



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

Tuesday, May 27, 2025, 4:30 PM
191 5th Street West, Ketchum, Idaho 83340

CALL TO ORDER: By Chairman Neil Morrow at 4:30pm (00.00.28 in video)

ROLL CALL:

Neil Morrow
Susan Passovoy *via Zoom
Matthew McGraw
Brenda Moczygemba
Tim Carter

ALSO PRESENT:

Morgan Landers – Director of Planning and Building
Allison Kennedy – Senior Planner
Genoa Beiser – Associate Planner

COMMUNICATIONS FROM COMMISSIONERS:

- None

CONSENT AGENDA: (00.00.56 in video)

ALL ACTION ITEMS - The Commission is asked to approve the following listed items by a single vote, except for any items that a commissioner asks to be removed from the Consent Agenda and considered separately.

1. CONSENT: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the 120 N East Ave Addition Design Review. (Abby Rivin - Senior Planner)
2. CONSENT: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the Limelight Hotel Planned Unit Development Conditional Use Permit and Development Agreement Amendment Applications. (Abby Rivin - Senior Planner)

Motion to approve the consent agenda: Motion made by Brenda Moczygemba, seconded by Matthew McGraw

MOVER: Brenda Moczygemba

SECONDER: Matthew McGraw

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING: *(00.01.25 in video)*

3. PUBLIC HEARING: Recommendation to conduct a public hearing on the consolidated DRAFT Ketchum Land Development Code and continue the hearing to June 10, 2025. (Morgan Landers - Director of Planning and Building)
 - Staff Presentation – Morgan Landers *(00.02.03 in video)*
 - Commission questions for Staff & Staff responses *(00.12.00 in video)*
 - Code Project Consultant Comments – Matt Goebel, Clarion Associates *(01.30.45 in video)*

PUBLIC COMMENT OPENED: *(01.59.30 in video)*

- None

PUBLIC COMMENT ENDS: *(01.59.40 in video)*

Motion to continue the public hearing on the consolidated DRAFT Ketchum Land Development Code and continue the hearing to June 10, 2025: Motion made by Susan Passovoy, seconded by Matthew McGraw

MOVER: Susan Passovoy

SECONDER: Matthew McGraw

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

ADJOURNMENT:

Motion to adjourn at 6:30pm: Motion made by Tim Carter, seconded by Matthew McGraw

MOVER: Tim Carter

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