



CITY OF KETCHUM  
MEETING MINUTES OF THE  
PLANNING AND ZONING COMMISSION  
Tuesday December 13, 2022

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**CALL TO ORDER:** (video recording issues)

Neil Morrow called to order at 4:30 p.m.

**Roll Call:**

Neil Morrow

Susan Passovoy

Brenda Moczygemba

Tim Carter

Spencer Cordovano

**Also Present:**

Suzanne Frick – Director of Planning and Zoning – via Zoom

Matthew Johnson– Legal Counsel or City of Ketchum

Morgan Landers – Senior Planner

Abby Rivin – Senior Planner

Trent Donat – City Clerk

Heather Nicolai – Planning Technician

**COMMUNICATIONS FROM THE COMMISSIONERS:**

None

**EXECUTIVE SESSION:**

Executive Session (Approx 30 minutes): Pursuant to Idaho Code 74-206(1)(f) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

**Motion:** Motion made by Neil Morrow, to enter into Executive Session. Seconded by Spencer Cordovano.

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

**Nays:** None

Commission Returned from Executive Session at 5:02 pm (video recording issues)

**CONSENT AGENDA:** at 5:03pm (video recording issues)

1. **ACTION ITEM:** Approval of the November 29, 2022 Minutes (video recording issues)

**Motion:** Motion made by Tim Carter to approve the December 13, 2022 Minutes; Seconded by Brenda Moczygemba. (video recording issues)

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

**Nays:** None

**PUBLIC HEARING:** (00:03:00 in video)

2. **PUBLIC HEARING:** Recommendation to conduct a public hearing, review, and provide feedback on the Design Review amendment and Development Agreement amendment for the Appellation Sun Valley hotel project at 300 E River Street.
  - Staff Report: Morgan Landers – Senior Planner (00:03:00 in video)
  - Applicant Team
    - Applicant/Managing Member: Jack E. Bariteau, Jr. (00:40:40 in video)
    - Architect: John C. Davis, AIA – Hornberger + Worstell, Inc. (00:46:45 in video)
    - Stuart Campbell – COO Blue Sky Development (00:58:30 in video)
    - Architect: John C. Davis, AIA – Hornberger + Worstell, Inc. (01:01:18 in video)
    - Landscape Architect: Rob King – Landwork Studio (01:03:22 in video)
    - Architect: John C. Davis, AIA – Hornberger + Worstell, Inc. (01:15:40 in video)
    - Landscape Architect: Rob King (01:16:34 in video)
    - Architect: John C. Davis, AIA – Hornberger + Worstell, Inc. (01:19:00 in video)
  - Commission Questions/Comments: (01:32:28 in video)
  - Public Comment (01:49:15 in video)
    - Louis Kaufman – Architect, de Reus Architects (01:48:44 in video)
    - Carolyn Coiner (01:52:20 in video)
    - Cindy Forgeon - via zoom (01:54:12 in video)
  - Commission feedback & recommendations (01:56.20 in video)

Commission recommended to continue the Appellation Sun Valley hotel project, located at 300 E River Street, design review and development agreement hearing to Tuesday, 1/10/23. (02:55:55 in video)

**Motion:** Motion made by Susan Passovoy, requesting to continue this hearing until January 10, 2023. Second by Tim Carter (02:56:30)

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

**Nays:** None

**NEW BUSINESS:** (02:56:33 in video)

3. Staff advised commission no new business. (02:56:35 in video)
4. Tim Carter asked staff for update on the continuance of the 200 N Leadville Project (02:56:40)  
Staff confirmed that the continuance of the 200 N Leadville Project will be on Tuesday, 12/20/22 at 4:30 pm. (02:57:00)

**ADJOURNMENT:**

Motion to adjourn at 7:58 pm (02:57:02 in video)

**Motion** made by Neil Morrow to adjourn the meeting; Seconded by Tim Carter.

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

**Nays:** None



Commissioner Neil Morrow



Morgan Landers – Director of Planning & Building