



CITY OF KETCHUM
MEETING MINUTES OF THE
PLANNING AND ZONING COMMISSION
Tuesday, June 13, 2023

CALL TO ORDER: *(00:00:13 in video)*

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

ROLL CALL:

Neil Morrow – arrived at 4:36
Susan Passovoy
Brenda Moczygemba - absent
Tim Carter
Spencer Cordovano

ALSO PRESENT:

Jade Riley—City Administrator
Trent Donat—City Clerk
Morgan Landers—Director of Planning and Building
Abby Rivin—Senior Planner
Paige Nied—Associate Planner
Adam Crutcher—Associate Planner
Heather Nicolai—Planning Technician & Office Administrator

Motion to amend the agenda to handle Consent Agenda Item #1 after public hearing item #2.
(00:01:04 in video)

MOVER: Spencer Cordovano

SECONDER: Susan Passovoy

AYES: Susan Passovoy, Tim Carter, Spencer Cordovano

RESULT: ADOPTED UNANIMOUSLY

COMMUNICATIONS FROM COMMISSIONERS: *(00:04:13 in video)*

Tim Carter, Susan Passovoy & Spencer Cordovano visited the 219 Hillside Drive site.

PUBLIC HEARING: *(00:04:30 in video)*

1. 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 (00:04:40 in video)
- Commission Questions/Comments for Staff (00:11:45 in video)
- Applicant Presentation by: Bruce Smith – Alpine Enterprises - 18:00
- Commission Questions/Comments for Applicant (00:21:50 in video)
- Applicant Presentation by: Kyle Miller – Owner - Paramount Property Development LLC (00:29:57 in video)
- Commission Questions/Comments for Applicant (00:31:15 in video)

Public Comment: (00:38:30 in video)

- Martin Kaplan (00:38:40 in video)
- Kevin Moss (00:43:15 in video)
- Bill Glenn (00:48:28 in video)
- Mark Gilbreath (00:55:11 in video)
- Andy Luhn (00:59:58 in video)
- Ellie Gilbreath (01:01:20 in video)

Public Comment Closed: (01:05:19 in video)

- Applicant Response to Public Comment – Alex Nelson, Alpine Enterprises (01:05:35 in video)
- Commission Questions/Comments for Applicant and staff and their responses (01:12:10 in video)
- Mark Kaplan clarifying question (01:38:35 in video)
- Applicant Response to Public Comment & Commission Questions – Matthew Boulant, EHM Engineers, Inc. Structural Engineer (01:40:38 in video)
- Commission Questions/Comments for Applicant and staff and their responses (01:43:50 in video)
- Commission deliberations and direction to applicant and staff (01:51:30 in video)

Motion to continue the 219 Hillside Drive Mountain Overlay Design Review & Conditional Use Permit applications to a date certain – July 11, 2023. (02:08:01 in video)

MOVER: Spencer Cordovano

SECONDER: Tim Carter

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

RESULT: ADOPED UNANIMOUSLY

***** Break for 6 minutes***** reconvened (02:14:40 in video)

CONSENT AGENDA: (02:15:40 in video)

2. ACTION ITEM: Approval of the May 23, 2023 minutes

Motion to approve May 23, 2023 Minutes *(02:15:49 in video)*

MOVER: Susan Passovoy

SECONDER: Tim Carter

AYES: Susan Passovoy, Tim Carter, Neil Morrow

ABSTAINED: Spencer Cordovano

RESULT: ADOPED UNANIMOUSLY

NEW BUSINESS: *(02:16:00 in video) 6:47*

Presentation on Downtown Parking Overview-Parking 101 - by Jade Riley, City Administrator and discussion with Commissioners *(02:16:05 in video)*

General announcement from Staff of upcoming meetings and department highlights.

(03:20:00 in video)

ADJOURNMENT:

Motion to adjourn at 7:53pm *(03:22:15 in video)*

MOVER: Neil Morrow

SECONDER: Spencer Cordovano

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

RESULT: ADOPED UNANIMOUSLY

Neil Morrow – P & Z Commissioner

Morgan Landers – Director of Planning & Building