



**CITY OF KETCHUM
MEETING MINUTES OF THE
PLANNING & ZONING COMMISSION**
Tuesday, April 23, 2024

CALL TO ORDER: *(00:00:11 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
Brenda Moczygemba
Tim Carter
Matthew McGraw

ALSO PRESENT:

Morgan Landers – Director of Planning & Building
Adam Crutcher – Associate Planner
Genoa Beiser – Zoning Technician
Paige Nied – Associate Planner
Heather Nicolai - Office Administrator

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

None

CONSENT AGENDA: *(00:00:32 in video)*

1. ACTION ITEM: Approval of the April 9, 2024 minutes
2. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for Warm Springs Ranch Residences Lot 33 Design Review Application File No. P23-018

Motion to approve the entire Consent agenda. Motion made by Brenda Moczygemba seconded by Matthew McGraw *(00:00:50 in video)*

MOVER: Brenda Moczygemba

SECONDER: Matthew McGraw

AYES: Brenda Moczygemba, Susan Passovoy, Matthew McGraw, & Neil Morrow

NAYS:

AVBSTAIN: Tim Carter

RESULT: 4-YAYS, 1-ABSTAIN – MOTION ADOPTED

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

3. ACTION ITEM: Recommendation to review and approve the Warm Springs Preserve Building Design Review Application
- Staff Report-Adam Crutcher, Associate Planner (00:01:15 in video)
 - Commission questions staff. Staff responses (00:05:54 in video)
 - Applicant Presentation-None (00:08:00 in video)

PUBLIC COMMENT OPENED: (00:08:05 in video)

- Brian Barsotti (00:08:30 in video)

PUBLIC COMMENT CLOSED: (00:09:46 in video)

- Staff response to public comment (00:09:54 in video)
- Commission deliberations (00:10:50 in video)

Motion to approve the Warm Springs Preserve Building Design Review Application subject to conditions 1 & 2 and direct staff to return with findings of fact. Motion made by Susan Passovoy seconded by Tim Carter (00:12:36 in video)

MOVER: Susan Passovoy

SECONDER: Tim Carter

AYES: Brenda Moczygamba, Neil Morrow, Susan Passovoy, Tim Carter & Matthew McGraw

NAYS:

RESULT: UNANIMOUSLY ADOPTED

PUBLIC MEETING: (00:13:00 in video)

4. ACTION ITEM: Recommendation to review and provide feedback on the Pre-Application Design Review for the Warm Springs Townhomes located at 108 Ritchie Dr
- Staff Report-Morgan Landers, Director of Planning & Building (00:13:11 in video)
 - Commission questions staff. Staff responses. (00:25:40 in video)
 - Applicant Presentation-Will Hentschel-359 Design, Architect (00:31:25 in video)
 - Commission comments, questions & direction for applicant. Applicant responses (00:49:00 in video)

PUBLIC COMMENT OPENED: (00:58:30 in video)

- Staff response to public comment received prior to commission meeting (00:58:39 in video)
- Brad Matthews (00:59:20 in video)
- Jeff Oak (01:02:57 in video)

PUBLIC COMMENT CLOSED: (01:06:03 in video)

- Staff response to public comment, commission comments for staff (01:06:30 in video)
- Applicant response to public comment & commission questions (01:07:57 in video)
- Commission direction for applicant (01:15:40 in video)

NEW BUSINESS: (01:29:54 in video)

5. Staff Highlights & Updates for Commission (01:29:54 in video)

ADJOURNMENT:

Motion to adjourn at 6:01 p.m. (01:31:07 in video)

MOVER: Neil Morrow

SECONDER: Tim Carter

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED



Neil Morrow – P & Z Commissioner



Morgan Landers – Director of Planning & Building