



**CITY OF KETCHUM  
MEETING MINUTES OF THE  
PLANNING & ZONING COMMISSION**  
Tuesday, November 28, 2023

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**CALL TO ORDER:** (00:00:10 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 \*via Zoom  
Brenda Moczygemba  
Tim Carter \*arrived at 4:32 p.m.  
Spencer Cordovano

**ALSO PRESENT:**

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

**COMMUNICATIONS FROM COMMISSIONERS:** (00:00:30 in video)

None

**CONSENT AGENDA:** (00:00:38 in video)

1. ACTION ITEM: Approval of the November 14, 2023 minutes (00:00:38 in video)

**Motion to approve the November 14, 2023 minutes.** Motion made by Brenda Moczygemba; seconded by Susan Passovoy (00:00:50 in video)

**MOVER:** Brenda Moczygemba

**SECONDER:** Susan Passovoy

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

**PUBLIC HEARING:** (00:01:10 in video)

2. ACTION ITEM: Recommendation to review and approve the extension and amendment to the Martin Work/Live Conditional Use Permit application, as conditioned, and adopt

- Staff Presentation – Paige Nied, Associate Planner (00:01:28 in video)
- Commission comments and questions for Staff (00:07:37 in video)

**Public Comment Opened:** (00:09:15 in video)

- No public comment

**Public Comment Closed:** (00:09:27 in video)

- Commission deliberations (00:09:30 in video)

**Motion to approve the extension and amendment to the Martin Work/Live Conditional Use Permit application, as conditioned, and adopt the Findings of Fact, Conclusions of Law and Decision.** Motion made by Tim Carter; seconded by Susan Passovoy (00:09:47 in video)

**MOVER:** Tim Carter

**SECONDER:** Susan Passovoy

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

3. ACTION ITEM: Recommendation to review and approve the 490 Wood River Drive Residence Floodplain Development Permit application, as conditioned, and direct staff to return with the findings of fact. (00:10:05 in video)
- Staff Presentation – Morgan Landers, Director of Planning & Building (00:10:20 in video)
  - Applicant Presentation – Zac Rockett – Ro Rockett (00:30:20 in video)
  - Applicant Presentation – Chuck Brockway – Brockway Engineering (00:35:50 in video)
  - Applicant Presentation – Zac Rockett – Ro Rockett (00:44:57 in video)
  - Commission comments and questions for Applicant & Staff (00:47:10 in video)

**Public Comment Opened:** (01:19:35 in video)

- Andy Ross (01:20:20 in video)
- Ceredig Roberts (01:26:10 in video)
- Amy Weyler (01:27:35 in video)
- Marshall Rawlings (01:28:03 in video)
- Ryan Gallagher (01:29:15 in video)
- Dave Newcomb (01:30:52 in video)

**Public Comment Closed:** (01:31:45 in video)

- Applicant & staff response to public comment (01:31:55 in video)
- Commission comments & questions for applicant and staff (01:52:50 in video)
- Commission deliberations (01:56:50 in video)

**Motion to deny the 490 Wood River Drive Residence Floodplain Development Permit application, as conditioned, and direct staff to return with the findings of fact.** Motion made by Spencer Cordovano. Motion died due to no second (02:13:08 in video)

**Motion to approve the 490 Wood River Drive Residence Floodplain Development Permit application, as conditioned, and direct staff to return with the findings of fact.** Motion made by Susan Passovoy; seconded by Brenda Moczygemba (02:13:40 in video)

**MOVER:** Susan Passovoy

**SECONDER:** Brenda Moczygemba

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

**NAYS:** Spencer Cordovano

**RESULT: 4-YAYS, 1-NAYS – MOTION ADOPTED**

\*\*\*Brief break at 6:44 pm, meeting resumed at 6:49 pm.\*\*\*

**NEW BUSINESS:** (02:15:27 in video)

4. ACTION ITEM: Review and approve written decision on Administrative Appeal P22-056A for the processing of a final design review application for the Sawtooth Serenade development located at 260 N 1st Ave. (02:15:27 in video)
  - Staff Comments, Morgan Landers, Director of Planning & Building (02:15:30 in video)
  - Matt Johnson, City Attorney (02:16:00 in video)
  - Commission comments and questions (02:18:25 in video)

**Motion to approve the written decision with the additional edits on Administrative Appeal P22-056A for the processing of a final design review application for the Sawtooth Serenade development located at 260 N 1st Ave and direct the chair to sign the decision and forward it to City Council.** Motion made by Susan Passovoy; seconded by Tim Carter (02:27:06 in video)

**MOVER:** Susan Passovoy

**SECONDER:** Tim Carter

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

5. General announcements and highlights from staff (02:27:40 in video)

**ADJOURNMENT:**

**Motion to adjourn at 7:02 pm (02:29:05 in video)**

**MOVER:** Neil Morrow

**SECONDER:** Tim Carter

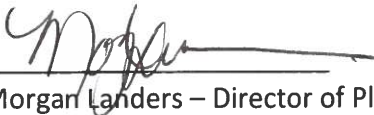
**AYES:** Brenda Moczygemba, Spencer Cordovano, Susan Passovoy, Tim Carter & Neil Morrow

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**



Neil Morrow – P & Z Commissioner



Morgan Landers – Director of Planning & Building