



CITY OF KETCHUM  
MEETING MINUTES OF THE  
PLANNING AND ZONING COMMISSION  
Tuesday, August 8, 2023

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\*\*\*Audio issues until 4:02 in video\*\*\*

**CALL TO ORDER:** (00:00:19 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  
Paige Nied —Associate Planner  
Adam Crutcher—Associate Planner  
Heather Nicolai—Planning Technician & Office Administrator

**COMMUNICATIONS FROM COMMISSIONERS:** (00:00:45 in video)

None

**CONSENT AGENDA:** (00:00:50 in video)

1. ACTION ITEM: Approval of the July 11, 2023 minutes
2. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the 219 Hillside Drive Mountain Overlay Design Review application File No P22-046
3. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the 219 Hillside Drive Conditional Use Permit application File No P22-046A
4. ACTION ITEM: Recommendation to review and approve the Findings of Fact,

Conclusions of Law, and Decision for the 406 Sage Road Mountain Overlay Design Review application File No P23-009

5. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the 406 Sage Road Conditional Use Permit application File No P23-009A
6. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the 400 East Ave Conditional Use Permit application File No P22-069

**Motion to approve Consent Agenda.** *(00:01:41 in video)*

**MOVER:** Brenda Moczygemba

**SECONDER:** Spencer Cordovano

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

**NAYS:**

**RESULT: ADOPTED UNANIMOUSLY**

**PUBLIC HEARING:** *(00:01:54 in video)*

7. ACTION ITEM: Recommendation to review and provide feedback on Ordinance 1249 (First review)
  - Staff Presentation: Abby Rivin — Senior Planner & Morgan Landers – Director of Planning & Building *(00:02:00 in video)*
  - Audio issues resolved *(00:04:02 in video)*
  - Commission Questions/Comments for Staff *(00:29:20 in video)*

**Public Comment:** *(00:51:05 in video)*

- Jennifer Montgomery *(00:51:10 in video)*
- Mike Carr *(00:56:53 in video)*
- Jack Bariteau *(01:03:25 in video)*
- Thia Konig *(01:13:23 in video)*
- Bob Crosby *(01:22:50 in video)*
- Commissioner comments *(01:34:45 in video)*
- Brian Barsotti *(01:37:37 in video)*
- Commissioner comments *(01:44:00 in video)*
- John Sofro? *(01:48:02 in video)*
- Thia Konig *(01:52:18 in video)*
- Commissioner comments *(01:54:20 in video)*

**Public Comment Closed:** *(01:56:13 in video)*

- Staff Response to public comment and commission questions. Commission comments & direction to Staff (01:0:56:20 in video)

**NEW BUSINESS:** (02:54:45 in video)

General Announcements from Staff of upcoming meetings and department highlights.  
(02:54:45 in video)

**ADJOURNMENT:**

**Motion to adjourn at 7:27 pm** (02:56:10 in video)

**MOVER:** Neil Morrow

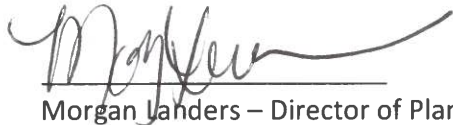
**SECONDER:** Spencer Cordovano

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

**RESULT: ADOPTED UNANIMOUSLY**



Neil Morrow – P & Z Commissioner



Morgan Landers – Director of Planning & Building