



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

Tuesday, April 22, 2025, 4:30 PM
191 5th Street West, Ketchum, Idaho 83340

CALL TO ORDER: By Chairman Neil Morrow at 4:30pm *(00.00.37 in video)*

ROLL CALL:

Neil Morrow

Susan Passovoy *via Zoom

Matthew McGraw

Tim Carter

Brenda Moczygemba

ALSO PRESENT:

Morgan Landers – Director of Planning & Building

Abby Rivin – Senior Planner

Darci White – Consultant, Clarion Associates

Genoa Beiser – Associate Planner

Trent Donat – City Clerk

COMMUNICATIONS FROM COMMISSIONERS:

- None

PUBLIC HEARING: *(00:01.03 in video)*

1. PUBLIC HEARING: Recommendation to hold a public hearing to consider removal of footnote 37 in Ketchum Municipal Code 17.12.020 and make a recommendation to City Council.
 - Staff presentation – Genoa Beiser *(00.01.29 in video)*
 - Commission questions for Staff *(00.11.41 in video)*
 - Applicant presentation – Kathryn Caminiti *(00.14.24 in video)*

PUBLIC COMMENT OPENED: *(00.21.27 in video)*

- Cassie Able *(00.21.34 in video)*
- Jeff Castillo *(00.22.35 in video)*
- Bridget Noonan *(00.26.47 in video)*
- Chris Blanch *(00.27.29 in video)*
- Alex McIntosh *(00.28.18 in video)*
- Hannah Carrigan *(00.28.48 in video)*
- Tracey Nichols *(00.29.37 in video)*
- Blair Brown *(00.30.53 in video)*

- Ashley Boand *(00.33.32 in video)*
 - Tony De Angelis *(00.35.33 in video)*
 - Allison Jadallah *(00.36.50 in video)*
 - Allison Jadallah *(00.36.50 in video)*
 - Jordan Jadallah *(00.39.00 in video)*
 - Molly Brown *(00.40.58 in video)*
 - Will Davis *(00.42.45 in video)*
 - Austin Will *(00.43.42 in video)*
- PUBLIC COMMENT CLOSED:** *(00.44.48 in video)*

- Commission questions for Staff and commission deliberations *(00.45.00 in video)*

Motion to recommend to City Council a text amendment to Ketchum Municipal Code 17.12.020 to remove Footnote 37 from the LI-1 zone: Motion made by Brenda Moczygemba, seconded by Tim Carter

MOVER: Brenda Moczygemba

SECONDER: Tim Carter

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

RECESS

- **Beginning at 5:31pm** *(01.01.42 in video)*
- **Ending at 5:33pm** *(01.04.17 in video)*

2. **PUBLIC HEARING:** Recommendation to hold a public hearing and consider the request for a 12-month extension of the Design Review and Floodplain Development Permit approvals for the PEG Hotel.

- Staff presentation – Morgan Landers *(01.04.28 in video)*
- Applicant Presentation – Cameron Gunter, CEO, PEG Companies *(01.06.37 in video)*
- Applicant Presentation – Deborah Nelson, Attorney, Givens Pursley *(01.13.37 in video)*

PUBLIC COMMENT OPENED: *(01.27.44 in video)*

- B.C. Young *(01.28.03 in video)*
- Andy Rosin *(01.31.40 in video)*
- Ben Worst *(01.32.38 in video)*
- Sandra Flattery *(01.35.48 in video)*

PUBLIC COMMENT CLOSED: *(01.36.43 in video)*

- Staff responds to public comments and a question posed prior to public comment being opened *(01.36.49 in video)*
- Commission questions for Staff and Applicants *(01.38.55 in video)*
- Commission deliberation *(01.46.27 in video)*

Motion to approve the request for a 12-month extension of the Design Review and Floodplain Development Permit approvals for the PEG Hotel: Motion made by Susan Passovoy, seconded by Brenda Moczygemba

MOVER: Susan Passovoy

SECONDER: Brenda Moczygemba

AYES: Brenda Moczygemba

NAYS: Susan Passovoy, Tim Carter, & Matthew McGraw,

ABSTAIN: Neil Morrow

RESULT: Motion Failed

Motion to deny the request for a 12-month extension of the Design Review and Floodplain Development Permit approvals for the PEG Hotel: Motion made by Susan Passovoy, seconded by Matthew McGraw

MOVER: Susan Passovoy

SECONDER: Matthew McGraw

AYES: Susan Passovoy, Tim Carter, & Matthew McGraw

NAYS: Brenda Moczygemba

ABSTAIN: Neil Morrow

RESULT: MOTION ADOPTED

RECESS

- Beginning at 6:46pm (02.17.09 in video)
- Ending at 7:01pm (02.17.23 in video)

3. PUBLIC HEARING: Recommendation to conduct a public hearing on the Draft Cohesive Ketchum 2025 Comprehensive Plan and continue the hearing to May 7, 2025.

- Staff presentation – Abby Rivin (02.17.45 in video)
- Commission questions for Staff and discussion (02.18.58 in video)

PUBLIC COMMENT OPENED: (03.12.07 in video)

- Anne Corrock (03.12.33 in video)
- Amy Weyler (03.19.45 in video)

PUBLIC COMMENT ENDS: (03.21.36 in video)

- Staff response to public comments and Commission discussion (03.21.41 in video)

Motion to continue the Draft Cohesive Ketchum 2025 Comprehensive Plan public hearing to May 7, 2025: Motion made by Tim Carter, seconded by Matthew McGraw

MOVER: Tim Carter

SECONDER: Matthew McGraw

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

4. PUBLIC HEARING: Recommendation to conduct a public hearing on the consolidated DRAFT Ketchum Land Development Code and continue the hearing to May 13, 2025.

- Staff presentation – Morgan Landers *(03.40.20 in video)*
- Commission questions for Staff *(03.47.55 in video)*

Motion to continue the consolidated DRAFT Ketchum Land Development Code public hearing to May 13, 2025: Motion made by Tim Carter, seconded by Brenda Moczygemba

MOVER: Tim Carter

SECONDER: Brenda Moczygemba

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

ADJOURNMENT: *(03.55.03 in video)*

Motion to adjourn at 8:39pm: Motion made by Susan Passovoy, seconded by Matthew McGraw

MOVER: Susan Passovoy

SECONDER: Matthew McGraw

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Neil Morrow – Chairman of P & Z Commission

Morgan Landers – Director of Planning & Building