



Special Planning and Zoning Commission Meeting Minutes

**Tuesday, May 24, 2022, at 4:30 PM
191 5th Street West, Ketchum, ID 83340**

CALL TO ORDER (*video 00:02:15*)

The meeting was called to order at 4:29 p.m. by Chairman, Neil Morrow.

ROLL CALL

PRESENT

Chairman, Neil Morrow

Vice-Chairman, Mattie Mead

Commissioner, Brenda Moczygemba

Commissioner, Tim Carter

Commissioner, Spencer Cordovano (absent)

STAFF

Director, Planning and Building - Suzanne Frick

Senior Planner - Morgan Landers

Senior Planner - Abby Rivin

Associate Planner - Adam Crutcher

City Clerk - Tara Fenwick

COMMUNICATION FROM COMMISSIONERS:

None.

CONSENT CALENDAR — ACTION ITEMS: (*video 00:02:46*)

Commissioner, Brenda Moczygemba recused herself.

Motion to approve the Consent Agenda. Motion made by Commissioner, Mattie Mead, Seconded by Commissioner, Tim Carter. Voting Yea: Morrow, Mead, Carter.

PUBLIC HEARING: (*video 00:03:20*)

1. ACTION ITEM: Recommendation to consider proposed modifications to the project plans approved for the Mountain Land Design Showroom & Residences project currently under construction at 111 N Washington Avenue as well as a Condominium Subdivision Preliminary Plat application to subdivide the mixed-use building into 4 condominium units.

Senior Planner, Abby Rivin provided the Commission a short presentation.

Architect, Michael Doty addressed the Commission.

Attorney, Jim Laski addressed the Commission.

Commissioners asked questions and received answers.

Chairman, Neil Morrow, allowed public comment.

Public Comment:

None

Chairman, Neil Morrow, closed public comment.

Motion to approve the proposed changes noted 1 – 4 and require the applicant to modify their building permit. Motion made by Commissioner, Brenda Moczygemba, Seconded by Commissioner, Mattie Mead. Voting Yea: Mead, Moczygemba, Carter. Voting Nea: Morrow.

2. ACTION ITEM: Recommendation to consider Conditional Use Permit for a live work use and Design Review Permit for an addition at 940 North Leadville.

Senior Planner, Morgan Landers provided the Commission a short presentation.

Commissioners asked questions and received answers.

Chairman, Neil Morrow, allowed public comment.

Public Comment:

None

Chairman, Neil Morrow, closed public comment.

Commissioners discussed the recommendation.

Motion to approve the Conditional Use Permit for a live work use and Design Review Permit for an addition at 940 North Leadville. Motion made by Commissioner, Mattie Mead, Seconded by Commissioner, Tim Carter. Voting Yea: Morrow, Mead, Moczygemba, Carter.

3. ACTION ITEM: Recommendation to consider concurrent Design Review and Condominium Subdivision Preliminary Plat applications for the proposed 1st & Sun Valley Office Building located at 131 E Sun Valley Road in the Mixed-Use Subdistrict of the Community Core.

Senior Planner, Abby Rivin provided the Commission a short presentation.

Principle Architect, Scott Payne addressed the Commission.

Associate Architect, Aaron Belzer addressed the commission.

Commissioners asked questions and received answers.

Chairman, Neil Morrow, allowed public comment.

Public Comment:

Steve Kerns	Video 01:46:00
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Chairman, Neil Morrow, closed public comment.

Commissioners discussed the project and expressed support for tandem parking.

Motion to approve 1st & Sun Valley Office Building Concurrent Design Review and Condominium Subdivision Preliminary Plat, and direct staff to return with Findings and Facts. Motion made by Commissioner, Tim Carter, Seconded by Commissioner, Mattie Mead. Voting Yea: Morrow, Mead, Moczygemba, Carter.

COMMUNICATIONS FROM STAFF:

Planning and Building Director, Suzanne Frick asked the Commission to check their schedule for an upcoming joint meeting.

ADJOURNMENT:

Motion to adjourn at 6:30 p.m. Motion made by Commissioner, Neil Morrow, Seconded by Commissioner, Brenda Moczygemba. Voting Yea: Morrow, Mead, Moczygemba, Carter.

Chairman, Neil Morrow
Planning and Zoning Commission

Secretary, Tara Fenwick