



**CITY OF KETCHUM**  
**MEETING MINUTES OF THE**  
**PLANNING & ZONING COMMISSION**  
Tuesday, October 24, 2023

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**CALL TO ORDER:** (00:00:23 in video)

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

**ROLL CALL:**

Neil Morrow  
Susan Passovoy \*absent  
Brenda Moczygemba  
Tim Carter \*absent  
Spencer Cordovano

**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:** (00:00:40 in video)

None

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

1. ACTION ITEM: Approval of the October 10, 2023 minutes
2. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law and Decision for the Walnut Avenue Residence Mountain Overlay Design Review application File No. P23-052.
3. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law and Decision for the Walnut Avenue Lot Consolidation Preliminary Plat application File No. P23-052A.

**Motion to approve the entire consent agenda.** Made by Brenda Moczygemba; seconded by Spencer Cordovano (00:01:10 in video)

**MOVER:** Brenda Moczygemba

**SECONDER:** Spencer Cordovano

**AYES:** Brenda Moczygemba, Spencer Cordovano & Neil Morrow

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

**PUBLIC HEARING:** (00:01:20 in video)

4. ACTION ITEM: Recommendation to approve applicant's request to move to continue the public hearing for the Warm Springs Ranch Residences Lot 33 to a date certain of November 14, 2023. (00:01:26 in video)

- Applicant requested to move to continue the public hearing for this project to a date uncertain.

**Motion to approve applicant's request to move to continue the public hearing for the Warm Springs Ranch Residences Lot 33 to a date uncertain.** Motion made by Spencer Cordovano; seconded by Brenda Moczygemba. (00:01:44 in video)

**MOVER:** Spencer Cordovano

**SECONDER:** Brenda Moczygemba

**AYES:** Brenda Moczygemba, Spencer Cordovano & Neil Morrow

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

**NEW BUSINESS:** (00:01:48 in video)

5. Discussion and feedback on Plan & Code Update Phase 1 draft documents, including the Comprehensive Plan Audit, Phase 2: Scope of Work, and Public Engagement Plan. (00:01:48 in video)

- Staff Presentation-Abby Rivin-Senior Planner & Morgan Landers-Director, Planning & Building (00:02:00 in video)
- Commission questions & comments and dialog with Staff & Consultants -Darcie White (Clarion) & Daren Fluke (Jacobs) (00:15:55 in video)

6. General announcements and highlights from staff (00:57:12 in video)

**ADJOURNMENT:**

**Motion to adjourn at 5:29pm** (00:58:53 in video)

**MOVER:** Neil Morrow

**SECONDER:** Spencer Cordovano

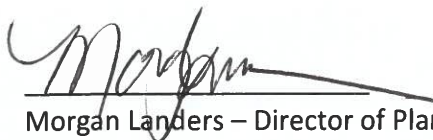
**AYES:** Brenda Moczygemba, Spencer Cordovano & Neil Morrow

**NAYS:**

**RESULT: ADOPTED UNANIMOUSLY**



Neil Morrow – P & Z Commissioner



Morgan Landers – Director of Planning & Building