



CITY OF KETCHUM
MEETING MINUTES OF THE
PLANNING & ZONING COMMISSION
Tuesday, February 11, 2025

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
Brenda Moczygemba
Tim Carter
Matthew McGraw

ALSO PRESENT:

Morgan Landers – Director of Planning & Building
Abby Rivin – Senior Planner
Paige Nied – Associate Planner
Dave Thielsen – Applicant Representative for Sawtooth Serenade
Zac Rockett – Applicant Representative for Knob Hill Residence

COMMUNICATIONS FROM COMMISSIONERS: *(00:00:35 in video)*

- None

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

1. Approval of the February 3, 2025 minutes from the Planning and Zoning Commission
2. Recommendation to approve the Warm Springs Preserve Floodplain Development Permit (P24-002) Findings of Fact, Conclusions of Law, and Decision

Motion to approve the consent agenda.

MOVER: Brenda Moczygemba

SECONDER: Matthew McGraw

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

NEW BUSINESS: *(00:00:50 in video)*

3. Election of Chair

Motion to elect Neil Morrow as Chair of Planning & Zoning Commission

MOVER: Susan Passovoy

SECONDER: Tim Carter

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Motion to elect Brenda Moczygemba as Vice-Chair of Planning & Zoning Commission

MOVER: Tim Carter

SECONDER: Susan Passovoy

AYES: Susan Passovoy, Matthew McGraw, Tim Carter, Neil Morrow

NAYS:

RESULT: UNANIMOUSLY ADOPTED

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

4. Recommendation to review and provide feedback on the Sawtooth Serenade Design Review Application (P24-0247)

- Staff Presentation on Sawtooth Serenade Design Review Application, previous review stages, previous review comments from P&Z Commission, items that are still outstanding; Morgan Landers (00:02:25 in video)
- Commission questions and Staff responses regarding gross floor area; Susan Passovoy, Morgan Landers (00:13:30 in video)
- Staff Presentation on design review elements, bulk and flatness of building, materials palette, activation of the ground floor; Morgan Landers (00:14:25 in video)
- Applicant presentation on revisions made to Sawtooth Serenade project in response to previous P&Z review such as material palette, metal to wood siding, lowered bench for seating; David Thielsen (00:24:00 in video)

PUBLIC COMMENT: (00:51:50 in video)

5. Public comments

- Public comment from Michael O'Neill expressing support for project. (00:52:25 in video)

NEW BUSINESS (CONT.): (00:53:10 in video)

6. Continuation of previous Action

- Commission deliberation and discussion of Sawtooth Serenade revisions, responses to applicant examples; Brenda Moczygemba, Susan Passovoy, Matthew McGraw, Tim Carter, Neil Morrow (00:53:20 in video)
- Applicant discussion with Commission; David Thielsen, Brenda Moczygemba (01:10:40 in video)
- Commission deliberation and discussion of Sawtooth Serenade revisions, responses to applicant examples; Brenda Moczygemba, Susan Passovoy (01:11:10 in video)
- Staff presentation on FAR, housing incentive, density, in response to Commission questions on same; Morgan Landers (01:15:40 in video)

- Commission deliberation and discussion of Sawtooth Serenade revisions, responses to applicant examples; Susan Passovoy, Matthew McGraw, Tim Carter, Neil Morrow *(01:17:20 in video)*
- Staff presentation and Commission questions on Applicant's requested continuation to a Date Certain of February 25; Morgan Landers, Neil Morrow, Matthew McGraw, *(01:23:10 in video)*

Motion to Continue at a Date Certain at 5:56 p.m. *(01:14:00 in video)*

MOVER: Susan Passovoy

SECONDER: Tim Carter

AYES: Susan Passovoy, Tim Carter, Brenda Moczygemba,

NAYS: Matthew McGraw, Neil Morrow

RESULT: Continued to February 25 Planning & Zoning Meeting

7. Recommendation to review and provide feedback on the Knob Hill Residence Pre-Application Mountain Overlay Design Review. *(01:25:30 in video)*
 - Staff Presentation on Knob Hill Residence Pre-Application Design Review Application, site elevation, lot consolidation process, overview of design review criteria, setback / dimension requirements, staff recommendations for modifications to landscape plan; Abby Rivin *(01:26:50 in video)*
 - Commission questions and staff responses regarding presentation; Brenda Moczygemba, Abby Rivin, Neil Morrow, Matthew McGraw, Morgan Landers, *(01:43:20 in video)*
 - Applicant representative presentation on Knob Hill Residence; Zac Rockett *(01:53:00 in video)*

PUBLIC COMMENT: *(02:16:40 in video)*

8. Public comments
 - Public comment from Susan Scoville expressing concerns regarding wildlife disruption. *(02:17:15 in video)*
 - Public comment from Jolyon Sawrey on behalf of neighboring houses for Stevensons and McDermotts expressing concern regarding building location, supporting Staff recommendation to decrease building height and profile.

NEW BUSINESS (CONT.): *(02:24:25 in video)*

9. Continuation of previous Action
 - Commission discussion of Applicant presentation; Brenda Moczygemba, Tim Carter, Susan Passovoy, Matthew McGraw, Neil Morrow *(02:24:50 in video)*
 - Applicant response to Commission discussion; Zac Rockett *(02:39:50 in video)*

ADJOURNMENT:

Motion to adjourn at 7:14 p.m. (02:42:30 in video)

MOVER: Neil Morrow

SECONDER: Susan Passovoy

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

