



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

Tuesday, January 28, 2025
191 5th Street West, Ketchum, Idaho 83340

CALL TO ORDER: By Chairman Neil Morrow at 4:30 pm *(00.00.15 in video)*

ROLL CALL:

Neil Morrow
Susan Passovoy
Matthew McGraw
Brenda Moczygemba
Tim Carter

ALSO PRESENT:

Morgan Landers – Director of Planning and Building
Ben Whipple – Senior Project Manager
Nick Franciscovich – Administrative Coordinator

COMMUNICATIONS FROM COMMISSIONERS:

- None

CONSENT AGENDA: *(00.00.41 in video)*

1. ACTION ITEM: Approval of the January 14, 2025 minutes from the Planning and Zoning Commission

Motion to approve the consent agenda: Motion made by Tim Carter, seconded by Matthew McGraw

MOVER: Tim Carter

SECONDER: Matthew McGraw

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING: *(00.01.15 in video)*

2. ACTION: Recommendation to approved Warm Springs Preserve Floodplain Development Permit 24-002, as conditioned, and direct staff to return with findings of fact.
 - Staff presentation – Morgan Landers, Director of Planning and Building *(00.01.20 in video)*
 - Staff/Applicant presentation – Ben Whipple, Senior Project Manager *(00.08.10 in video)*

- Applicant presentation – Stacy Passmore, Superbloom (00.10.32 in video)
- Applicant presentation – Rob Richardson, Rio ASE (00.13.04 in video)
- Applicant presentation – Tyler Krob & Stacy Passmore, Superbloom (00.19.37 in video)

PUBLIC COMMENT OPEN (00.25.55 in video)

- None

PUBLIC COMMENT CLOSED (00.26.15 in video)

- Commission Questions for Applicant & Deliberations (00.26.28 in video)

Motion to approve the Warm Springs Preserve Floodplain Development Permit 24-002, as conditioned, and direct staff to return with findings of fact: Motion made by Susan Passovoy, seconded by Tim Carter

MOVER: Susan Passovoy

SECONDER: Tim Carter

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

ADJOURNMENT: (01.16.41 in video)

Motion to adjourn at 8:54pm: Motion made by Neil Morrow, seconded by Matthew McGraw

MOVER: Neil Morrow

SECONDER: Matthew McGraw

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Neil Morrow – Chairman of P & Z Commission

Morgan Landers – Director of Planning & Building