



**CITY OF KETCHUM  
MEETING MINUTES OF THE  
PLANNING & ZONING COMMISSION  
Tuesday, September 10, 2024**

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**CALL TO ORDER:** *(00:00:53 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  
Brenda Moczygemba  
Tim Carter  
Matthew McGraw

**ALSO PRESENT:**

Morgan Landers - Director of Planning & Building  
Abby Rivin – Senior Planner  
Adam Crutcher – Associate Planner  
Genoa Beiser – Zoning Technician  
Heather Nicolai – Assistant to Planning & Building Director

**COMMUNICATIONS FROM COMMISSIONERS:**

- None

**CONSENT AGENDA:** *(00:01:13 in video)*

1. ACTION ITEM: Approval of the August 27, 2024 minutes
2. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the Abode Luxury Rentals Conditional Use Permit application.

**Motion to approve the consent agenda.** Motion made by Susan Passovoy , seconded by Matthew McGraw *(00:01:23 in video)*

**MOVER:** Susan Passovoy

**SECONDER:** Matthew McGraw

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

**PUBLIC MEETING:** (00:01:38 in video)

3. ACTION ITEM: Recommendation to review and provide feedback on the Residences at 691 N 1st Avenue Pre-Application Design Review Application

- Staff Report-Adam Crutcher, Associate Planner (00:02:10 in video)
- Commission questions for staff and staff responses (00:08:23 in video)
- Applicant Presentation – Daniel Hollis, architect, HP Architects (00:12:10 in video)
- Commission questions for applicant and applicant responses (00:36:40 in video)

**PUBLIC COMMENT OPENED** (00:37:37 in video)

- Dale Bates (00:38:10 in video)
- Perry Boyle (00:45:08 in video)

**PUBLIC COMMENT CLOSED** (00:47:45 in video)

- Commission direction for applicant as they move forward with final design review (00:47:50 in video)
- Staff questions for Commission & Commission responses (01:14:54 in video)

**PUBLIC HEARING:** (01:19:54 in video)

4. ACTION ITEM: Recommendation to review and approve the Tenth Street Light Industrial Complex Units A-9A & A-9B Condominium Subdivision Preliminary Plat Application and adopt the Findings of Fact.

- Staff Report- Abby Rivin, Senior Planner (01:20:09 in video)
- Commission questions for staff and staff responses (01:23:35 in video)
- No Applicant Presentation (01:25:36 in video)
- Commission questions for staff and staff responses (01:25:40 in video)

**PUBLIC COMMENT OPENED** (01:27:29 in video)

- Perry Boyle (01:27:40 in video)
- Staff clarification (01:28:40 in video)

**PUBLIC COMMENT CLOSED** (01:30:00 in video)

**Motion to recommend approval of the Tenth Street Light Industrial Complex Units A-9A and A-9B Condominium Subdivision Preliminary Plat application to the City Council as conditioned and adopt the Findings of Fact, Conclusions of Law, and Decision.** Motion made by Matthew McGraw, seconded by Tim Carter (01:30:15 in video)

**MOVER:** Matthew McGraw

**SECONDER:** Tim Carter

**AYES:** Tim Carter, Brenda Moczygemba, Matthew McGraw, Susan Passovoy, & Neil Morrow  
**NAYS:**  
**RESULT: UNANIMOUSLY ADOPTED**

**NEW BUSINESS:** *(01:30:40 in video)*

5. Staff updates and highlights *(01:30:42 in video)*

**ADJOURNMENT:**

**Motion to adjourn at 6:06 p.m.** *(01:37:02 in video)*

**MOVER:** Brenda Moczygemba

**SECONDER:** Tim Carter

**AYES:** Tim Carter, Brenda Moczygemba, Matthew McGraw, Susan Passovoy, & 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