



CITY OF KETCHUM  
MEETING MINUTES OF THE  
PLANNING AND ZONING COMMISSION  
Tuesday January 24, 2023

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**CALL TO ORDER:** (00:00:45 in video)

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

**Roll Call:**

Neil Morrow  
Susan Passovoy  
Brenda Moczygemba  
Tim Carter  
Spencer Cordovano

**Also Present:**

Morgan Landers – Director of Planning and Zoning  
Dan Goodman – Legal Counsel or City of Ketchum  
Abby Rivin – Senior Planner  
Adam Crutcher – Associate Planner  
Paige Nied – Associate Planner  
Heather Nicolai – Planning Technician

**COMMUNICATIONS FROM THE COMMISSIONERS:**

None

**CONSENT AGENDA:** (00:01:20 in video)

1. **ACTION ITEM:** Approval of the January 10, 2023 Minutes (00:01:35 in video)  
**Motion:** Motion made by Brenda Moczygemba to approve the January 10, 2023 Minutes;  
Seconded by Spencer Cordovano. (video recording issues)  
**Ayes:** Neil Morrow, Susan Passovoy, Brenda Moczygemba, Tim Carter, Spencer Cordovano  
**Nays:** None

**PUBLIC HEARING:** (00:01:45 in video)

2. **ACTION ITEM:** 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 (00:02:03 in video)
  - Applicant Team

- Architect: John C. Davis, AIA – Hornberger + Worstell, Inc. (00:23:45 in video)
- Landscape Architect: Rob King – Landwork Studio (00:32:05 in video)
- Architect: John C. Davis, AIA – Hornberger + Worstell, Inc. (00:37:18 in video)
- Louis Kaufman – Architect, de Reus Architects (00:47:10 in video)
- Architect: John C. Davis, AIA – Hornberger + Worstell, Inc. (00:55:40 in video)
- Commission Questions/Comments for Applicant: (00:56:20 in video)
- Public Comment (01:05:29 in video)
  - No public comment
- Commission Deliberations, feedback & direction for applicant: (01:06:00 in video)
- Applicant requested recess to determine next steps (01:50:15 in video)
- Meeting Resumed (01:50:23 in video)
- Morgan Landers – Senior Planner (01:50:30 in video)
- Applicant/Managing Member: Jack E. Bariteau, Jr. (01:50:55 in video)
- Commission Responses to Applicant (02:02:05 in video)
- Legal Council for Applicant: Ed Lawson (02:05:03 in video)
- Applicant/Investor: Andy Blank (02:11:58 in video)

Commission recommended to continue the Appellation Sun Valley hotel project, located at 300 E River Street, design review and development agreement to a special hearing to Tuesday, 1/31/23. (02:20:40 in video)

**Motion:** Motion made by Susan Passovoy, requesting to continue this to a special hearing to Tuesday, 1/31/23. Second by Tim Carter (02:20:50 in video)

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

**Nays:** None

3. **RECESS:** 15 Minute Break (02:21:18 in video)

4. **ACTION ITEM:** Recommendation to review and provide feedback on the Pre-Application Design Review application for the Sawtooth Serenade project at 260 N 1st Ave. (02:21:35 in video)

- Staff Report: Morgan Landers – Senior Planner (02:21:58 in video)
- Applicant Team
  - Legal Council for Applicant: Jim Laski (02:21:58 in video)
  - Architect: David Thielsen, AIA – Thielsen Architects (02:44:35 in video)
- Commission Deliberations, feedback & direction for applicant: (03:31:20 in video)
- Architect: David Thielsen, AIA – Thielsen Architects (03:56:45 in video)
- Morgan Landers – Senior Planner (04:01:00 in video)
- Commission Comments (04:02:30 in video)

Commission recommended to advance the Sawtooth Serenade project at 260 N 1st Ave to Design Review. (04:05:15 in video)

**Motion:** Motion made by Susan Passovoy, to advance the Sawtooth Serenade project at 260 N 1st Ave to Design Review. Second by Tim Carter (04:05:47 in video)

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

**Nays:** Spencer Cordovano

**NEW BUSINESS:** (04:06:07 in video)

**None**

**ADJOURNMENT:**

Motion to adjourn at 9 pm (04:06:15 in video)

**Motion** made by Neil Morrow to adjourn the meeting; Seconded by Spencer Cordovano.

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

**Nays:** None



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Commissioner Neil Morrow



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Morgan Landers – Director of Planning & Building