



**CITY OF KETCHUM
MEETING MINUTES OF THE
PLANNING & ZONING COMMISSION
Tuesday, March 11, 2025**

CALL TO ORDER: *(00:00:10 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
Matthew McGraw

ALSO PRESENT:

Abby Rivin – Senior Planner
Paige Nied – Associate Planner
Carissa Connelly – Director of Housing

COMMUNICATIONS FROM COMMISSIONERS: *(00:00:35 in video)*

- None

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

1. Approval of the February 25, 2025 minutes from the Planning and Zoning Commission.
2. Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the Stanek Remodel Variance application.

Motion to approve the consent agenda.

MOVER: Susan Passovoy

SECONDER: Brenda Moczygemba

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING: *(00:03:07 in video)*

3. Presentation from the Ketchum Housing Department on housing initiatives past, present, and future – Carissa Connelly, Housing Director and Rian Rooney, Housing Policy & Program Strategist
 - Staff Presentation on Ketchum Housing Department and Blaine County Housing

- Authority, community housing needs by 2032, households at risk of displacement, etc; Carissa Connelly, (00:03:25 in video)
- Staff Presentation on Housing Action Plan Goals, updating policy to promote Community Housing, programs created, detailed description of Bluebird Preference Policy; Carissa Connelly (00:10:45 in video)
 - Commission questions and Staff responses on the Federal Fair Housing Act, housing data and its origins, census data, effects of wage growth on individuals living in community housing; Susan Passovoy, Carissa Connelly, Matthew McGraw, Rian Rooney (00:16:15 in video)
 - Staff Presentation on existing and future community housing projects (Bluebird, south YMCA lot, Lift Tower Lodge, Hyperborean Condos), parking availability, total units required for community housing, and how many are addressed by existing and future projects, discussion of specific household size requirements and availability; Carissa Connelly (00:24:55 in video)
 - Commission questions and Staff responses on existing tenants once City development occurs at owned locations, discussion of appreciation caps, ; Susan Passovoy, Carissa Connelly, Brenda Moczygemba (00:30:10 in video)
 - Staff Presentation on the Ownership + Preservation Program, Lease to Locals Program, ; Rian Rooney, Carissa Connelly (00:33:30 in video)
 - Staff Presentation, Commission questions, and Staff responses on Housing Action Plan Goals, updating policy to promote community housing goals, summary of past and future research studies on community housing needs and development in Blaine County, and work with staff on larger code changes for the upcoming Comp Plan and Zoning Code updates; Rian Rooney, Susan Passovoy, Carissa Connelly (00:39:45 in video)
 - Commission questions and Staff responses on transparency and clear communication regarding community housing and the split between Ketchum Housing Department and Blaine County Housing Authority, discussion of Housing newsletter and staff turnover, the difficulties of sharing information without sharing private personal details, clarification on Bluebird housing, difficulties of employee housing, entry level positions for the job market, ; Brenda Moczygemba, Susan Passovoy, Carissa Connelly, Neil Morrow, Matthew McGraw, Neil Morrow, (00:53:40 in video)

PUBLIC COMMENT: (01:06:30 in video)

4. Public comments

- Public Comment from Amy Weiler of West Ketchum (online), regarding county-wide housing, how to see information from a county-wide perspective, and Staff responses; Amy Weiler, Carrissa Connelly (01:07:10 in video)
- Public Comment from Perry Boyle of Ketchum(online), regarding other municipalities participating in the Blaine County Housing Authority and the distinction between Ketchum Housing Department and Blaine County Housing Authority, and Staff responses; Perry Boyle, Carrissa Connelly (01:08:20 in video)
- Public Comment from Julie Johnson (online), regarding zoning code changes, particularly for large buildings, and Staff responses; Julie Johnson, Abby Rivin, Matthew McGraw (01:12:15 in video)
- Public Comment from Scott Curtis, regarding zoning and comprehensive plan timing,

potential issues and solutions, need for parking , and Staff responses; Scott Curtis, Neil Morrow, Matthew McGraw, (01:16:30 in video)

- Public Comment from Peter Prekeges, regarding future housing projections and rescheduling Comp Plan meeting; Peter Prekeges, Neil Morrow, Carissa Connelly, Susan Passovoy, Abby Rivin (01:21:50 in video)

PUBLIC HEARING (CONT.): (01:33:15 in video)

5. Cohesive Ketchum Comprehensive Plan Overview – overview of second draft of the updated comprehensive plan and discussion of FAQs – Abby Rivin, Senior Planner
 - Staff Presentation on the revised Comprehensive Plan, outline of the presentation, discussion of the two total public hearings regarding the Comp Plan on March 25, and April 8, discussion of adding additional public meetings for public demand, discussion of canceling March 25th meeting, discussion of how the public can participate if they are unable to make the March 25th meeting, discussion of legal notice deadlines is March; Abby Rivin, Neil Morrow, Susan Passovoy, Matthew McGraw (01:34:35 in video)
 - Staff Presentation on the summary of changes that were made in the Comp Plan revision, including grammar, formatting, image cleanup, as well as adding frequently asked questions, role of advisory groups and their involvement with the Comp Plan, difference between Comp Plan and Zoning, discussion of FAQ's, explanation of the process of Comp Plan public hearings and adoptions; Abby Rivin, (01:48:10 in video)
 - Commission questions and Staff responses on revisions to Comp Plan; Brenda Moczygemba, Abby Rivin (02:08:45 in video)

PUBLIC COMMENT: (02:14:45 in video)

6. Public comments
 - Public Comment from Ned Burns, regarding Comp Plan and Zoning interactions (02:15:10 in video)
 - Public Comment from Minette Brozowski (spelling?), regarding impact of development on wild life (02:17:10 in video)
 - Public Comment from Bob Poole (spelling?), regarding rezoning of Wood River Dr / Bordeaux Street (02:20:15 in video)
 - Public Comment from Perry Boyle (online), regarding rezoning, (02:21:50 in video)
 - Public Comment from Tim Mott, regarding future growth demand, (02:24:40 in video)

PUBLIC HEARING (CONT.): (02:26:50 in video)

7. Continuation of previous Action
 - Staff responses to public comments; Abby Rivin (02:26:50 in video)
 - Commission discussion and responses to public comments, community housing, ; Neil Morrow, Susan Passovoy, (02:30:10 in video)

ADJOURNMENT:

Motion to adjourn at 5:38 p.m. (02:34:30 in video)

MOVER: Neil Morrow

SECONDER: Susan Passovoy

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Neil Morrow – P & Z Commissioner

Morgan Landers – Director of Planning & Building