



**CITY OF KETCHUM  
MEETING MINUTES OF THE  
PLANNING & ZONING COMMISSION  
Tuesday, June 11, 2024**

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**CALL TO ORDER:** (00:00:09 in video)

Neil Morrow called the meeting of the Ketchum Planning and Zoning Commission to order at 4:32 p.m.

**ROLL CALL:**

Neil Morrow  
Susan Passovoy - absent  
Brenda Moczygemba  
Tim Carter \*via zoom  
Matthew McGraw

**ALSO PRESENT:**

Morgan Landers – Director of Planning & Building  
Abby Rivin – Senior Planner  
Adam Crutcher – Associate Planner  
Paige Nied – Associate Planner  
Heather Nicolai - Office Administrator

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

None

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

1. ACTION ITEM: Approval of the May 28, 2024 minutes
2. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law & Decision for the 450 Wood River Dr Floodplain Development Permit

**Motion to approve the consent agenda.** Motion made by Brenda Moczygemba seconded by Matthew McGraw (00:00:45 in video)

**MOVER:** Brenda Moczygemba

**SECONDER:** Matthew McGraw

**AYES:** Brenda Moczygemba, Matthew McGraw, Tim Carter & Neil Morrow

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

**PUBLIC HEARING:** (00:00:56 in video)

3. ACTION ITEM: Recommendation to review and approve the Stewart Pictures Work Live Conditional Use Permit and adopt the Findings of Fact, Conclusions of Law, and Decision
- Staff Report-Adam Crutcher, Associate Planner (00:01:10 in video)
  - Commission questions staff and staff responses (00:05:30 in video)

**PUBLIC COMMENT OPENED:** (00:06:40 in video)

None

**PUBLIC COMMENT CLOSED:** (00:06:56 in video)

- Commission deliberations (00:06:57 in video)

**Motion to approve the Stewart Pictures Work Live Conditional Use Permit and adopt the Findings of Fact, Conclusions of Law, and Decision.** Motion made by Brenda Moczygemba seconded by Matthew McGraw (00:07:24 in video)

**MOVER:** Brenda Moczygemba

**SECONDER:** Matthew McGraw

**AYES:** Brenda Moczygemba, Neil Morrow, Tim Carter & Matthew McGraw

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

**PUBLIC MEETING:** (00:07:45 in video)

4. ACTION ITEM: Recommendation to review and provide feedback for the Baldy Mountain House Pre-Application Design Review
- Staff Report-Abby Rivin, Senior Planner (00:08:00 in video)
  - Commission questions staff and staff responses (00:24:11 in video)
  - Applicant Presentation-Brian Barsotti, Applicant (00:29:45 in video)
  - Applicant Presentation-Daniel Hollis, Architect Hollis Partners Architects (00:53:28 in video)
  - Applicant Presentation-Brian Barsotti, Applicant (01:12:35 in video)
  - Applicant Presentation-Daniel Hollis, Architect Hollis Partners Architects (01:14:10 in video)

**PUBLIC COMMENT OPENED:** (01:18:53 in video)

- Bob Vincent (01:19:04 in video)
- Kathleen Nichols (01:24:32 in video)
- Scott Curtis (01:25:59 in video)
- Shelia Moriarty (01:28:20 in video)

**PUBLIC COMMENT CLOSED:** (01:28:58 in video)

- Staff response to questions from public comment (01:29:00 in video)

- Commission comments & direction to applicant (01:35:05 in video)

**NEW BUSINESS:** (01:56:07 in video)

5. Staff Highlights & Updates for Commission (01:56:09 in video)

**ADJOURNMENT:**

**Motion to adjourn at 6:29 p.m.** (01:57:30 in video)

**MOVER:** Neil Morrow

**SECONDER:** Matthew McGraw

**AYES:** Brenda Moczygemba, Matthew McGraw, Tim Carter, & Neil Morrow

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

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Neil Morrow – P & Z Commissioner

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Morgan Landers – Director of Planning & Building