



**CITY OF KETCHUM**  
**MEETING MINUTES OF THE**  
**PLANNING & ZONING COMMISSION**  
Tuesday, January 28, 2025

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**CALL TO ORDER:** *(00:00:09 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  
Tim Carter  
Matthew McGraw

**ALSO PRESENT:**

Morgan Landers – Director of Planning & Building  
Ben Whipple – Project Manager  
Rob Richardson – Consultant  
Stacy Passmore – Consultant from Superbloom  
Tyler Krob - Landscape Architect from Superbloom

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

- None

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

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

**PUBLIC HEARING:** *(00:01:00 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 on Warm Springs Development Permit, explanation of presentation format, general overview of project; Morgan Landers *(00:01:20 in video)*
  - Staff Presentation on conditions of approval proposed for project; Morgan Landers *(00:05:20 in video)*
  - Staff Presentation on Construction Management Plan, project goals of sustainability, restoration and repair of riverbank; Ben Whipple *(00:08:10 in video)*
  - Consultant Presentation on approved master plan for property, covering zones of improvement, walking trails, floodplain restoration; Stacy Passmore *(00:10:30 in video)*
  - Consultant Presentation on existing condition of Warm Springs Preserve, plans to improve

flood prevention measures, privacy of private homes along Warm Springs Creek, natural irrigation of riparian vegetation; Rob Richardson (00:13:00 in video)

- Consultant Presentation on design process for planting of riparian vegetation, diversification of vegetation with re-integration of native plant species, timeline of planting process; Tyler Krob, Stacy Passmore, Ben Whipple (00:19:20 in video)
- Consultant Presentation on permitting process and environmental impact with FEMA, IDWR, Army Corps of Engineers; Stacy Passmore, Ben Whipple (00:23:30 in video)

**PUBLIC COMMENT:** (00:25:50 in video)

2. Public comments

- No Public Comments. (00:25:50 in video)

**NEW BUSINESS (CONT.):** (00:26:20 in video)

3. Continuation of previous Action

- Commission questions and Staff responses re the City itself being the applicant, and how that affects the process, with Staff confirming that they are treating the project identically to any other project; Susan Passovoy, Morgan Landers, Ben Whipple. (00:26:20 in video)
- Commission questions and Staff responses re wildlife habitat focus in the project; Susan Passovoy, Ben Whipple, (00:29:50 in video)
- Commission questions and Staff responses re community awareness of the project in the neighboring properties, replanting along border between Warm Springs Preserve and private properties; Susan Passovoy, Ben Whipple, Brenda Moczygemba, Morgan Landers (00:32:40 in video)
- Commission questions and Staff responses re estimated timeline of the project, the bidding process, and related overlap; Susan Passovoy, Ben Whipple (00:38:40 in video)
- Commission questions and Staff responses re use of the preserve during construction; Susan Passovoy, Ben Whipple, Brenda Moczygemba (00:40:20 in video)
- Commission questions and Staff responses re FEMA involvement and environmental certification; Susan Passovoy, Morgan Landers, Ben Whipple, Rob Richardson (00:46:20 in video)
- Commission questions and Staff responses re distribution of flood channel water and terminology ambiguity; Matthew McGraw, Ben Whipple, Rob Richardson (00:49:40 in video)
- Commission questions and Staff responses re potential changes in the project's conditions of approval; Brenda Moczygemba, Morgan Landers, Ben Whipple (00:56:30 in video)
- Commission questions and Staff responses re potential benefits of a formal wetlands delineation, and differences between a formal delineation and an identification of wetlands; Brenda Moczygemba, Morgan Landers, Rob Richardson (00:59:00 in video)
- Commission questions and Staff responses re flood risk management; Brenda Moczygemba, Rob Richardson, Stacy Passmore, Tyler Krob, Ben Whipple (01:01:20 in video)
- Commission questions and Staff responses re potential amendments to riparian zone planting plan; Brenda Moczygemba, Morgan Landers (01:08:40 in video)

- Commission questions and Staff responses re suggested edits for conditions of approval; Susan Passovoy, Morgan Landers *(01:11:30 in video)*

**Motion to Approve at 5:44 p.m. *(01:12:30 in video)***

**MOVER:** Susan Passovoy

**SECONDER:** Tim Carter

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

**NAYS:**

**RESULT: ADOPTED**

4. Update on the upcoming Joint Work Session with City Council, overview of process and discussion topics; Morgan Landers *(01:13:30 in video)*

**ADJOURNMENT:**

**Motion to adjourn at 5:44 p.m. *(01:16:40 in video)***

**MOVER:** Neil Morrow

**SECONDER:** Matthew McGraw

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

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Neil Morrow – P & Z Commissioner

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Morgan Landers – Director of Planning & Building