



CITY OF KETCHUM
MEETING MINUTES OF THE
PLANNING & ZONING COMMISSION
Tuesday, September 12, 2023

CALL TO ORDER: *(00:00:12 in video)*

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

ROLL CALL:

Neil Morrow – not present
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: *(00:00:38 in video)*

None

CONSENT AGENDA: *(00:00:47in video)*

1. ACTION ITEM: Approval of the August 22, 2023 minutes
2. ACTION ITEM: Approval of the August 29, 2023 minutes from the Joint Work Session with City Council & Planning & Zoning Commission

Motion to approve the entire consent agenda made by Susan Passovoy; seconded by Tim Carter. *(00:01:00 in video)*

MOVER: Susan Passovoy

SECONDER: Tim Carter

AYES: Susan Passovoy, Tim Carter, Spencer Cordovano & Brenda Moczygemba

NAYS:

RESULT: ADOPTED UNANIMOUSLY

PUBLIC HEARING: *(00:01:22 in video)*

3. ACTION ITEM: Recommendation to review and approve the Lots 32-35, Block 4, Warm Springs Ranch Residences Design Review applications, as conditioned, and adopt the Findings of Fact, Conclusions of Law and Decision
 - Staff Report by Paige Nied, Associate Planner *(00:01:30 in video)*
 - Questions/Comments from Commissioners to staff: *(00:07:37 in video)*
 - Applicant Presentation – John Shirley, architect *(00:011:07 in video)*
 - Questions/Comments from Commissioners to applicant *(00:12:08 in video)*

PUBLIC COMMENT OPENED *(00:14:29 in video)*

- Randy Hall *(00:14:57 in video)*
- Jen Smith *(00:21:52 in video)*
- Conner Mattigan *(00:23:35 in video)*
- Online participant had issued, we could not hear them *(00:25:35 in video)*

PUBLIC COMMENT CLOSED *(00:27: 55 in video – public comment was kept open for a few minutes during commission questions to see if online participant could resolved the sound/microphone issues.)*

- Commission questions for staff *(00:26:20 in video)*
- Applicant response to public comment *(00:28:05 in video)*
- Commission comments & deliberations *(00:29:00 in video)*
- Staff provided commission various options for next steps *(00:43:00 in video)*
- Commission comments, questions for staff and applicant & deliberations *(00:45:00 in video)*
- Commission asked staff to repeat options *(00:59:40 in video)*
- Commission comments *(01:02:30 in video)*
- Kurt Eggers, landscape architect answered commissions questions regarding the landscaping *(01:04:30 in video)*
- Commission comments, questions for staff & deliberations *(01:14:20 in video)*

Motion to approve Lot 35, Block 4, Warm Springs Ranch Residences Design Review application, as conditioned, and adopt the Findings of Fact, Conclusions of Law and Decision.
(01:25:59 in video)

MOVER: Tim Carter

SECONDER: Spencer Cordovano

AYES: Susan Passovoy, Tim Carter, Spencer Cordovano & Brenda Moczygamba

NAYS:

RESULT: ADOPED UNANIMOUSLY

Motion to continue approval of Lots 33, 34 and 35, Block 4, Warm Springs Ranch Residences Design Review applications with the recommendations to date certain – October 10th.
(01:26:15 in video)

MOVER: Spencer Cordovano

SECONDER: Tim Carter

AYES: Susan Passovoy, Tim Carter, Spencer Cordovano & Brenda Moczygemba

NAYS:

RESULT: ADOPED UNANIMOUSLY

NEW BUSINESS: *(01:27:00 in video)*

- General announcements and highlights from staff *(01:27:03 in video)*

ADJOURNMENT:

Motion to adjourn at 6:03 pm *(01:32:45 in video)*

MOVER: Spencer Cordovano

SECONDER: Tim Carter

AYES: Susan Passovoy, Tim Carter, Spencer Cordovano & Brenda Moczygemba

NAYS:

RESULT: ADOPED UNANIMOUSLY

Neil Morrow – P & Z Commissioner

Morgan Landers – Director of Planning & Building