



**CITY OF KETCHUM
MEETING MINUTES OF THE
PLANNING & ZONING COMMISSION
Tuesday, January 14, 2025**

CALL TO ORDER: *(00:00:24 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

COMMUNICATIONS FROM COMMISSIONERS: *(00:00:40 in video)*

- None

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

- None

NEW BUSINESS: *(00:00:45 in video)*

1. ACTION: Recommendation to remand the 121 Badger Lane Floodplain Development permit to the Planning and Building Department for further analysis. *(00:00:50 in video)*
 - Commissioner comments re 121 Badger Lane decision to remand: Brenda Moczygemba *(00:01:00 in video)*

Motion to Remand at 4:34 p.m. *(00:04:15 in video)*

MOVER: Matthew McGraw

SECONDER: Susan Passovoy

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

NAYS: Brenda Moczygemba

RESULT: ADOPTED

2. Update on the Cohesive Ketchum Comprehensive Plan and Code Update project *(00:04:45 in video)*

- Staff Presentation, update on status of draft Comprehensive Plan, Public Comments, upcoming Community Open House; Abby Rivin *(00:04:50 in video)*
- Staff Presentation on usability features, specifically the adjustable slider for the proposed Future Land Use Map; Abby Rivin. *(00:07:25 in video)*
- Commission questions for Staff and Staff responses regarding Public Comment, and extending the public comment period; Susan Passovoy, Morgan Landers, Matthew McGraw. *(00:10:10 in video)*
- Commission questions for Staff and Staff responses regarding housing density; Brenda Moczygemba, Morgan Landers. *(00:17:30 in video)*
- Commission questions for Staff and Staff responses regarding the next steps of the adoption draft, potential changes after the public comment period, and extending the public comment period; Brenda Moczygemba, Morgan Landers, Tim Carter, Neil Morrow, Susan Passovoy, Matthew McGraw. *(00:19:10 in video)*
- Commission questions for Staff and Staff responses regarding the Comprehensive Plan's overlaps/interactions with zoning ordinance & Ketchum Municipal Code; Susan Passovoy, Morgan Landers. *(00:28:20 in video)*
- Commission comments and Staff responses regarding public outreach for draft Comprehensive Plan; Morgan Landers, Matthew McGraw, Neil Morrow, *(00:30:20 in video)*

PUBLIC COMMENT: *(00:37:00 in video)*

3. Public comments
 - Tori Canfield commented on public feedback, accuracy of the future land use map with zoning changes; Tori Canfield. *(00:37:20 in video)*
 - Michelle Stannet commented on comparisons between current neighborhoods and potential future neighborhoods, Michelle Stannet. *(00:41:10 in video)*
 - Perry Boyle commented, suggesting time for public comment at every Planning & Zoning Commission meeting, commenting on adding language addressing interplay of City Council with the Comp Plan, and commenting on having a 3D model of Ketchum constructed for public use showing how Ketchum would look if entirely built to code; Perry Boyle. *(00:44:40 in video)*
 - Staff response to public comments; Morgan Landers. *(00:46:50 in video)*

NEW BUSINESS (CONT.): *(00:49:30 in video)*

4. Update of Ketchum Code Update
 - Staff presentation on update of Ketchum Development Code, compilation of Titles 16 and 17 into one combined chapter, increased usability and comprehensibility; Morgan Landers. *(00:49:50 in video)*
 - Commission questions and Staff responses regarding transfer of language from old Ketchum Code, and the replacement process; Tim Carter; Morgan Landers. *(00:53:50 in video)*
 - Commission questions and Staff responses regarding codification of changed interpretations in the code over the last 3-4 years; Brenda Moczygemba, Morgan Landers. *(00:58:40 in video)*

5. Staff comment on hiring of Senior Planner, and continued staffing issues; Morgan Landers
(00:59:45 in video)

ADJOURNMENT:

Motion to adjourn at 5:30 p.m. (01:00:30 in video)

MOVER: Susan Passovoy

SECONDER: Brenda Moczygemba

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED



~~Neil Morrow – P & Z Commissioner~~

Brenda Moczygemba – P & Z Vice Chair



Morgan Landers – Director of Planning & Building

