7th Street Townhomes project, Lot 3, Block 68, Ketchum Townsite. (00:55:35 in video)**

**MOVER:** Susan Passovoy

**SECONDER:** Tim Carter

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

**RESULT: ADOPED UNANIMOUSLY**

**\*\*\*\*Break for 5 minutes\*\*\*\***

**NEW BUSINESS:** (01:00:00 in video)

10. Discussion of Refined Scope of Work for Permanent Adoption of Interim Ordinance 1234.

- Staff Presentation: Abby Rivin—Senior Planner (01:00:07 in video)
- Commission Questions/Comments for Staff & Staff Responses/Recap (01:17:20 in video)

**Public Comment:** (01:59:25 in video)

- Thia Konig (01:59:30 in video)

**Public Comment Closed:** (02:02:35 in video)

**\*\*\*\*Break for 5 minutes\*\*\*\***

11. Discussion of Mountain Overlay Design Review Criteria and application of Commission Interpretations related to Mountain Overlay projects

- Staff Presentation: Morgan Landers—Director of Planning & Building (02:05:15 in video)
- Commission Questions/Comments for Staff & Staff Responses (01:17:20 in video)

**Public Comment:** (02:55:55 in video)

- Alex Nelson, Alpine Enterprises, Civil Engineer (02:36:05 in video)
- Thia Konig (02:59:00 in video)

**Public Comment Closed:** (03:00:20 in video)

- Commission Feedback & Staff Responses/Recap (03:00:22 in video)

**ADJOURNMENT:**

**Motion to adjourn at 7:46pm** (03:13:22 in video)

**MOVER:** Neil Morrow

**SECONDER:** Spencer Cordovano

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

**RESULT: ADOPTED UNANIMOUS**

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Neil Morrow – P & Z Commissioner

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Morgan Landers – Director of Planning & Building