



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

Tuesday, March 25, 2025
191 5th Street West, Ketchum, Idaho 83340

CALL TO ORDER: By Chairman Neil Morrow at 4:35 pm *(00.00.13 in video)*

ROLL CALL:

Neil Morrow
Susan Passovoy
Matthew McGraw
Brenda Moczygemba
Tim Carter

ALSO PRESENT:

Morgan Landers – Director of Planning and Building
Abby Rivin – Senior Planner
Darci White – Consultant, Clarion Associates *via Zoom
Genoa Beiser – Associate Planner
Nick Franciscovich – Administrative Coordinator

COMMUNICATIONS FROM COMMISSIONERS:

1. Public Comments Submitted

CONSENT AGENDA: *(00.01.00 in video)*

2. Approval of the March 11, 2025 minutes from the Planning and Zoning Commission.

Motion to approve the consent agenda: Motion made by Brenda Moczygemba, seconded by Tim Carter

MOVER: Brenda Moczygemba

SECONDER: Tim Carter

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING: *(00.01.10 in video)*

3. Recommendation to hold a public hearing on the Draft Cohesive Ketchum 2025 Comprehensive Plan and continue the hearing to April 8th.
 - Staff presentation – Morgan Landers *(00.01.29 in video)*
 - Clarion Associates presentation– Darci White *(00.07.50 in video)*

- Staff Presentation – Abby Rivin (00.22.00 in video)

PUBLIC COMMENTS OPENED (00.27.08 in video)

- Chris Spain (00.27.47 in video)
- Heidi Schernthanner (00.30.40 in video)
- Robert Valley (00.32.14 in video)
- Keith Perry (00.35.23 in video)
- Jerry Pesh (spelling uncertain) (00.37.54 in video)
- Carissa Connelly - Director, Blaine County Housing Authority (00.41.33 in video)
- Andy Ross (00.46.34 in video)
- Mark Maykranz (00.50.24 in video)
- Terry Hulbert (00.54.35 in video)
- Claudia Graham (00.57.10 in video)
- Jim Hungelmann (00.59.38 in video)
- Maya Berali (spelling uncertain) (01.03.40 in video)
- Chris Spain (01.06.30 in video)
- Scott Curtis (01.07.47 in video)
- Neil Siegel (01.09.46 in video)
- Rick Flores (01.10.08 in video)
- Anne Corrock (01.11.15 in video)
- Perry Boyle *via Zoom (01.13.43 in video)
- Jerry Pesh (spelling uncertain) (01.16.09 in video)
- Bob Poole (01.17.39 in video)
- Tori Canfield (01.18.48 in video)

PUBLIC COMMENTS END (01.20.47 in video)

- Staff response and clarification to public comment (01.22.38 in video)
- Commission discussion and direction to staff (01.31.45 in video)

RECESS

Called at 6:53pm (02.18.28 in video)

Meeting resumes at 7:00pm (02.18.52 in video)

4. Recommendation to review and approve the 140 West 2nd Design Review Application P24-092.

- Staff presentation – Abby Rivin, Senior Planner (02.19.03 in video)
- Owner Representative Presentation – Jim Garrison (02.30.09 in video)
- Applicant Presentation – Mike Allaire (02.32.10 in video)

PUBLIC COMMENTS OPENED (02.50.32 in video)

- Matt Engle (02.50.44 in video)
- *name inaudible (02.53.19 in video)
- Neil Siegel (02.53.50 in video)

PUBLIC COMMENTS CLOSED (02.54.27 in video)

- Commission deliberations (02.54.34 in video)

Motion to approve the 140 West 2nd Design Review Application P24-092: Motion made by Matthew McGraw, seconded by Brenda Moczygemba

MOVER: Matthew McGraw

SECONDER: Brenda Moczygemba

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

NAYS:

- Comment by Jim Garrison (03.02.30 in video)

ADJOURNMENT: (03.05.27 in video)

Motion to adjourn at 7:06 pm: Motion made by Neil Morrow, seconded by Susan Passovoy

MOVER: Neil Morrow

SECONDER: Susan Passovoy

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