



**CITY OF KETCHUM
MEETING MINUTES OF THE
PLANNING AND ZONING COMMISSION
Tuesday, July 11, 2023**

CALL TO ORDER: (00:00:11 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
Paige Nied —Associate Planner
Adam Crutcher—Associate Planner
Heather Nicolai—Planning Technician & Office Administrator

COMMUNICATIONS FROM COMMISSIONERS: (00:00:30 in video)

Brenda Moczygemba – *I was not present for the first public hearing for 219 Hillside, but watched the recording and read all packet materials. Will participate in today’s vote unless rest of the Commission would like me to recuse myself.*

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

1. ACTION ITEM: Approval of the June 27, 2023 minutes

Motion to approve June 27, 2023 Minutes (00:01:12 in video)

MOVER: Susan Passovoy

SECONDER: Brenda Moczygemba

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

NAYS:

RESULT: ADOPTED UNANIMOUSLY

2. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of

Law, and Decision for the 402 Sage Road Mountain Overlay Design Review application File No. P22-070.

3. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the 402 Sage Road Townhouse Preliminary Plat application File No. P22-070A.

4. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the 402 Sage Road Conditional Use Permit application File No. P22-070B.

Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the 402 Sage Road Mountain Overlay Design Review application File No. P22-070, Townhouse Preliminary Plat application File No. P22-070A, the Conditional Use Permit application File No. P22-070B.
(00:02:00 in video)

MOVER: Susan Passovoy

SECONDER: Brenda Moczygemba

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

NAYS:

RESULT: ADOPED UNANIMOUSLY

PUBLIC HEARING: *(00:02:28 in video)*

5. ACTION ITEM ACTION ITEM: Recommendation to review and approve the Sun Valley Museum of Art Special Event Conditional Use Permit, as conditioned, and adopt the Findings of Fact, Conclusions of Law, and Decision.

- Staff Presentation: Adam Crutcher Morgan Landers—Director of Planning and Building
(00:02:40 in video)
- Commission Questions/Comments for Staff *(00:05:16 in video)*

Public Comment: *(00:10:15 in video)*

Public Comment Closed: *(00:10:28 in video)*

Motion to approve to approve the Sun Valley Museum of Art Special Event Conditional Use Permit, as conditioned, and adopt the Findings of Fact, Conclusions of Law, and Decision.
(01:10:34 in video)

MOVER: Tim Carter

SECONDER: Spencer Cordovano

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

NAY:

RESULT: ADOPED UNANIMOUSLY

6. ACTION ITEM: Recommendation to review and approve the 219 Hillside Drive Mountain Overlay Design Review & Conditional Use Permit applications, as conditioned, and direct staff to return with the findings of fact

- Staff Presentation: Paige Nied—Associate Planner (00:11:00 in video)
- Applicant Presentation, Bruce Smith-Alpine Enterprises (00:16:25 in video)
- Commission Questions/Comments for Applicant (00:18:35 in video)
- Applicant Presentation – Alex Nelson-Alpine Enterprises (00:26:12 in video)
- Commission Questions/Comments for Applicant (00:27:30 in video)
- Applicant Presentation, Bruce Smith-Alpine Enterprises (00:28:45 in video)

Public Comment: (00:32:05 in video)

- Kevin Moss (00:32:22 in video)
- Bill Glenn (00:36:10 in video)

Public Comment Closed: (00:40:32 in video)

- Applicant Response to public comment (00:40:55 in video)
- Commission comments, questions for staff (00:48:20 in video)
- Commission deliberations and determination (01:02:55 in video)

Motion to approve the 219 Hillside Drive Mountain Overlay Design Review & Conditional Use Permit applications, as conditioned, and direct staff to return with the findings of fact.

(01:15:29 in video)

MOVER: Susan Passovoy

SECONDER: Brenda Moczygemba

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

NAY: Spencer Cordovano

RESULT: ADOPED 4-1

***** Break for 10 minutes***** reconvened at 5:56pm (01:17:10 in video)

7. ACTION ITEM: Recommendation to review and approve the 406 Sage Road Mountain Overlay Design Review & Conditional Use Permit applications, as conditioned, and direct staff to return with the findings of fact

- Staff Presentation: Paige Nied—Associate Planner (01:17:17 in video)
- Applicant Presentation, Scott Payne-Farmer Payne Architects (01:23:50 in video)
- Applicant Presentation, Denise Ford-Gardenspace Design (01:31:35 in video)
- Applicant Presentation, Scott Payne-Farmer Payne Architects (01:39:05 in video)
- Commission Questions/Comments for Applicant (01:40:50 in video)

Public Comment: (01:43:14 in video)

- Will Chinn (01:43:25 in video)

Public Comment Closed: (01:44:00 in video)

- Commission comments and questions for staff *(1:44:05 in video)*
- Commission deliberations and determination *(01:46:48 in video)*

Motion to approve the 406 Sage Road Mountain Overlay Design Review & Conditional Use Permit applications, as conditioned, and direct staff to return with the findings of fact.

(01:50:45 in video)

MOVER: Brenda Moczygemba

SECONDER: Tim Carter

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

NAY:

RESULT: ADOPED UNANIMOUSLY

NEW BUSINESS: *(01:51:13 in video)* 630

General Announcements from Staff of upcoming meetings and department highlights.

(01:51:20 in video)

ADJOURNMENT:

Motion to adjourn at 6:40pm *(02:01:05 in video)*

MOVER: Neil Morrow

SECONDER: Tim Carter

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

RESULT: ADOPED UNANIMOUSLY

Neil Morrow – P & Z Commissioner

Morgan Landers – Director of Planning & Building