



**Planning and Zoning Commission Meeting Minutes**

**Tuesday, June 14, 2022, at 4:30 PM  
191 5<sup>th</sup> Street West, Ketchum, ID 83340**

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**CALL TO ORDER** (*video 00:02:09*)

The meeting was called to order at 4:30 p.m. by Chairman, Neil Morrow.

**ROLL CALL**

Chairman, Neil Morrow

*Vice-Chairman, Mattie Mead (absent)*

Commissioner, Brenda Moczygemba

Commissioner, Tim Carter

Commissioner, Spencer Cordovano

**STAFF**

Director, Planning and Building - Suzanne Frick

Senior Planner - Morgan Landers

Senior Planner - Abby Rivin

Associate Planner - Adam Crutcher

City Clerk - Tara Fenwick

**COMMUNICATION FROM COMMISSIONERS:**

None.

**CONSENT CALENDAR — ACTION ITEMS:** (*video 00:02:58*)

Spencer Cordovano recused himself from findings of fact for the previous meeting, as he was not in attendance.

**Motion to approve the Meeting Minutes of May 24<sup>th</sup> with revisions. Motion made by Commissioner, Brenda Moczygemba, Seconded by Commissioner, Tim Carter. Voting Yea: Morrow, Carter, Moczygemba. Cordovano recused.**

**Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the Work/Live Conditional Use Permit for 940 N Leadville Ave. Motion made by Commissioner, Brenda Moczygemba, Seconded by Commissioner, Tim Carter. Voting Yea: Morrow, Carter, Moczygemba. Cordovano recused.**

**Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the 1st & Sun Valley Office Building Design Review Application File No. P21-100. Motion made by Commissioner, Brenda Moczygemba, Seconded by Commissioner, Tim Carter. Voting Yea: Morrow, Carter, Moczygemba. Cordovano recused.**

**Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the Mountain Land Design Showroom & Residences Design Review Amendment Application File No. P20-027 and Condominium Subdivision Preliminary Plat Application File No. P22-014. Motion made by Commissioner, Brenda Moczygemba, Seconded by Commissioner, Tim Carter. Voting Yea: Morrow, Carter, Moczygemba. Cordovano recused.**

**PUBLIC HEARING:** *(video 00:05:30)*

1. ACTION ITEM: Recommendation to review and approve Mountain Overlay Design Review Permit P22-002 for single family home located at 600 Walnut Avenue.

Planner, Adam Crutcher provided the Commission a short presentation.

Design Workshop, Architect, Mike Albert addressed the Commission.

Commissioners asked questions and received answers.

Design Workshop staff, Kevin Burke answered questions about the energy consumption of the proposed hot tub.

Chairman, Neil Morrow, allowed public comment.

**Public Comment:**

Susan Scovell	Video 00:38:20
Ed McDermott	Video 00:40:40
Tom Drougas	Video 00:44:00

Chairman, Neil Morrow, closed public comment.

Commissioners discussed the recommendation.

**Motion to approve Mountain Overlay Design Review Permit P22-002 for single family home located at 600 Walnut Avenue, with conditions. Motion made by Commissioner, Brenda Moczygemba, Seconded by Commissioner, Tim Carter. Voting Yea: Morrow, Carter, Moczygemba, Cordovano.**

2. ACTION ITEM: Recommendation to conduct a Public Hearing and review and approve Design Review Application P22-028 for the PEG Ketchum Boutique Hotel located at 251 Main Street and 260 East River Street.

Building and Planning Director, Suzanne Frick, provided the Commission a review of the project.

PEG Applicants addressed the Commission.

Commissioners asked questions and received answers.

Chairman, Neil Morrow, allowed public comment.

**Public Comment:**

Scott Levee	Video 02:05:00
Kevin Livingston	Video 02:06:10

Chairman, Neil Morrow, closed public comment.

*(Video 02:29:04)* **Motion to delay the approval of the Design Review Application P22-028 for the PEG Ketchum Boutique Hotel located at 251 Main Street and 260 East River Street, to a later date. Motion made by Commissioner, Spencer Cordovano. No second made to the motion. Motion failed.**

*(Video 02:29:04)* **Motion to approve Design Review Application P22-028 for the PEG Ketchum Boutique Hotel located at 251 Main Street and 260 East River Street, and to direct staff to complete the Findings of Fact, and continue the Public Hearing on July 6, 2022, at 3:00 p.m. Motion made by Commissioner, Brenda Moczygemba, Seconded by Commissioner, Tim Carter. Voting Yea: Morrow, Carter, Moczygemba. Voting Nea: Cordovano.**

**ADJOURNMENT:**

**Motion to adjourn at 7:11 p.m. Motion made by Commissioner, Tim Carter, Seconded by Commissioner, Brenda Moczygemba. Voting Yea: Morrow, Carter, Moczygemba, Cordovano.**



Chairman, Neil Morrow  
Planning and Zoning Commission



~~Secretary, Tara Fenwick~~  
Interim Secretary Lisa Enourato