



**Planning and Zoning Commission Regular Meeting Minutes**  
**Tuesday, December 14, 2021, at 4:30 PM**  
**Ketchum City Hall**  
**191 5<sup>th</sup> Street West, Ketchum, ID 83340**

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**CALL TO ORDER**

The meeting was called to order at 4:30 p.m. by Chairman, Neil Morrow.

**PRESENT**

Chairman, Neil Morrow  
Vice-Chairman, Mattie Mead  
Commissioner, Brenda Moczygemba  
Commissioner, Tim Carter  
Commissioner, Spencer Cordovano

**OTHER STAFF**

Director, Planning and Building - Suzanne Frick  
Senior Planner - Morgan Landers  
Senior Planner - Abby Rivin  
Planner - Adam Crutcher

**COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE**

Chairman, Neil Morrow expressed welcoming to Commissioner, Spencer Cordovano.

**CONSENT CALENDAR — ACTION ITEMS**

1. ACTION - Minutes of November 30, 2021.

Commissioner, Tim Carter asked the Minutes record on November 30, 2021, Commissioners discussed Community Housing after the meeting ended.

**Motion to approve the minutes, as corrected. Motion made by Commissioner, Brenda Moczygemba, Seconded by Commissioner, Tim Carter. Voting Yea: Morrow, Mead, Moczygemba, Carter, Cordovano.**

2. ACTION: Recommendation to Approve Findings of Fact for Design Review for 3020 Warm Springs Road, Waddell-Roush Townhouses.

**Motion to approve findings of facts for design review on the Waddell-Roush Townhouses. Motion made by Commissioner, Brenda Moczygemba, Seconded by Commissioner, Tim Carter. Voting Yea: Morrow, Moczygemba, Carter, Cordovano. Mead recused.**

3. ACTION: Recommendation to Approve Findings of Fact for Design Review for 119 Sage Road.

**Motion to approve findings of fact for Design Review for 119 Sage Road. Motion made by Commissioner, Brenda Moczygemba, Seconded by Commissioner, Mattie Mead. Voting Yea: Morrow, Mead, Moczygemba, Carter, Cordovano.**

**PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS**

4. ACTION: Recommendation to approve Design Review for 380 1<sup>st</sup> Avenue.

Commissioner, Brenda Moczygemba recused herself and presented for the applicant Williams Partners Architects.

Chairman, Neil Morrow invited public comment.

No public comment was given.

Commissioners discussed the project with staff and the applicant.

**Motion to approve design review for 380 1<sup>st</sup> Avenue. Motion made by Commissioner, Tim Carter, Seconded by Commissioner, Mattie Mead. Voting Yea: Morrow, Mead, Carter, Cordovano. Brenda Moczygemba, recused.**

5. ACTION: Recommendation to approve rezoning for 104 Neils Way to change the zoning from Limited Residential One Acre to Limited Residential LR.

Senior Planner, Morgan Landers shared a presentation with the Commission.

Chairman, Neil Morrow invited public comment.

No public comment.

**Applicants**

Applicant, Mark Reisinger	Video 01:18:15
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Commissioners discussed the project.

**Motion to approve rezoning for 104 Neils Way to Limited Residential LR. Motion made by Commissioner, Tim Carter, Seconded by Commissioner, Spencer Cordovano. Voting Yea: Morrow, Mead, Moczygemba, Carter, Cordovano.**

6. ACTION: Recommendation to approve Mountain Overlay Design Review for 215 Gem Street.

Associate Planner, Adam Crutcher shared a presentation with the Commission.

Chairman, Neil Morrow invited public comment.

No public comment.

**Applicants**

Applicant, Steve Cook	Video 01:26:40
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Commissioners discussed the project with staff and the applicant.

**Motion to approve Mountain Overlay Design Review for 215 Gem Street, with conditions. Motion made by Commissioner, Mattie Mead, Seconded by Commissioner, Tim Carter. Voting Yea: Morrow, Mead, Moczygemba, Carter, Cordovano.**

#### **NEW BUSINESS**

7. ACTION: Recommendation to approve Planning and Zoning Commission Zoning Code Interpretation 21-003 for permitted outdoor amenities within setback areas.

The commission and staff discussed how to interpret code permitting outdoor amenities and setback areas.

**Motion to approve Code Interpretation 21-003 for permitted outdoor amenities within setback areas. Motion made by Commissioner, Brenda Moczygemba, Seconded by Commissioner, Tim Carter. Voting Yea: Morrow, Mead, Moczygemba, Carter, Cordovano.**

8. ACTION: Recommendation to approve Planning and Zoning Commission Zoning Code Interpretation 21-004 for permitted structures within setback areas.

The commission and staff discussed how to interpret code for permitted structures within setback areas.

**Motion to approve Code Interpretation 21-004 for permitted structures within setback areas. Motion made by Commissioner, Tim Carter, Seconded by Commissioner, Brenda Moczygemba. Voting Yea: Morrow, Mead, Moczygemba, Carter, Cordovano.**

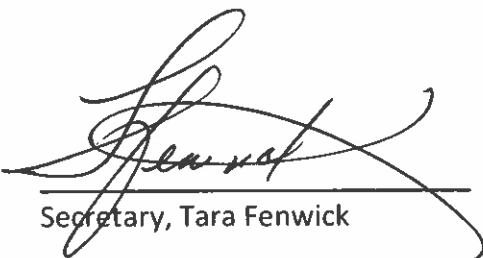
#### **STAFF REPORTS & CITY COUNCIL MEETING UPDATE**

Director, Planning and Building, Suzanne Frick, provided the Commission with an update on recent Historical Preservation Commission and City Council meetings.


Commissioners discussed Community Housing considering their recent review of the Marriott, PEG Hotel application. The Commission asked staff to assist in providing direction on 'potential conditions' the Commission can discuss and apply to development applications.

#### **ADJOURNMENT**

**Motion to adjourn at 6:51 p.m. Motion made by Vice-Chairman, Mattie Mead, Seconded by Commissioner, Tim Carter. Voting Yea: Morrow, Mead, Moczygemba, Carter, Cordovano.**



Secretary, Tara Fenwick



Chairman, Neil Morrow  
Planning and Zoning Commission

