



**CITY OF KETCHUM  
MEETING MINUTES OF THE  
PLANNING & ZONING COMMISSION  
Tuesday, May 14, 2024**

---

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

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

**ROLL CALL:**

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

**ALSO PRESENT:**

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

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

None

**CONSENT AGENDA:** *(00:00:36 in video)*

1. ACTION ITEM: Approval of the April 23, 2024 minutes
2. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for Warm Springs Preserve Building Design Review Application File No. P23-104

**Motion to approve the entire Consent agenda.** Motion made by Susan Passovoy seconded by Matthew McGraw *(00:00:59 in video)*

**MOVER:** Susan Passovoy

**SECONDER:** Matthew McGraw

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

**PUBLIC HEARING:** (00:01:08 in video)

3. ACTION ITEM: Recommend review and approval of the Limelight Subdivision Preliminary Plat application, as conditioned, and adopt the Findings of Fact, Conclusions of Law, and Decision.
- Staff Report-Adam Crutcher, Associate Planner (00:01:25 in video)
  - Commission questions staff and staff responses (00:05:30 in video)
  - Applicant Presentation-None (00:07:20 in video)

**PUBLIC COMMENT OPENED:** (00:07:57 in video)

- Justin Ross (00:08:15 in video)
- Staff response to public comment (00:08:30 in video)

**PUBLIC COMMENT CLOSED:** (00:09:10 in video)

- Commission deliberations (00:09:15 in video)

**Motion to approve** the Limelight Subdivision Preliminary Plat application, as conditioned, and adopt the Findings of Fact, Conclusions of Law, and Decision. Motion made by Tim Carter seconded by Susan Passovoy (00:10:05 in video)

**MOVER:** Tim Carter

**SECONDER:** Susan Passovoy

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

**PUBLIC MEETING:** (00:10:24 in video)

4. ACTION ITEM: Recommendation to review and provide feedback on the PreApplication Mountain Overlay Design Review for the development located at 241 Hillside Drive
- Staff Report-Paige Nied, Associate Planner (00:10:42 in video)
  - Commission questions staff and staff responses. (00:17:28 in video)
  - Applicant Presentation-Martin Kaplan, Architect & Owner (00:21:40 in video)
  - Commission comments, questions & direction for applicant. Applicant responses (00:36:40 in video)

**PUBLIC COMMENT OPENED:** (00:44:35 in video)

- Gretchen Flint (00:44:50 in video)
- Commission question for Staff and Staff response (00:46:35 in video)

**PUBLIC COMMENT CLOSED:** (00:47:06 in video)

- Commission discussion direction for applicant (00:47:10 in video)

**NEW BUSINESS:** (01:24:07 in video)

5. Staff Highlights & Updates for Commission (01:24:10 in video)

**ADJOURNMENT:**

**Motion to adjourn at 5:58 p.m.** (01:27:40 in video)

**MOVER:** Susan Passovoy

**SECONDER:** Matthew McGraw

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

---

Neil Morrow – P & Z Commissioner

---

Morgan Landers – Director of Planning & Building