



**CALL TO ORDER:** *(00:00:25 in video)*

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

**ROLL CALL:**

Neil Morrow  
Susan Passovoy – arrived at 4:33pm  
Brenda Moczygemba  
Tim Carter  
Spencer Cordovano

**ALSO PRESENT:**

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

**COMMUNICATIONS FROM COMMISSIONERS:** *(00:00:43 in video)*

**CONSENT AGENDA:** *(00:0:53 in video)*

1. ACTION ITEM: Approval of the April 11, 2023 minutes

**Motion to approve April 11, 2023 Minutes** *(00:01:20 in video)*

**MOVER:** Brenda Moczygemba

**SECONDER:** Tim Carter

**AYES:** Spencer Cordovano, Tim Carter, Neil Morrow, Brenda Moczygemba

**RESULT: ADOPTED UNANIMOUSLY**

**PUBLIC HEARING:** *(00:01:30 in video)*

2. ACTION ITEM: Recommendation to hold a public hearing, review, and provide feedback on the Mountain Overlay Design Review, Townhouse Preliminary Plat, and Conditional Use Permit applications for the detached townhomes at 402 Sage Road.

- Staff Presentation: Adam Crutcher —Associate Planner *(00:01:50 in video)*
- Commission Questions/Comments for Staff *(00:11:55 in video)*
- Applicant Presentation by: Shilpa Sushil, Architect, Connect Homes *(00:19:55 in video)*

- Applicant Presentation by: Alex Nelson, Civil Engineer, Alpine Enterprises (00:35:10 in video)
- Commission Questions/Comments for Applicant (00:41:00 in video)
- Applicant, Sam Jadallah (00:57:30 in video)

**Public Comment:** (00:59:05 in video)

- Will Chin (01:00:43 in video)
- Baird Gourlay (01:04:53 in video)

**Public Comment Closed:** (01:07:17 in video)

- Staff response to questions from public comment (01:07:20 in video)
- Commission discussion, questions for staff and direction for applicant (01:07:50 in video)
- Staff recap of commission feedback (01:40:50 in video)
- Commission direction to applicant (01:41:50 in video)

**Motion to continue discussion of the 402 Sage Road project to date certain – June 27, 2023** (01:45:30 in video)

**MOVER:** Susan Passovoy

**SECONDER:** Spencer Cordovano

**AYES:** Spencer Cordovano, Tim Carter, Neil Morrow, Brenda Moczygamba, Susan Passovoy

**RESULT: ADOPED UNANIMOUSLY**

**\*\*\*\*3 minute break\*\*\*\*** (01:45:45 in video)

**NEW BUSINESS:** (01:45:49 in video)

3. Interim Ordinance Workshop: Community Core Rooftop Dimensional Standards (01:45:55 in video)

- Staff Presentation: Abby Rivin—Senior Planner, Commission Questions/Comments for Staff & Staff Responses, Commission Direction for staff (01:46:10 in video)

**General announcement from Staff of upcoming meeting, department highlights.** (02:40:35 in video)

**ADJOURNMENT:**

**Motion to adjourn at 7:22pm** (02:45:30 in video)

**MOVER:** Tim Carter

**SECONDER:** Spencer Cordovano

**AYES:** Spencer Cordovano, Susan Passovoy, Tim Carter, Neil Morrow, Brenda Moczygamba

**RESULT: ADOPTED UNANIMOUS**

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Neil Morrow – P & Z Commissioner

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Morgan Landers – Director of Planning & Building