



CITY OF KETCHUM
MEETING MINUTES OF THE
PLANNING AND ZONING COMMISSION
Tuesday, April 11, 2023

CALL TO ORDER: *(00:00:25 in video)*

Neil Morrow called the meeting of the Ketchum Planning and Zoning Commission to order at 4:30p.m.

ROLL CALL:

Neil Morrow
Susan Passovoy
Brenda Moczygemba
Tim Carter
Spencer Cordovano

ALSO PRESENT:

Morgan Landers—Director of Planning and Building
Abby Rivin—Senior Planner
Adam Crutcher—Associate Planner
Paige Nied—Associate Planner
Heather Nicolai-Planning Technician & Office Administrator

COMMUNICATIONS FROM COMMISSIONERS: *(00:00:42 in video)*

CONSENT AGENDA: *(00:1:10 in video)*

1. ACTION ITEM: Approval of the March 28, 2023 minutes

Motion to approve March 28, 2023 Minutes *(00:01:28 in video)*

MOVER: Susan Passovoy

SECONDER: Brenda Moczygemba

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

RESULT: ADOPTED UNANIMOUSLY

2. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the 211 N Leadville Design Review application File No. P22-066

Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the 211 N Leadville Design Review application File No. P22-066. *(00:03:00 in video)*

MOVER: Susan Passovoy

SECONDER: Brenda Moczygemba

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

RESULT: ADOPED UNANIMOUSLY

3. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the 211 N Leadville Conditional Use Permit application File No. P22-066A

Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the 211 N Leadville Conditional Use Permit application File No. P22-066A. (00:03:00 in video)

MOVER: Susan Passovoy

SECONDER: Brenda Moczygemba

AYES: Spencer Cordovano, Susan Passovoy, Neil Morrow, Brenda Moczygemba

RESULT: ADOPED UNANIMOUSLY

4. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the 200 N Leadville Design Review application File No. P22-035

Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the 200 N Leadville Design Review application File No. P22-035. (00:04:10 in video)

MOVER: Brenda Moczygemba

SECONDER: Susan Passovoy

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

RESULT: ADOPED UNANIMOUSLY

5. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the 200 N Leadville Condominium Preliminary Plat application File No. P22-035A

Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the 200 N Leadville Condominium Preliminary Plat application File No. P22-035A. (00:04:10 in video)

MOVER: Brenda Moczygemba

SECONDER: Susan Passovoy

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

RESULT: ADOPED UNANIMOUSLY

6. ACTION ITEM: Recommendation to approve Planning and Zoning Commission determination and recommendation on PEG Permits, Conditions Acceptance Agreement

Motion to approve Planning and Zoning Commission determination and recommendation on PEG Permits, Conditions Acceptance Agreement. (00:05:29 in video)

MOVER: Brenda Moczygemba

SECONDER: Tim Carter

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

RESULT: ADOPED UNANIMOUSLY

7. ACTION ITEM: Recommendation to approve Planning and Zoning Commission determination and recommendation on amendment to PEG PUD/CUP P19-063.

Motion to approve Planning and Zoning Commission determination and recommendation on amendment to PEG PUD/CUP P19-063. (00:05:29 in video)

MOVER: Brenda Moczygamba

SECONDER: Tim Carter

AYES: Spencer Cordovano, Tim Carter, Susan Passovoy, Neil Morrow, Brenda Moczygamba

RESULT: ADOPED UNANIMOUSLY

8. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the 402 Evergreen Lane Addition Planned Unit Development Conditional Use Permit Application File No. P22-033

Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the 402 Evergreen Lane Addition Planned Unit Development Conditional Use Permit Application File No. P22-033. (00:06:15 in video)

MOVER: Susan Passovoy

SECONDER: Tim Carter

AYES: Spencer Cordovano, Tim Carter, Susan Passovoy, Neil Morrow, Brenda Moczygamba

RESULT: ADOPED UNANIMOUSLY

PUBLIC HEARING: (00:06:40 in video)

9. ACTION ITEM: Recommendation to review and approve the Design Review (P22-031), Townhouse Preliminary Plat (P22-031A), and Phased Development Agreement #22844 and adopt the Findings of Fact, Conclusions of Law, and Decision for the 7th Street Townhomes project, Lot 3, Block 68, Ketchum Townsite

- Staff Presentation: Paige Nied—Associate Planner (00:08:30 in video)
- Commission Questions/Comments for Staff (00:14:02 in video)
- Applicant Presentation by: Chad Blincoe, Blincoe Architecture (00:20:33 in video)
- Commission Questions/Comments for Applicant (00:29:55 in video)

Public Comment: (00:33:30 in video)

- Gretchen Flint (00:33:50 in video)
- Monica Montgomery (00:35:16 in video)
- Thia Konig (00:38:25 in video)

Public Comment Closed: (00:43:01 in video)

- Staff response to questions from public comment (00:43:10 in video)
- Commission deliberations and discussion (00:47:30 in video)

Motion to approve the Design Review (P22-031), Townhouse Preliminary Plat (P22-031A), and Phased Development Agreement #22844 and adopt the Findings of Fact, Conclusions of Law, and Decision for the 7th Street Townhomes project, Lot 3, Block 68, Ketchum Townsite. (00:55:35 in video)

MOVER: Susan Passovoy

SECONDER: Tim Carter

AYES: Spencer Cordovano, Tim Carter, Susan Passovoy, Neil Morrow, Brenda Moczygamba

RESULT: ADOPED UNANIMOUSLY

******Break for 5 minutes******

NEW BUSINESS: (01:00:00 in video)

10. Discussion of Refined Scope of Work for Permanent Adoption of Interim Ordinance 1234.

- Staff Presentation: Abby Rivin—Senior Planner (01:00:07 in video)
- Commission Questions/Comments for Staff & Staff Responses/Recap (01:17:20 in video)

Public Comment: (01:59:25 in video)

- Thia Konig (01:59:30 in video)

Public Comment Closed: (02:02:35 in video)

******Break for 5 minutes******

11. Discussion of Mountain Overlay Design Review Criteria and application of Commission Interpretations related to Mountain Overlay projects

- Staff Presentation: Morgan Landers—Director of Planning & Building (02:05:15 in video)
- Commission Questions/Comments for Staff & Staff Responses (01:17:20 in video)

Public Comment: (02:55:55 in video)

- Alex Nelson, Alpine Enterprises, Civil Engineer (02:36:05 in video)
- Thia Konig (02:59:00 in video)

Public Comment Closed: (03:00:20 in video)

- Commission Feedback & Staff Responses/Recap (03:00:22 in video)

ADJOURNMENT:

Motion to adjourn at 7:46pm (03:13:22 in video)

MOVER: Neil Morrow

SECONDER: Spencer Cordovano

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

RESULT: ADOPTED UNANIMOUS



Neil Morrow – P & Z Commissioner



Morgan Landers – Director of Planning & Building