



CITY OF KETCHUM  
MEETING MINUTES OF THE  
PLANNING AND ZONING COMMISSION  
Tuesday January 31, 2023

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**CALL TO ORDER:** (00:00:35 in video)

Neil Morrow called to order at 4:30 p.m.

**ROLL CALL:**

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  
Heather Nicolai – Planning Technician

**COMMUNICATIONS FROM THE COMMISSIONERS:**

None

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

1. **ACTION ITEM:** Approval of the January 24, 2023 Minutes

**Motion:** Motion made by Spencer Cordovano to approve the January 24, 2023 Minutes;  
Seconded by Susan Passovoy. (00:01:12 in video)

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

**Nays:** None

**PUBLIC HEARING:** (00:01:20 in video)

2. **ACTION ITEM:** Recommendation to conduct a public hearing, review, and provide feedback on the Design Review amendment and Development Agreement amendment for the Appellation Sun Valley hotel project at 300 E River Street.

- Staff Report: Morgan Landers – Senior Planner (00:01:33 in video)
- Commission Questions/Comments for Staff: (00:05:48 in video)
- Applicant/Managing Member: Jack E. Bariteau, Jr. (00:07:40 in video)

- Commission Questions/Comments for Applicant: (00:10:40 in video)
- Architect: John C. Davis, AIA – Hornberger + Worstell, Inc. (00:14:00 in video)
- Commission Questions/Comments for Applicant: (00:16:50 in video)
- Public Comment (00:19:50 in video)
  - Grace Stuart (00:20:20 in video)
  - Doug Brown (00:21:02 in video)
  - Public Comment closed (00:25:08 in video)
- Commission Deliberations (00:25:10 in video)

**Motion:** Motion made by Susan Passovoy, “Move to direct the applicant to revise the design review application materials to reflect the changes agreed upon by the commission. Including a roof overhang of 18’ that steps back and directs staff to prepare the conditions of approval, findings of fact, conclusions of law and decision.” Second by Tim Carter (00:38:45 in video)

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

**Nays:** Spencer Cordovano

**NEW BUSINESS:** (00:39:50 in video)

- Potential Special Planning and Zoning Commission meeting proposed for the month of March. Date to be determined.

**ADJOURNMENT:**

Motion to adjourn at 5:12 pm (00:42:23 in video)

**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

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Commissioner Neil Morrow

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Morgan Landers – Director of Planning & Building