



**CITY OF KETCHUM  
MEETING MINUTES OF THE  
PLANNING & ZONING COMMISSION  
Tuesday, February 03, 2025**

---

**CALL TO ORDER:** *(00:00:20 in video)*

Neil Bradshaw called the Special Joint meeting of the Ketchum City Council and Planning and Zoning Commission to order at 4:01 p.m.

**ROLL CALL:**

Neil Bradshaw  
Matthew McGraw  
Susan Passovoy  
Spencer Cordovano  
Amanda Breen  
Courtney Hamilton  
Tripp Hutchinson  
Neil Morrow  
Tim Carter  
Brenda Moczygemba (online)

**ALSO PRESENT:**

Morgan Landers – Director of Planning & Building  
Jade Riley – City Administrator  
Abby Rivin – Senior Planner  
Paige Nied – Associate Planner

**COMMUNICATIONS FROM COMMISSIONERS:** *(00:01:20 in video)*

- None

**NEW BUSINESS:** *(00:01:35 in video)*

1. Approval of the Amended January 28, 2025 minutes (**Planning & Zoning Commission ONLY**)

**Motion to approve the consent agenda.**

**MOVER:** Susan Passovoy

**SECONDER:** Brenda Moczygemba

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

**NAYS:**

## **RESULT: UNANIMOUSLY ADOPTED**

2. Review of public feedback on the Draft Comprehensive Plan and Discussion of Draft Future Land Use Map Changes *(00:02:30 in video)*
  - Explanation of presentation format; Neil Bradshaw *(00:01:20 in video)*
  - Staff presentation, introduction of planning staff, general project overview; Morgan Landers *(00:03:25 in video)*
  - Staff presentation on process of the Draft Comprehensive Plan, explanation of project's timeline to date, review of community feedback, explanation of what the Draft Comp Plan does, why the Draft Comp Plan was created, clarification of community engagement over timeline, summary of community engagement's primary concerns, explanation of meeting's purpose for gaining direct feedback and direction from City Council and Planning & Zoning commission; Morgan Landers *(00:05:15 in video)*
  - Staff presentation on community feedback, total amount of comments, methods of gathering community feedback, most common topics of comments, "To Do" list for next draft of Comp Plan, items that will not be implemented; Morgan Landers *(00:10:30 in video)*
  - Staff presentation on Future Land Use Map ("FLUM"), community confusion on difference between FLUM and zoning, clarify intent regarding density ranges, expand discussion of land use categories, expand comparative analysis between 2014 Comp Plan and 2025 Draft Comp Plan; Morgan Landers *(00:10:30 in video)*
  - Staff presentation on concerns that Staff desires direction on from P&Z Commission and City Council, namely single family zoning, specific changes of land use designations depending on location; Morgan Landers *(00:19:50 in video)*
  - Staff presentation on commonly asked questions, and answers to them; Morgan Landers *(00:20:30 in video)*
  - Commission & Council questions for Staff and Staff responses regarding specific topics such as lack of trust in local government, and annual work plans which audit the comprehensive plan; Susan Passovoy, Morgan Landers *(00:23:00 in video)*
  - Commission & Council comments on presentation, thanking Staff for putting it together, thanking attendees for participation, commenting on percentage of city that remains single-family, commenting on potential infrastructure requirements, commenting that Staff, Commission, and Council remain open to conversation, that comment submissions remain open; Spencer Cordovano *(00:25:40 in video)*
  - Commission & Council questions and Staff responses on not moving forward with design guidelines, requesting clarification community opinion of that topic, clarifying that the community opinion to not remove design guidelines; Courtney Hamilton, Morgan Landers *(00:28:40 in video)*
  - Staff presentation on land use versus zoning, clarifying what each item is, what it involves, what it controls or does not control, how it is implemented or not implemented, the process of each; Morgan Landers *(00:30:00 in video)*
  - Staff presentation on land use and density, looking at balance of seasonal/vacant housing vs. owner-occupied housing vs. long-term rental housing, how to achieve balancing those ratios, explaining density ratios; Morgan Landers *(00:34:0 in video)*
  - Staff presentation and Commission & Council questions on West Ketchum neighborhood, summary of existing neighborhood, zoning, density, and proposed Comp Plan clarifications

and alterations, clarification of error on the online land use map 'slider' tool, presentation of Staff's proposed changes to Draft Comp Plan in that neighborhood, presentation of questions for PZ/CC for that neighborhood; Abby Rivin, Courtney Hamilton, Spencer Cordovano, Neil Bradshaw, Tripp Hutchinson, Morgan Landers (00:39:20 in video)

- Staff presentation and Commission & Council questions on Warm Springs Base neighborhood, summary of existing neighborhood, zoning, density, and proposed Comp Plan clarifications and alterations, presentation of Staff's proposed changes to Draft Comp Plan in that neighborhood, presentation of questions for PZ/CC for that neighborhood; Paige Nied, Spencer Cordovano, Morgan Landers, Susan Passovoy, Courtney Hamilton (00:54:05 in video)
- Staff presentation and Commission & Council questions on Mid Warm Springs neighborhood, summary of existing neighborhood, zoning, density, and proposed Comp Plan clarifications and alterations, presentation of Staff's proposed changes to Draft Comp Plan in that neighborhood, presentation of questions for PZ/CC for that neighborhood; Abby Rivin, Neil Bradshaw, Brenda Moczygemba (01:07:20 in video)
- Staff presentation and Commission & Council questions on 2nd Ave Transition neighborhood, summary of existing neighborhood, zoning, density, and proposed Comp Plan clarifications and alterations, presentation of Staff's proposed changes to Draft Comp Plan in that neighborhood, presentation of questions for PZ/CC for that neighborhood; Paige Nied (01:12:40 in video)
- Staff presentation and Commission & Council questions on overall city overview, changes to overall acreage, density changes; Morgan Landers, Tim Carter, Susan Passovoy, Neil Morrow, Tripp Hutchinson (01:16:00 in video)

**PUBLIC COMMENT:** (01:18:30 in video)

3. Public comments

- Opened public comment period, and provided ground rules; Neil Bradshaw (01:18:30 in video)
- Public Comment from Susan Winget (sp?) regarding density changes and setbacks. (01:19:30 in video)
- Public Comment from Michelle Stennett regarding infrastructure improvements, insurance adjustments. (01:20:20 in video)
- Public Comment from Tori Canfield regarding existing densities, infrastructure, encouraging not increasing density across the board. (01:22:50 in video)
- Public Comment from Stu Ryan regarding adding back single family residence to MDR zoning, and allowing Duplexes. (01:26:10 in video)
- Public Comment from Mark Macranz regarding single family residences, rebuilding homes if natural disasters occur. (01:28:50 in video)
- Public Comment from Ned Burns (sp?) regarding getting zoning changes simultaneously with Draft Comp Plan, and retail core zone. (01:31:40 in video)
- Public Comment from Anne Winton (sp?) regarding single family residences,. (01:33:50 in video)

- Public Comment from Heidi Scherntanner (sp?) regarding high density zoning. *(01:34:50 in video)*
- Public Comment from Tracy Nichols regarding total lands available for use in each neighborhood, and theoretical maximum homes in each neighborhood, for infrastructure concerns. *(01:37:30 in video)*
- Public Comment from Andy Ross regarding reconstruction of housing after natural disaster, and concerns about density. *(01:38:10 in video)*
- Public Comment from Julie Johnson regarding what goals are intended, and density. *(01:39:10 in video)*
- Public Comment from Mark Holman regarding controlling short term rentals, and second order effects on infrastructure, and disputes with analysis behind parking plan. *(01:39:50 in video)*
- Public Comment from Robin Newcomb (sp?) regarding addition to overlays to demonstrate the size of an Acre for educational purposes. *(01:42:30 in video)*
- Public Comment from Perry Boyle regarding disagreement with Draft Comp Plan. *(01:43:00 in video)*
- Reminder to attendees to not interfere with public comment and creating a safe environment for any expressed viewpoint; Neil Bradshaw *(01:45:00 in video)*
- Public Comment from Lee Chub regarding analysis on second order impacts on traffic and infrastructure, disagreement with Draft Comp Plan, and timeline of process. *(01:46:10 in video)*
- Public comments closed; Neil Bradshaw *(01:48:20 in video)*

**NEW BUSINESS (CONT.):** *(01:49:00 in video)*

4. Continuation of previous Action

- Commission & Council comments re support for public comment; Tripp Hutchinson *(01:48:20 in video)*
- Staff presentation regarding public comments, and answers to them, noting an average of 1% annual growth approximating 26 households per year, capability of current water/wastewater systems to handle 1% growth until 2070, interplay of road traffic with encroaching onto private property, confirmation that nonconforming buildings destroyed by natural disaster are allowed to rebuild as is within a two-year window as seen by Limelight Condos, confirmation of city flexibility with nonconforming use as shown by single family residences in downtown core, clarifying that densities are not per lot but by per acre; Morgan Landers *(01:49:40 in video)*
- Commission & Council questions and Staff responses regarding public comments, specifically infrastructure, simultaneous development of zoning code and land use, single family not necessarily being occupied, reminder that City has spent significant effort on code and not missed a simple fix; Neil Bradshaw, Susan Passovoy, Morgan Landers, Tripp Hutchinson, Spencer Cordovano *(01:58:00 in video)*
- Commission & Council discussion and Staff responses regarding overall presentation, difference between single family residence and townhomes, putting single family zoning

back in MDR, difficulty of density terminology, simultaneous implementation of zoning code and land use, responses to public comment disagreement on Comp Plan, comments on decreased density not always decreasing housing prices; Neil Bradshaw, Courtney Hamilton, Morgan Landers, Neil Morrow, Tripp Hutchinson, Susan Passovoy, Amanda Breen, Matthew McGraw, Tim Carter *(02:07:50 in video)*

- Commission & Council discussion and Staff responses regarding single family home use in the MDR, dislike of blanket statements due to complexity, confirmation that the City cannot flat out require community housing or full-time residency, only implement incentivizing and disincentivizing policies; Neil Bradshaw, Matthew McGraw, Morgan Landers, Susan Passovoy, Spencer Cordovano, Tripp Hutchinson *(02:30:50 in video)*
- Commission & Council discussion and Staff responses regarding Warm Springs, acknowledgment that draft comp plan is codification and clarification of existing neighborhood structures and densities, disagreement with statements that new draft comp plan is a jump in density, discussion of additional density, request for number of existing dwelling units and hypothetical maximum dwelling units, discussion of difficulty in assessing hypothetical maximum dwelling units, confirmation from Staff that they are working on that topic; Neil Bradshaw, Morgan Landers, Neil Morrow, Tim Carter, Matthew McGraw, Courtney Hamilton, Susan Passovoy, Brenda Moczygamba, *(02:38:25 in video)*
- Commission & Council discussion and Staff responses regarding Warm Springs, potential zoning changes, need for a transition zone, discussion of avalanche zoning, discussion of lot sizes as a driver for the dividing line of zoning; Tripp Hutchinson, Neil Morrow, Morgan Landers, Matthew McGraw, Neil Bradshaw *(02:56:10 in video)*
- Commission & Council questions and Staff responses regarding mapping tools for zoning and density, discussion of aerial photography use, discussion of 3d mapping becoming obsolete within 6 months to a year; Susan Passovoy, Morgan Landers *(02:59:30 in video)*
- Staff presentation and Commission & Council questions regarding commercial employment zoning in 2014 Comp Plan, changes to current 2025 Comp Plan, discussion of future land use map for entire city as opposed to specific neighborhood deep dives; Morgan Landers, Neil Bradshaw, Courtney Hamilton, Tripp Hutchinson *(03:02:10 in video)*
- Commission & Council discussion regarding public comments, community concerns, length of Draft Comp Plan timeline, reminder of State of Idaho laws regarding short term rentals, acknowledgement of average home price in Ketchum being \$1.4 million or higher; Neil Morrow *(03:10:20 in video)*
- Staff presentation and Commission & Council discussion regarding what the Commission & Council wants the next stage of the process to be, potential avenues, and which would be optimal; Morgan Landers, Spencer Cordovano, Tripp Hutchinson, Neil Bradshaw, Neil Morrow, Courtney Hamilton, Amanda Breen, Susan Passovoy, Matthew McGraw *(03:17:40 in video)*

**ADJOURNMENT:**

**Motion to adjourn at 7:29 p.m. (03:29:00 in video)**

**MOVER:** Neil Morrow

**SECONDER:** Brenda Moczygemba

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

---

Neil Morrow – P & Z Commissioner

---

Morgan Landers – Director of Planning & Building