



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

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**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**

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Neil Morrow – P & Z Commissioner

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Morgan Landers – Director of Planning & Building