



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