



CITY OF KETCHUM  
MINUTES OF THE SPECIAL MEETING  
PLANNING AND ZONING COMMISSION  
Tuesday, September 27, 2022 4:30 PM  
191 5<sup>th</sup> Street West, Ketchum, Idaho 83340

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**CALL TO ORDER:** *(00:00.040 in video)*

Chairman Neil Morrow called the meeting to order at 4:30 p.m. Introduced new P & Z Commissioner Susan Passovoy.

**Roll Call:**

Tim Carter  
Spencer Cordovano  
Brenda Moczygemba  
Neil Morrow  
Susan Passovoy

**Also Present:**

Morgan Landers  
Adam Crutcher  
Trip Hutchinson

**COMMUNICATIONS FROM COMMISSIONERS:** *(00:01.02. in video)*

None

**CONSENT CALENDAR:** *(00:01.12 in video)*

1. ACTION ITEM: Minutes of August 23, 2022  
Spencer Cordovano suggested code change for 17.12.04 setbacks for 4<sup>th</sup> & 5<sup>th</sup> floors  
Morgan Landers suggested adding that Spencer Cordovano's comments to the minutes for today.

**Motion to approve the Minutes of August 23, 2022**

Motion made by Brenda Moczygemba ; Seconded by Tim Carter

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

**Abstain:** Susan Passovoy

**PUBLIC HEARING:**

2. ACTION ITEM: Recommendation to review and provide direction on Pre-Application Mountain Overlay Design Review for 307 Garnet St. P22-048. *(00:03:36 in video)*

**PUBLIC COMMENT** *(00.32.30 in video)*

Tyler Chandler *(00.33.12 in video)*

John David Davidson (00.34.42 in video)  
Neighbor -Garnett Street (00.35.48 in video)  
Marcia Lynn Renforo (00.37.07 in video)  
Sean McIntee 111 Garnet (00.39.12 in video)  
Randi McIntee (00.40.21 in video)  
Jim Smith Mason (00.41.22 in video)

**The Commission noted:**

They are looking for something that fits to the sight better, less disturbance, less water usage, stating the plan is excessive for the mountain overlay.

**Motion to strongly recommend the applicant come back for another pre-application review meeting or move forward with formal design review depending on how they want to proceed with the project.**

Motion made by Susan Passovoy; Seconded by Tim Carter

Ayes: Brenda Moczygemba, Tim Carter, Neil Morrow, Susan Passovoy, Spencer Cordovano

Nays: None

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3. ACTION ITEM: Recommendation to review and conduct a public hearing on proposed project modifications to previously approved Design Review Permit P20-046 for the project under construction at 580 E 4<sup>th</sup> St located at Fourth and Walnut. (01:28:15 in video)

**PUBLIC COMMENT** (01.44.02 in video)

No public comment

The Commission noted: They would like as much light and air to the community housing units as possible. They recommendation to the motion, not necessarily a requirement, making changes to the seating area above the community housing units natural light.

**Motion to Approve the project modification to previously approve Design Review Permit P20-046 for the project under construction at 580 E 4<sup>th</sup> St with the conditions recommended.**

Motion made by: Spencer Cordovano; Seconded by Brenda Moczygemba

Ayes: Brenda Moczygemba, Tim Carter, Neil Morrow, Susan Passovoy, Spencer Cordovano

Nays: None

**ADDITIONAL COMMUNICATION FROM COMMISSIONERS**

Spencer Cordovano inquired about floor area calculations and community housing.

**ADJOURNMENT:** (02:00:56 in video)

**Motion to adjourn at 6:31:26 pm.**

Motion made by Spencer Cordovano; seconded by Brenda Moczygemba.

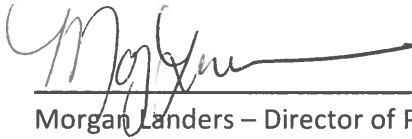
**Ayes:** Tim Carter, Spencer Cordovano, Brenda Moczygemba, Neil Morrow, Susan Passovoy

**Nays:** None



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Commissioner Neil Morrow



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Morgan Landers – Director of Planning & Building

