



Planning and Zoning Commission Special Meeting Minutes

Tuesday, April 12, 2022, at 4:30 PM
191 5th Street West, Ketchum, ID 83340

CALL TO ORDER

The meeting was called to order at 4:30 p.m. by Chairman, Neil Morrow.

ROLL CALL

PRESENT

Chairman, Neil Morrow
Vice-Chairman, Mattie Mead
Commissioner, Brenda Moczygamba
Commissioner, Spencer Cordovano
Commissioner, Tim Carter (*absent*)

STAFF

Director, Planning and Building - Suzanne Frick
Senior Planner - Morgan Landers
Senior Planner - Abby Rivin
Planner - Adam Crutcher
City Clerk - Tara Fenwick

CONSENT CALENDAR — ACTION ITEMS

Motion to approve the Consent Agenda. Motion made by Commissioner, Brenda Moczygamba, Seconded by Commissioner, Spencer Cordovano. Voting Yea: Morrow, Mead, Moczygamba, Cordovano.

PUBLIC HEARING (*video 00:00:23*)

1. ACTION ITEM: Recommendation to approve Policy Statement for successful projects in the Community Core, Tourist, and High-Density Residential zone districts.

Senior Planner, Morgan Landers, provided a short review of the agenda item.

Commissioners discussed the material and provided feedback to staff.

Chairman, Neil Morrow opened public comment.

Public Comment: (*video 00:15:45*)

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|----------------|-----------------------|
| Perry Boyle | <i>Video 00:16:00</i> |
| Carson Palmer | <i>Video 00:21:00</i> |
| Mike Carr | <i>Video 00:25:00</i> |
| Taylor Syndali | <i>Video 00:46:25</i> |

Chairman, Neil Morrow closed public comment.

Motion to approve Policy Statement for successful projects in the Community Core, Tourist, and High Density Residential zone districts, with additional changes. Motion made by Commissioner, Mattie Mead, Seconded by Commissioner, Brenda Moczygemba. Voting Yea: Morrow, Mead, Moczygemba, Cordovano.

2. ACTION ITEM: Recommendation to approve concurrent subdivision preliminary plat, design review, and townhouse preliminary plat applications, as conditioned, and adopt findings of fact for the Snowbird Townhomes project located at 220 and 222 Bird Dr.

Senior Planner, Morgan Landers, provided a short presentation on the project and answered questions posed by the Commission.

Richard Schaffer, Architect, answered questions posed by the Commission.

Chairman, Neil Morrow called for public comment.

Public Comment:

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| Roberta Morcone | <i>Video 01:16:36</i> |
| Taylor Syndali | <i>Video 01:19:50</i> |

Chairman, Neil Morrow closed public comment.

Commissioners provided comment.

Motion to approve subdivision preliminary plats and adopt findings of fact for the Snowbird Townhomes project located at 220 and 222 Bird Dr. as conditioned. Motion made by Commissioner, Brenda Moczygemba, Seconded by Commissioner, Mattie Mead. Voting Yea: Morrow, Mead, Moczygemba, Cordovano.

Motion to approve design review applications, findings of fact, and recommend approval of preliminary plats, as conditioned. Motion made by Commissioner, Brenda Moczygemba, Seconded by Commissioner, Mattie Mead. Voting Yea: Morrow, Mead, Moczygemba, Cordovano.

3. ACTION ITEM: Recommendation to review and provide direction on concurrent subdivision preliminary plat and design review permit applications for a proposed mixed-use development located at 131 N Washington Avenue.

Senior Planner, Morgan Landers, provided a short presentation on the project and answered questions posed by the Commission.

Mike Brunelle, applicant, provided an overview of the project and answered questions posed by the Commission.

Chairman, Neil Morrow called for public comment.

Public Comment:

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|-----------------|-----------------------|
| Ed Simon | <i>Video 02:07:00</i> |
| Kristin Ritzeau | <i>Video 02:26:00</i> |

Chairman, Neil Morrow closed public comment.

Commissioners discussed the material and provided feedback for both staff and the applicant.

Motion to recommend approval of the preliminary plat for a mixed-use development located at 131 N Washington Avenue. Motion made by Commissioner, Brenda Moczygemba, Seconded by Commissioner, Mattie Mead. Voting Yea: Morrow, Mead, Moczygemba, Cordovano.

Motion to approve design review for a mixed-use development located at 131 N Washington Avenue, with recommended adjustments. Motion made by Commissioner, Brenda Moczygemba, Seconded by Commissioner, Mattie Mead. Voting Yea: Morrow, Mead, Moczygemba. Nea: Cordovano.

NEW BUSINESS:

Staff reviewed future meeting dates with the Commission.

ADJOURNMENT

Motion to adjourn at 7:15 p.m. Motion made by Commissioner, Spencer Cordovano, Seconded by Commissioner, Neil Morrow. Voting Yea: Morrow, Moczygemba, Carter, Cordovano.

Chairman, Neil Morrow
Planning and Zoning Commission

Secretary, Tara Fenwick