



CITY OF KETCHUM
MEETING MINUTES OF THE
PLANNING AND ZONING COMMISSION
Tuesday December 20, 2022

CALL TO ORDER: (00:00:30 in video)

Neil Morrow called to order at 4:31 p.m.

Roll Call:

Neil Morrow
Susan Passovoy
Brenda Moczygemba
Tim Carter (arrived at 01:07:30 in video)
Spencer Cordovano

Also Present:

Matthew Johnson – Legal Counsel or City of Ketchum (via zoom)
Morgan Landers – Director, Planning & Building
Abby Rivin – Senior Planner
Adam Crutcher – Associate Planner
Heather Nicolai – Planning Technician

COMMUNICATIONS FROM THE COMMISSIONERS: (00:01:00 in video)

- Neil Morrow & Spencer Cordovano advised they looked at the story polls for the 200 N Leadville project (00:01:08 in video)
- Susan Passovoy asked how those who are unable to access the video recording of the meeting can they access the information from the commission meetings and staff responded. (00:01:23 in video)

CONSENT AGENDA: (00:02:13 in video)

1. **ACTION ITEM:** Approval of the December 13, 2022 Minutes (00:02:20 in video)
Motion: Motion made by Susan to approve the December 13, 2022 Minutes; Seconded by Brenda Moczygemba. (00:0)
Ayes: Neil Morrow, Susan Passovoy, Brenda Moczygemba, Spencer Cordovano
Nays: None

PUBLIC HEARING: (00:02:30 in video)

2. **ACTION ITEM:** Recommendation to hold a public hearing, review, and provide feedback on the Design Review and Condominium Preliminary Plat applications for the proposed mixed-use development at 200 N Leadville Ave. (P22-035 and P22-035A)
 - Staff Report: Morgan Landers – Director, Planning & Building (00:02:49 in video)
 - Matthew Johnson – Legal Counsel or City of Ketchum gave explanation and answered questions regarding the demand to halt design review for the 208 Condos project and terminate FAR Exceedance Agreement 22811 that the City of Ketchum received. (00:05:00 in video)
 - Commissioners' questions for Matthew Johnson (00:06:16 in video)
 - Applicant presentation: Nicole Ramey, Medici Architects – (00:10:18 in video)
 - Commission questions for applicant: (00:15:15 in video)

- Public Comment (00:24:30 in video)
 - Samuel Linnet, Alturas Law Group (00:24:34 in video)
 - Dave Hutchinson (00:28:01 in video)
 - Duffy Witmer (00:35:12 in video)
 - John Melin (00:34:28 in video)
 - Dillion Witmer (00:39:01 in video)
 - Pam Colesworthy (00:43:43 in video)
 - Dave Hutchinson (00:46:55 in video)
- Public Comment Closed (00:47:42 in video)
- Staff comments: Matt Johnson and Morgan Landers additional comments and response to questions from Commissioners (00:47:45 in video)
- Applicant Response: Mike Carr, property owner (00:53:36 in video)
- Commission questions, feedback and recommendations (01:02:00 in video)
- Commissioner Tim Carter arrived (01:07:30 in video)
- Continued... Commission questions, feedback and recommendations (01:07:30 in video)

Commission recommended to continue discussion of Design Review and Condominium Preliminary Plat applications for the proposed mixed-use development at 200 N Leadville Ave. on Tuesday, 1/10/23. (01:52:00 in video)

Motion: Motion made by Spencer Cordovano, requesting to continue this hearing until January 10, 2023. Second by Susan Passovoy (01:52:33)

Ayes: Neil Morrow, Tim Carter, Spencer Cordovano, Susan Passovoy

Nays: Brenda Moczygemba

NEW BUSINESS: (01:53:00 in video)

- Staff explained prioritization and scheduling of applications. (01:53:05 in video)
- Staff advised on January and February Planning and Zoning meetings. (01:54:51 in video)
 - Applications in pipeline
 - Explained there will be update on housing action initiatives.
 - There is an open house for the public on February 13, 2023 for the Warm Springs Preserve.
 - The final joint meeting with Planning and Zoning Commission and City Council on the Warm Springs Preserve on February 14, 2023.

ADJOURNMENT:

Motion to adjourn at 6:27pm (01:56:57 in video)

Motion made by Neil Morrow to adjourn the meeting; Seconded by Spencer Cordovano.

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

Nays: None



Commissioner Neil Morrow



Morgan Landers – Director of Planning & Building