



CITY OF KETCHUM
MEETING MINUTES OF THE
****SPECIAL MEETING** PLANNING AND ZONING COMMISSION**
Wednesday, March 8, 2023

CALL TO ORDER: *(00:00:20 in video)*

Neil Morrow called the meeting of the Ketchum Planning and Zoning Commission to order at 4:31pm

ROLL CALL:

Neil Morrow
Susan Passovoy
Brenda Moczygemba-via Zoom
Tim Carter
Spencer Cordovano-via Zoom, just listening in

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: *(00:00:45 in video)*

- None

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

1. **ACTION ITEM:** Approval of the February 28, 2023 minutes.

MOTION to approve the February 28 Minutes *(00:01:50 in video)*

MOVER: Neil Morrow

SECONDER: Susan Passovoy

AYES: Susan Passovoy, Tim Carter, Neil Morrow, Brenda Moczygemba

ABSTAIN: Spencer Cordovano

RESULT: 4 in favor, 1 abstain – APPROVED

PUBLIC HEARING: *(00:01:56 in video)*

2. ACTION ITEM: Recommendation to conduct a public hearing, review, and approve the Conditional Use Permit for a Work/Live unit at 471 E 10th Street.

- Presented by: Paige Nied—Associate Planner *(00:06:08 in video)*
- Commission Questions/Comments for Staff *(00:13:38 in video)*

Public Comment: *(00:23:04 in video)*

- None

Public Comment Closed: (00:23:20 in video)

MOTION to adopt the findings of fact and conclusions of law and the conditions as proposed by the planning staff with the two proposed language corrections – one proposed by me and one by Commissioner Moczygemba – as corrected/modified, I move approval. (00:23:50 in video)

MOVER: Susan Passovoy

SECONDER: Tim Carter

AYES: Susan Passovoy, Tim Carter, Neil Morrow, Brenda Moczygemba

ABSTAIN: Spencer Cordovano

RESULT: 4 in favor, 1 abstain – APPROVED

3. ACTION ITEM: Recommendation to conduct a public hearing, review, and recommend approval of Phased Development Agreement #22833 for the Crossbuck West Townhomes (00:24:30 in video)

- Presented by: Morgan Landers— Director of Planning and Building (00:24:45 in video)
- Commission Questions/Comments for Staff (00:25:58 in video)

Public Comment: (00:27:00 in video)

- Discussed public comment received via email prior to meeting, but after packet was published (00:27:10 in video)

Public Comment Closed: (00:27:56 in video)

MOTION to recommend approval of Phased Development Agreement #22833 for the Crossbuck West Townhomes to the City Council (00:28:02 in video)

MOVER: Brenda Moczygemba

SECONDER: Tim Carter

AYES: Susan Passovoy, Tim Carter, Neil Morrow, Brenda Moczygemba

ABSTAIN: Spencer Cordovano

RESULT: 4 in favor, 1 abstain – APPROVED

NEW BUSINESS: (00:28:15 in video)

4. Discussion of Interim Ordinance 1234 revisions and prioritization of additional code amendments

- Presented by: Abby Rivin—Senior Planner (00:28:30 in video)
- Commission Questions/Comments/Direction for Staff (00:50:45 in video)

Public Comment: (01:38:10 in video)

- Caleb Spangenberg-Williams Partners Architects (01:38:17 in video)
- Bob Crosby-Sun Valley Board of REALTORS (01:41:00 in video)

Public Comment Closed: (01:45:00 in video)

- Additional Commission Questions/Comments/Direction for Staff (01:45:01 in video)

Clarity for Commission on the materials used for the Mountain Land building. – Morgan Landers – Director of Planning and Building *(01:55:05 in video)*

Announcements for upcoming meetings and possibility of additional Planning & Zoning Commission meeting in April – Morgan Landers – Director of Planning and Building *(02:03:01 in video)*

ADJOURNMENT:

Motion to adjourn at 6:37pm *(02:05:30 in video)*

MOVER: Neil Morrow

SECONDER: Susan Passovoy

AYES: Susan Passovoy, Tim Carter, Neil Morrow, Brenda Moczygemba

ABSTAIN: Spencer Cordovano

RESULT: 4 in favor, 1 abstain – APPROVED

Neil Morrow – P & Z Commissioner

Morgan Landers – Director of Planning & Building