



**CITY OF KETCHUM
MEETING MINUTES OF THE
PLANNING AND ZONING COMMISSION
Tuesday, May 23, 2023**

CALL TO ORDER: *(00:00:35 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 – absent

ALSO PRESENT:

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

COMMUNICATIONS FROM COMMISSIONERS: *(00:00:58 in video)*

CONSENT AGENDA: *(00:1:05 in video)*

1. ACTION ITEM: Approval of the May 9, 2023 minutes

Motion to approve May 9, 2023 Minutes *(00:01:20 in video)*

MOVER: Susan Passovoy

SECONDER: Brenda Moczygemba

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

RESULT: ADOPTED UNANIMOUSLY

PUBLIC HEARING: *(00:01:40 in video)*

2. ACTION ITEM: Recommendation to review and approve the Bigwood 3 Garages Design Review application and adopt the Findings of Fact, Conclusions of Law, and Decision.

- Staff Presentation: Paige Nied —Associate Planner (00:01:50 in video)
- Commission Questions/Comments for Staff (00:8:00 in video) 4:39
- Applicant Jur Strobos, Bigwood 3 HOA President introducing applicant team and commented on project (00:12:00 in video)
- Applicant Team, Bruce Smith, Alpine Enterprises – explained the story poles and their placement (00:14:55 in video)
- Applicant Presentation by: Chad Blincoe, Architect, Blincoe Architecture (00:15:50 in video)
- Commission Questions/Comments for Applicant (00:23:22 in video)
- Applicant Team, Bruce Smith, Alpine Enterprises – discussed snow retention with commission (00:25:28 in video)

Public Comment: (00:26:22 in video)

- Geoff Isles (00:26:40 in video)
- Jur Strobos (00:30:29 in video)

Public Comment Closed: (00:31:28 in video)

- Commission questions for Staff, Staff Response (00:31:30 in video)

Motion to approve the Bigwood 3 Garages Design Review application as conditioned with amendment to condition 5 and adopt the Findings of Fact with adjustment to condition #5, Conclusions of Law, and Decision (00:33:40 in video)

MOVER: Tim Carter

SECONDER: Brenda Moczygemba

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

RESULT: ADOPED UNANIMOUSLY

3. ACTION ITEM: Recommendation to hold a public hearing, review, and recommend approval of the Crossbuck McKnee Townhomes Phased Development Agreement #22854. (00:34:40 in video)

- Staff Presentation: Morgan Landers – Director, Planning & Building (00:34:59 in video)

Public Comment: (00:35:55 in video)

Public Comment Closed: (00:36:02 in video)

Motion to recommend City Council approve the Crossbuck McKnee Townhomes Phased Development Agreement #22854. (00:36:10 in video)

MOVER: Tim Carter

SECONDER: Brenda Moczygemba

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

RESULT: ADOPED UNANIMOUSLY

NEW BUSINESS: (00:36:30 in video)

4. Discussion of PreApplication and Final Design Review purpose and required application materials. (00:36:30 in video)

Staff Presentation: Morgan Landers – Director, Planning & Building, Commission Questions/ Comments for Staff & Staff Responses, Commission Direction for staff (00:36:35 in video)

General announcement from Staff of upcoming meeting, comp code rewrite RFP, department highlights. (01:23:50 in video)

ADJOURNMENT:

Motion to adjourn at 6:00pm (01:29:05 in video)

MOVER: Neil Morrow

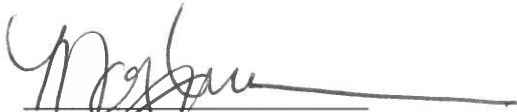
SECONDER: Susan Passovoy

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

RESULT: ADOPED UNANIMOUSLY



Neil Morrow – P & Z Commissioner



Morgan Landers – Director of Planning & Building