



CITY OF KETCHUM
MEETING MINUTES OF THE
PLANNING & ZONING COMMISSION
Tuesday, December 12, 2023

CALL TO ORDER: (00:01:30 in video) 4:32

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
Brenda Moczygemba
Tim Carter
Spencer Cordovano

ALSO PRESENT:

Morgan Landers—Director of Planning and Building
Matt Johnson – City Attorney
Abby Rivin – Senior Planner
Adam Crutcher – Associate Planner
Paige Nied – Associate Planner
Heather Nicolai—Planning Technician & Office Administrator

COMMUNICATIONS FROM COMMISSIONERS: (00:02:16 in video)

None

CONSENT AGENDA: (00:02:25 in video)

1. ACTION ITEM: Approval of the November 28, 2023 minutes
2. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law and Decision for the 490 Wood River Dr Residence Floodplain Development Permit Application File No. P23-029

Motion to approve entire consent agenda. Motion made by Tim Carter seconded by Brenda Moczygemba (00:02:38 in video)

MOVER: Tim Carter

SECONDER: Brenda Moczygemba

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

Morrow

NAYS:

RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING: (00:02:51 in video)

3. ACTION ITEM: Recommendation to hold a public hearing to review and take action on the 200 North Main Design Review and Conditional Use Permit applications.

- Staff Presentation – Abby Rivin, Senior Planner (00:03:07 in video)
- Applicant Presentation – Michael Doty, Michael Doty Associates, Architect & – Ashley Boand, ASH Boand, Landscape Architect (00:20:50 in video)
- Commission comments and questions for applicant/staff and applicant/staff responses. (01:06:45 in video)

Public Comment Opened: (01:25:28 in video)

- Gerri Pesch (01:25:41 in video)
- Lucas Winter (01:27:07 in video)
- Derek Ryan (01:29:10 in video)
- Melinda Murtaugh (01:29:45 in video)
- Liz Talley (01:32:27 in video)
- Nani Stoick (01:34:47 in video)
- Donna Shahbaz (01:36:04 in video)
- Gretchen Gorham (01:37:25 in video)
- Dillon Witmer (01:38:10 in video)
- Lolly Greeninger (01:39:13 in video)
- Perry Boyle (01:41:58 in video)
- Rich Puddicombe (01:43:22 in video)
- Chris Helgeson (01:44:47 in video)
- Patti Romano *via zoom (01:45:50 in video)
- Gerri Pesch (01:47:10 in video)

Public Comment Closed: (01:48:23 in video)

- Applicant & staff response to public comment (01:48:35 in video)
- Applicant rebuttal (01:58:02 in video)
- Public Comment reopened - Viginia Johnson – and then closed (02:04:50 in video)
- Commission question for applicant and applicant response (02:05:15 in video)
- Commission deliberations (02:06:40 in video)

Motion to continue the public hearing of the 200 North Main Design Review and Conditional Use Permit applications to a date not certain. Motion made by Spencer Cordovano; seconded by Tim Carter (02:48:17 in video)

MOVER: Spencer Cordovano

SECONDER: Tim Carter

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Brief break at 7.19 pm, meeting resumed at 730 pm.

NEW BUSINESS: (02:48:50 in video)

4. ACTION ITEM: Recommendation to review and make a determination of Administrative Appeal P23-014A for the floodplain development permit issued at 121 Badger Ln.
(02:49:00 in video)

- Staff Comments, Morgan Landers, Director of Planning & Building (02:15:16 in video)
- Matt Johnson, City Attorney (02:49:54 in video)
- Appellant – Nicholas Osbourne (02:52:32 in video)
- Attorney for Appellant – Gary Slette, Robertson & Slette Law Office (02:59:07 in video)
- Commission questions for attorney for appellant (03:18:43 in video)
- Attorney for Applicant- Danielle Strollo (03:27:40 in video)
- Commission questions for attorney for appellant, City attorney and City staff (03:35:13 in video)
- Rebuttal Attorney for Appellant – Gary Slette, Robertson & Slette Law Office (03:49:57 in video)
- Commission Deliberations (03:55:10 in video)

Motion to remand this application to the planning department having found that there is insufficient review of criteria 5 & 6 under chapter 17.88.050 of the zoning ordinance and ask them to do some further analysis with respect to the proposed driveway and the mitigation of its impact on properties downstream and upstream. Motion made by Susan Passovoy; seconded by Tim Carter (04:13:03 in video)

MOVER: Susan Passovoy

SECONDER: Tim Carter

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

5. Spencer thanked everyone (04:15:47 in video)

ADJOURNMENT:

Motion to adjourn at 8:58 pm (04:17:01 in video)

MOVER: Neil Morrow

SECONDER: Brenda Moczygemba

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

NAYS: Spencer Cordovano

RESULT: 4-AYES, 1-NAY - MOTION ADOPTED



Neil Morrow – P & Z Commissioner



Morgan Landers – Director of Planning & Building