



**CITY OF KETCHUM
MEETING MINUTES OF THE
PLANNING & ZONING COMMISSION
Tuesday, November 26, 2024**

CALL TO ORDER: (00:0:14 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
Tim Carter
Matthew McGraw

ALSO PRESENT:

Morgan Landers – Director of Planning & Building
Abby Rivin – Senior Planner
Paige Neid – Associate Planner
Genoa Beiser – Zoning Technician

COMMUNICATIONS FROM COMMISSIONERS: (00:00:24 in video)

- None

CONSENT AGENDA: (00:00:30 in video)

1. ACTION ITEM: Approval of the November 12, 2024 minutes from the Planning and Zoning Commission

Motion to approve the consent agenda. Motion made Susan Passovoy seconded by Matthew McGraw (00:00:36 in video)

MOVER: Susan Passovoy

SECONDER: Matthew McGraw

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING: (00:00:45 in video)

2. ACTION ITEM: Recommendation to review and approve the Extra Credit Event Space Conditional Use Permit Amendment and adopt the Findings of Fact, Conclusions of Law,

and Decision (Paige Nied - Associate Planner)

- Staff Presentation – Paige Neid, Associate Planner (00:01:08 in video)
- Commission Questions for staff (00:04:04 in video)

PUBLIC COMMENT OPENED (00:06:22 in video)

- None

PUBLIC COMMENT CLOSED (00:06:36 in video)

- Deliberations (00:06:42 in video)

Motion to approve the Extra Credit Event Space Conditional Use Permit Amendment and adopt the Findings of Fact, Conclusions of Law, and Decision. Motion made by Matthew McGraw seconded by Tim Carter (00:07:32 in video)

MOVER: Matthew McGraw

SECONDER: Tim Carter

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

3. **ACTION ITEM:** Recommendation to approve the Amended Sapp Townhomes Phased Development Agreement #22812A for the development at 780 N 4th Ave. (Morgan Landers - Director of Planning & Building)

- Staff Presentation – Morgan Landers, Director of Planning and Building (00:08:01 in video)
- Commission Questions for staff (00:10:07 in video)

PUBLIC COMMENT OPENED (00:12:32 in video)

- None

PUBLIC COMMENT CLOSED (00:12:45 in video)

- Deliberations (00:12:49 in video)

Motion to approve the Amended Sapp Townhomes Phased Development Agreement #22812A for the development at 780 N 4th Ave. Motion made by Tim Carter seconded by Matthew McGraw (00:13:16 in video)

MOVER: Tim Carter

SECONDER: Matthew McGraw

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

NEW BUSINESS: (00:13:29 in video)

4. Morgan Landers – Administrative Coordinator starting on Monday 12/2/24, joint work session with City Council on the Draft Comprehensive Plan on 12/10/24 (00:13:30 in video)
5. Abby Rivin – Draft Comprehensive Plan outreach update (00:14:58 in video)
6. Susan Passovoy – Housing Department updates request (00:17:27 in video)

ADJOURNMENT:

Motion to adjourn at 4:50 p.m. (00:20:27 in video)

MOVER: Neil Morrow

SECONDER: Susan Passovoy

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED



Neil Morrow – P & Z Commissioner



Morgan Landers – Director of Planning & Building