



**CITY OF KETCHUM
MEETING MINUTES OF THE
PLANNING & ZONING COMMISSION**
Tuesday, November 28, 2023

CALL TO ORDER: *(00:00:10 in video)*

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

ROLL CALL:

Neil Morrow

Susan Passovoy *via Zoom

Brenda Moczygemba

Tim Carter *arrived at 4:32 p.m.

Spencer Cordovano

ALSO PRESENT:

Morgan Landers—Director of Planning and Building

Abby Rivin – Senior Planner

Paige Nied – Associate Planner

Heather Nicolai—Planning Technician & Office Administrator

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

None

CONSENT AGENDA: *(00:00:38 in video)*

1. ACTION ITEM: Approval of the November 14, 2023 minutes *(00:00:38 in video)*

Motion to approve the November 14, 2023 minutes. Motion made by Brenda Moczygemba; seconded by Susan Passovoy *(00:00:50 in video)*

MOVER: Brenda Moczygemba

SECONDER: Susan Passovoy

AYES: Brenda Moczygemba, Spencer Cordovano, Susan Passovoy & Neil Morrow

NAYS:

RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING: *(00:01:10 in video)*

2. ACTION ITEM: Recommendation to review and approve the extension and amendment to the Martin Work/Live Conditional Use Permit application, as conditioned, and adopt

- Staff Presentation – Paige Nied, Associate Planner (00:01:28 in video)
- Commission comments and questions for Staff (00:07:37 in video)

Public Comment Opened: (00:09:15 in video)

- No public comment

Public Comment Closed: (00:09:27 in video)

- Commission deliberations (00:09:30 in video)

Motion to approve the extension and amendment to the Martin Work/Live Conditional Use Permit application, as conditioned, and adopt the Findings of Fact, Conclusions of Law and Decision. Motion made by Tim Carter; seconded by Susan Passovoy (00:09:47 in video)

MOVER: Tim Carter

SECONDER: Susan Passovoy

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

3. ACTION ITEM: Recommendation to review and approve the 490 Wood River Drive Residence Floodplain Development Permit application, as conditioned, and direct staff to return with the findings of fact. (00:10:05 in video)
 - Staff Presentation – Morgan Landers, Director of Planning & Building (00:10:20 in video)
 - Applicant Presentation – Zac Rockett – Ro Rockett (00:30:20 in video)
 - Applicant Presentation – Chuck Brockway – Brockway Engineering (00:35:50 in video)
 - Applicant Presentation – Zac Rockett – Ro Rockett (00:44:57 in video)
 - Commission comments and questions for Applicant & Staff (00:47:10 in video)

Public Comment Opened: (01:19:35 in video)

- Andy Ross (01:20:20 in video)
- Ceredig Roberts (01:26:10 in video)
- Amy Weyler (01:27:35 in video)
- Marshall Rawlings (01:28:03 in video)
- Ryan Gallagher (01:29:15 in video)
- Dave Newcomb (01:30:52 in video)

Public Comment Closed: (01:31:45 in video)

- Applicant & staff response to public comment (01:31:55 in video)
- Commission comments & questions for applicant and staff (01:52:50 in video)
- Commission deliberations (01:56:50 in video)

Motion to deny the 490 Wood River Drive Residence Floodplain Development Permit application, as conditioned, and direct staff to return with the findings of fact. Motion made by Spencer Cordovano. Motion died due to no second (02:13:08 in video)

Motion to approve the 490 Wood River Drive Residence Floodplain Development Permit application, as conditioned, and direct staff to return with the findings of fact. Motion made by Susan Passovoy; seconded by Brenda Moczygemba (02:13:40 in video)

MOVER: Susan Passovoy

SECONDER: Brenda Moczygemba

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

NAYS: Spencer Cordovano

RESULT: 4-YAYS, 1-NAYS – MOTION ADOPTED

Brief break at 6:44 pm, meeting resumed at 6:49 pm.

NEW BUSINESS: (02:15:27 in video)

4. ACTION ITEM: Review and approve written decision on Administrative Appeal P22-056A for the processing of a final design review application for the Sawtooth Serenade development located at 260 N 1st Ave. (02:15:27 in video)
 - Staff Comments, Morgan Landers, Director of Planning & Building (02:15:30 in video)
 - Matt Johnson, City Attorney (02:16:00 in video)
 - Commission comments and questions (02:18:25 in video)

Motion to approve the written decision with the additional edits on Administrative Appeal P22-056A for the processing of a final design review application for the Sawtooth Serenade development located at 260 N 1st Ave and direct the chair to sign the decision and forward it to City Council. Motion made by Susan Passovoy; seconded by Tim Carter (02:27:06 in video)

MOVER: Susan Passovoy

SECONDER: Tim Carter

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

5. General announcements and highlights from staff (02:27:40 in video)

ADJOURNMENT:

Motion to adjourn at 7:02 pm *(02:29:05 in video)*

MOVER: Neil Morrow

SECONDER: Tim Carter

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Neil Morrow – P & Z Commissioner

Morgan Landers – Director of Planning & Building