



CITY OF KETCHUM
MEETING MINUTES OF THE
PLANNING AND ZONING COMMISSION
Tuesday, March 14, 2023

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
Heather Nicolai-Planning Technician & Office Administrator
Junior Sealy-Owner-420 Evergreen Lane
Broderick Smith, Managing Member, The Perry Building LLC
Tiina Ritval (Architect), GGLO
Ben White (Architect), GGLO
Amanda Falkenhagen, Manager of Lighting Design, Rushing

COMMUNICATIONS FROM COMMISSIONERS: (NONE)

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

1. ACTION ITEM: Approval of the March 8, 2023 minutes

Motion to approve March 8 Minutes (00:01:18 in video)

MOVER: Brenda Moczygemba

SECONDER: Susan Passovoy

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

RECUSED: Spencer Cordovano

RESULT: 4-Ayes, 1-Recused – Motion PASSED

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

Law, and Decision for the 691 N Spruce Avenue Residence Mountain Overlay Design Review Application File No. P22-042B.

Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the 691 N Spruce Avenue Residence Mountain Overlay Design Review Application File No. P22-042B. *(00:01:50 in video)*

MOVER: Tim Carter

SECONDER: Susan Passovoy

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

RESULT: ADOPED UNANIMOUS

3. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the 691 N Spruce Avenue Residence Lot Consolidation Preliminary Plat & Waiver Application File No. P22-042A

Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the 691 N Spruce Avenue Residence Lot Consolidation Preliminary Plat & Waiver Application File No. P22-042A. *(00:02:18 in video)*

MOVER: Tim Carter

SECONDER: Brenda Moczygemba

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

RESULT: ADOPTED UNANIMOUS

PUBLIC HEARING: *(00:02:39 in video)*

4. ACTION ITEM: Recommendation to hold a public hearing, review, and approve the Planned Unit Development Conditional Use Permit application for the 420 Evergreen Lane Addition.

Presented by: Adam Crutcher—Associate Planner *(00:3:00 in video)*

- Commission Questions/Comments for Staff *(00:12:12 in video)*

Applicant Presentation by: Junior Sealy—owner, 420 Evergreen Lane *(00:16:45 in video)*

- Commission Questions/Comments for Applicant *(00:25:00 in video)*

Public Comment: *(00:27:25 in video)*

- Jim Bondi—via Zoom-Pines Development resident *(00:27:43 in video)*
- DeDe Rodriguez— Pines Development resident *(00:32:05 in video)*

Public Comment Closed: *(00:32:55 in video)*

- Commission Questions/Discussion/Deliberation: *(00:33:00 in video)*

Motion to approve the Planned Unit Development Conditional Use Permit application for the 420 Evergreen Lane Addition with added language to condition #1 and #4. *(00:44:25 in video)*

MOVER: Tim Carter

SECONDER: Susan Passovoy

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

5. ACTION ITEM: Recommendation to hold a public hearing, review, and approve the Design Review P22-045C, Variance P22-045D, Lot Consolidation Preliminary Plat (P22-045A), and Condominium Subdivision Preliminary Plat (P22-045B) applications for The Perry Building project located at 131 W 4th Street and 471 & 431 N 1st Avenue

Presented by: Abby Rivin— Senior Planner *(00:45:00 in video)*

- Commission Questions/Comments for Staff and Applicant *(01:11:17 in video)*

Applicant Presentation by: Tiina Ritval (Architect), GGLO *(01:18:25 in video)*

Public Comment: *(01:34:00 in video)*

- Mark Brown-Current Tenant in Perry Building *(01:34:20 in video)*
- Thia Konig-Current Tenant in Perry Building *(01:40:37 in video)*
- David Soares-Soares Builders *(01:44:32 in video)*
- Keith Perry-Chair of BCHA *(01:46:25 in video)*
- Brian Barsotti *(01:49:30 in video)*
- George Denollum *(01:53:37 in video)*
- Lisa Eckley-Current Tenant in Perry Building *(01:54:33 in video)*
- Perry Boyle-via Zoom-Ketchum Resident *(01:55:24 in video)*

Public Comment Closed: *(01:58:25 in video)*

- Commission Questions/Comments for Applicant & Applicant's responses *(01:58:26 in video)*
- Commission Deliberation: *(02:24:45 in video)*

Motion to approve the Design Review P22-045C for The Perry Building project located at 131 W 4th Street and 471 & 431 N 1st Avenue with modified conditions 1-11 and direct staff to return with findings of fact. *(02:59:03 in video)*

MOVER: Tim Carter

SECONDER: Susan Passovoy

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

RECUSED: Spencer Cordovano

RESULT: 4-Ayes, 1-Recused – Motion PASSED

Motion to approve the Variance P22-045D for The Perry Building project located at 131 W 4th Street and 471 & 431 N 1st Avenue subject to conditions 1 and 2 and direct staff to return with findings of fact. *(03:00:06 in video)*

MOVER: Tim Carter

SECONDER: Susan Passovoy

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

RECUSED: Spencer Cordovano

RESULT: 4-Ayes, 1-Recused – Motion PASSED

Motion to approve the Lot Consolidation Preliminary Plat (P22-045A) for The Perry Building project located at 131 W 4th Street and 471 & 431 N 1st Avenue subject to conditions 1 and 2 and direct staff to return with findings of fact. (03:00:33 in video)

MOVER: Tim Carter

SECONDER: Susan Passovoy

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

RECUSED: Spencer Cordovano

RESULT: 4-Ayes, 1-Recused – Motion PASSED

Motion to approve the Condominium Subdivision Preliminary Plat (P22-045B) for The Perry Building project located at 131 W 4th Street and 471 & 431 N 1st Avenue subject to conditions 1 and 2 and direct staff to return with findings of fact. (03:00:46 in video)

MOVER: Tim Carter

SECONDER: Susan Passovoy

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

RECUSED: Spencer Cordovano

RESULT: 4-Ayes, 1-Recused – Motion PASSED

NEW BUSINESS: (03:01:18 in video)

Announcements for upcoming meetings – Morgan Landers – Director of Planning and Building (03:01:20 in video)

ADJOURNMENT:

Motion to adjourn at 7:36pm (03:05:20 in video)

MOVER: Neil Morrow

SECONDER: Tim Carter

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

RESULT: ADOPTED UNANIMOUS

Neil Morrow – P & Z Commissioner

Morgan Landers – Director of Planning & Building