



**CITY OF KETCHUM, IDAHO
MEETING MINUTES OF THE
PLANNING AND ZONING COMMISSION**

Wednesday, May 07, 2025
191 5th Street West, Ketchum, Idaho 83340

CALL TO ORDER: By Vice Chairman Brenda at 4:33 pm *(00.00.10 in video)*

ROLL CALL:

Neil Morrow *late arrival at 4:40pm
Susan Passovoy
Matthew McGraw
Brenda Moczygemba
Tim Carter

ALSO PRESENT:

Morgan Landers – Director of Planning and Building
Allison Kennedy – Senior Planner
Abby Rivin – Senior Planner
Genoa Beiser – Associate Planner

COMMUNICATIONS FROM COMMISSIONERS:

- None

CONSENT AGENDA: *(00.00.45 in video)*

1. CONSENT: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the PEG Hotel request of a 12-month extension for the Design Review and Floodplain Development Permit approvals. (Morgan Landers - Director of Planning and Building)
2. CONSENT: Recommendation to review and approve Draft Ordinance 1261 which proposes removal of Footnote 37 in Ketchum Municipal Code 17.12.020 in the LI-1 Zone for the "Health and Fitness Facility- Wellness Focus" use. (Genoa Beiser - Associate Planner)

Motion to approve the consent agenda: Motion made by Susan Passovoy, seconded by Tim Carter

MOVER: Susan Passovoy

SECONDER: Tim Carter

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING: *(00.01.16 in video)*

3. **PUBLIC HEARING:** Recommendation to review and approve the 120 N East Avenue Addition Design Review Application P24-074. (Abby Rivin - Senior Planner)

- Staff presentation – Abby Rivin, Senior Planner (00.01.34 in video)
- Applicant presentation – Mike Brunell, Brunell Architects (00.10.49 in video)
- Commission Questions for Applicant & Deliberations (00.18.58 in video)

PUBLIC COMMENT OPEN (00.20.55 in video)

- None

PUBLIC COMMENT CLOSED (00.21.01 in video)

- Deliberations (00.21.04 in video)

Motion to approve the 120 N East Avenue Addition Design Review Application P24-074:

Motion made by Susan Passovoy, seconded by Matthew McGraw

MOVER: Susan Passovoy

SECONDER: Matthew McGraw

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

4. **PUBLIC HEARING:** Recommendation to review the Limelight Hotel Planned Unit Development Conditional Use Permit and Development Agreement Amendment Applications. (Abby Rivin - Senior Planner)

- Staff presentation – Abby Rivin, Senior Planner (00.29.23 in video)
- Applicant presentation – Jim Garrison, Applicant Representative (00.42.25 in video)
- Commission Questions for Staff and Applicant (00.52.40 in video)
- Jim Laski – Attorney, Laski Lawson Clark (01.03.50 in video)

PUBLIC COMMENT OPEN (01.05.11 in video)

- none

PUBLIC COMMENT CLOSED (01.05.26 in video)

- Commission Deliberations (01.05.34 in video)

Motion to recommend the Limelight Hotel Planned Unit Development Conditional Use Permit and Development Agreement Amendment Applications to City Council: Motion made by Susan Passovoy, seconded by Tim Carter

MOVER: Susan Passovoy

SECONDER: Tim Carter

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

NAYS: Matthew McGraw

RESULT: MOTION PASSES, 4 AYES AND 1 NAY

BREAK

- Begin at 6:09pm *(01.36.09 in video)*
- End at 6:22pm *(01.49.09 in video)*

5. PUBLIC HEARING: Recommendation to review and make a recommendation on the Draft Cohesive Ketchum 2025 Comprehensive Plan. (Abby Rivin - Senior Planner)

- Staff presentation – Abby Rivin, Senior Planner *(01.49.41 in video)*
- Clarion Associates presentation – Maggie Squyer, Clarion Associates *(01.52.20 in video)*
- Staff Presentation – Morgan Landers, Director of Planning and Building *(01.58.05 in video)*
- Commission questions for Staff & deliberations *(02.09.33 in video)*

PUBLIC COMMENT OPEN *(02.33.37 in video)*

- Gretchen Flynt *(02.34.24 in video)*
- Anne Corrock *(02.35.32 in video)*
- Maya *(02.41.39 in video)*
- Minette Broschofsky *(02.48.03 in video)*
- Shannon Flavin *(02.53.14 in video)*
- Jae Hill *via Zoom *(02.59.50 in video)*

PUBLIC COMMENT ENDS *(03.04.08 in video)*

- Staff responses to Public Comment & Commission questions and deliberations *(03.04.20 in video)*

Motion to continue the public hearing for the Draft Cohesive Ketchum 2025 Comprehensive Plan to May 13, 2025: Motion made by Susan Passovoy, seconded by Matthew McGraw

MOVER: Susan Passovoy

SECONDER: Matthew McGraw

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

ADJOURNMENT: *(04.21.24 in video)*

Motion to adjourn at 8:54pm: Motion made by Neil Morrow, seconded by Susan Passovoy

MOVER: Neil Morrow

SECONDER: Susan Passovoy

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED



~~Neil Morrow – Chairman of P & Z Commission~~

Brenda Moczygemba, P & Z Commission Vice Chair



Morgan Landers – Director of Planning & Building