



AGENDA

PUBLIC PARTICIPATION INFORMATION

Public information on this meeting is posted outside City Hall.

We welcome you to watch Commission Meetings via live stream.

You will find this option on our website at www.ketchumidaho.org/meetings.

If you would like to comment on a public hearing agenda item, please select the best option for your participation:

1. Join us via Zoom (*please mute your device until called upon*).
Join the Webinar: <https://ketchumidaho-org.zoom.us/j/85960143379>
Webinar ID: 859 6014 3379
2. Address the Commission in person at City Hall.
3. Submit your comments in writing at (*by noon the day of the meeting*)

This agenda is subject to revisions. All revisions will be underlined.

CALL TO ORDER: By Chairman Neil Morrow

ROLL CALL: Pursuant to Idaho Code 74-204(4), all agenda items are action items, and a vote may be taken on these items.

COMMUNICATIONS FROM COMMISSIONERS:

CONSENT AGENDA:

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. Approval of the January 28, 2025 meeting minutes.
2. Approval of the March 11, 2025 meeting minutes.
3. Approval of July 22, 2025 Minutes

NEW BUSINESS:

4. Update and Discussion of Cohesive Ketchum Comprehensive Plan status.

ADJOURNMENT:



**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



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

Tuesday, March 11, 2025
191 5th Street West, Ketchum, Idaho 83340

CALL TO ORDER: By Chairman Neil Morrow at 4:30 pm

ROLL CALL:

Neil Morrow
Susan Passovoy
Matthew McGraw
Brenda Moczygemba

ALSO PRESENT:

Abby Rivin – Senior Planner
Paige Nied – Associate Planner
Carissa Connelly – Housing Director
Rian Rooney – Housing Program & Policy Strategist
Nick Franciscovich – Administrative Coordinator

COMMUNICATIONS FROM COMMISSIONERS:

1. Public Comments submitted.

CONSENT AGENDA:

2. Approval of the February 25, 2025 minutes from the Planning and Zoning Commission.
3. Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the Stanek Remodel Variance application.

Motion to approve the consent agenda: Motion made by Susan Passovoy, seconded by Brenda Moczygemba

MOVER: Susan Passovoy

SECONDER: Brenda Moczygemba

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

NEW BUSINESS: (00.03.11 in video)

4. Presentation from the Ketchum Housing Department on housing initiatives past, present, and future – Carissa Connelly, Housing Director and Rian Rooney, Housing Policy & Program Strategist

- Staff presentation – Carissa Connelly, Housing Director and Rian Rooney, Housing Program & Policy Strategist (00.03.15 in video)
- Staff presentation – Rian Rooney, Housing Program & Policy Strategist (00.33.34 in video)
- Commission Questions for staff (00.53.30 in video)

PUBLIC COMMENTS OPENED (01.07.00 in video)

- Amy Weyler w/ Response from Carissa Connelly (01.07.14 in video)
- Perry Boyle w/ Response from Carissa Connelly (01.08.21 in video)
- Julie Johnson w/ Response from Abby Rivin (01.12.23 in video)
- Scott Curtis (01.16.33 in video)
- Peter Prekeges w/ Response from Carissa Connelly (01.21.57 in video)

PUBLIC COMMENTS CLOSED (01.30.09 in video)

5. Cohesive Ketchum Comprehensive Plan Overview – overview of second draft of the updated comprehensive plan and discussion of FAQs – Abby Rivin, Senior Planner
 - Staff presentation – Abby Rivin, Senior Planner (01.34.34 in video)
 - Commission Questions for Staff (02.09.10 in video)

PUBLIC COMMENTS OPENED (02.14.50 in video)

- Ned Burns (02.15.13 in video)
- Minette Broschovsky (02.17.19 in video)
- Bob Poole (02.20.20 in video)
- Perry Boyle (02.21.56 in video)
- Tim Mott (02.24.42 in video)

PUBLIC COMMENTS CLOSED (02.26.49 in video)

- Staff Comments and Responses to Public Comments (02.27.00 in video)
- Comment by Commissioner Susan Passovoy (02.30.44 in video)

ADJOURNMENT: (02.34.34 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: Susan Passovoy, Matthew McGraw, Brenda Moczygemba, & Neil Morrow

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Neil Morrow – Chairman of P & Z Commission

Morgan Landers – Director of Planning & Building



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

Tuesday, July 22, 2025, 4:30 PM
191 5th Street West, Ketchum, Idaho 83340

CALL TO ORDER: By Vice Chair Brenda Moczygemba at 4:32 p.m.

ROLL CALL:

Susan Passovoy
Matthew McGraw
Brenda Moczygemba
Tim Carter

ALSO PRESENT:

Morgan Landers – Director of Planning and Building
Allison Kennedy – Senior Planner
Genoa Beiser – Associate Planner
Lucas King – Administrative Manager

COMMUNICATIONS FROM COMMISSIONERS:

- None

CONSENT AGENDA: *(00.00.50 in video)*

1. Approval of the May 7, 2025 meeting minutes.
2. Approval of the May 13, 2025 meeting minutes.
3. Approval of the May 27, 2025 meeting minutes.
4. Approval of the June 24, 2025 meeting minutes.
5. Approval of the July 08, 2025 meeting minutes.

Motion to approve the consent agenda: Motion made by Susan Passovoy, seconded by Matthew McGraw

MOVER: Susan Passovoy

SECONDER: Matthew McGraw

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING: *(00.01.34 in video)*

6. Recommendation to conduct a public hearing and recommend approval of the consolidated DRAFT Ketchum Land Development Code. (Morgan Landers - Director of Planning & Building)

- Staff presentation – Morgan Landers, Director of Planning and Building.
- Commissioner deliberation. *(00.06.05 in video)*
- HPC presentation, Morgan Landers, Director of Planning and Building & Allison Kennedy, Senior Planner. *(00.15.25 in video)*
- Commissioner and staff deliberation. *(00.15.25 in video)*

PUBLIC COMMENT OPEN: *(01.17.25 in video)*

- Comment from Tim Mott, Perry Boyle, and Harry Griffith read by Commissioner Brenda Moczygemba
- Commissioner Susan Passovoy statement about Comprehensive Plan. *(01.20.53 in video)*

PUBLIC COMMENT CLOSED: *(01.22.52 in video)*

ACTION ITEM: *(01.22.59 in video)*

7. Recommendation to recommend approval of the consolidated Land Development Cod with revisions.

MOVER: Matthew McGraw

SECONDER: Susan Passovoy

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

STAFF UPDATES: *(01.23.43 in video)*

- Upcoming Walk and Talks in Warm Springs and West Ketchum on July 24 and July 31, 2025.
- Public hearing with Council on August 4, 2025.
- Review of July 17, 2025 Walk and Talk.
- *Word on the Street* videos.

ADJOURNMENT: *(01.25.08 in video)*

MOVER: Susan Passovoy

SECONDER: Matthew McGraw

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED



MEMORANDUM

TO: Planning and Zoning Commission
FROM: Morgan Landers, AICP – Director of Planning and Building
DATE: August 7, 2025
RE: Cohesive Ketchum – Comprehensive Plan Status Update

INTRODUCTION

This memorandum serves as an update to the Planning and Zoning Commission of the Council deliberations on the Cohesive Ketchum Comprehensive Plan. Following the recommendation of approval with changes from the Planning and Zoning Commission on May 13, 2025, the Council conducted the first public hearing on June 16th and subsequent hearings and discussions on July 7, July 21st, and most recently August 4th. At Council's request, city staff conducted four "Walk and Talk" events on July 17th, 24th, and 31st to hear additional feedback from community members in the Warm Springs and West Ketchum neighborhoods.

At the most recent hearing with Council on August 4th, planning staff presented the feedback from the "Walk and Talk" events and some potential changes to the plan resulting from those discussions. The Council also further deliberated on areas of the plan not discussed at the "Walk and Talk" events. [CLICK HERE](#) for the packet and recording of the meeting. Although discussions are ongoing, staff felt it prudent to update the Commission on the general discussion from Council. Below is an overview of the current discussion and preliminary direction.

Council has requested staff prepare a third draft of the plan incorporating all the changes so that the community and Council have a clean version to review. This was a result from feedback heard during the "Walk and Talk" that confusion was caused by not incorporating the Commission's changes into the main document. For some community members, it wasn't clear what the Council was deliberating on. Staff will conduct a brief check-in with the Council on August 18th to review the information in this memorandum and obtain any additional revisions. Staff will prepare the new draft for review by the Council at their September 2nd meeting.

At the August 12th Commission meeting, staff will provide an overview of the current discussion with Council and the revisions contemplated. Staff requests feedback from the Commission on the potential revisions so staff can report back to the Council at their August 18th meeting.

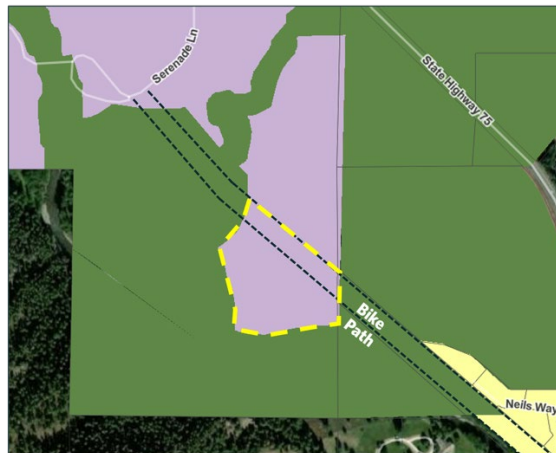
OVERVIEW OF REVISIONS

- PZ Commission Recommendations: Council is supportive of the proposed changes recommended by the Planning and Zoning Commission except for items #18 and #19. The PZ Commission's recommendations are included as an attachment to this memo.

- Item #18 – rather than delete that item from the implementation chapter, preliminary Council direction indicates keeping the item and adding the term “explore” to the beginning of the statement. The revised action item would read:
 - Action BNE-1.e - Explore reductions in height and FAR allowances in the Retail Core to limit the scale and intensity of new developments.
- Item #19 – Preliminary Council direction indicates these items should remain as originally drafted as follows:
 - Action DT-2.d. Explore reductions in height and FAR incentives for all developments in the Retail Core.
 - Action DT-2.e. Explore reductions in height and FAR incentives for 100% community housing projects in the Retail Core.
- Additional Revisions: In addition to the recommendations from the Commission, the Council provided preliminary direction on making the following revisions:
 - Reducing the height description in the Low Density Residential and Medium Density Residential land use categories from three stories to two stories.
 - The height descriptions would be revised to read: “Up to two stories pursuant to design standards/guidelines”
 - In addition, an action item would be included in the Implementation Chapter stating “BNE-1.g. Reduce allowable heights in the LDR and MDR designated neighborhoods to ensure new development is consistent with existing predominant development patterns”.
 - Removing “smaller multi-family residential” from the primary use description in Medium Density Residential. The description would read:
 - Primary Uses: small single-family homes, duplexes, and townhomes
 - Add action item in Implementation chapter that reads “BNE-1.h. - Explore expansion of 58-foot height overlay area further south along State Highway 75 in the Mixed-Use Industrial area”.
 - Non-conformities - Clarify that the “Future Vision” descriptions for the land use categories applies to new development and that future zoning changes will not deem existing properties non-conforming.
 - Density Descriptions – Based on the public comment received and the lack of support for additional density for deed restricted community housing in residential neighborhoods, the Council gave preliminary direction to remove the upper limits of the density ranges in the intent statements for the Low, Medium, and High Density Residential future land use categories. The plan would note densities that exist today with a clarification that future opportunities for deed restricted community housing will be explored. This allows for more discussion and evaluation of specific regulatory options for community housing throughout the city during the code drafting stage of the process. This will hopefully reduce uncertainty when the community has a clearer picture of what the regulations would look like, how zoning

can create deed restricted community housing, and what development would look like with more specificity.

- Parking – Council noted that parking should be addressed more thoroughly in the plan rather than referencing the Parking Management Plan for more detailed implementation of the parking strategies. Staff is conducting further review of the Transportation chapter to identify ways to increase transparency of key initiatives.
- FLUM Changes
 - River Run Base Area adjustments – resulting from public comment, staff reviewed the land use designations for the River Run Base Area and made the recommendation to Council to revise the area in yellow dashed lines below to Open Space rather than Mixed-Use Activity Center. This portion of property is near the Big Wood River, not accessible by vehicular access, and holds many attributes of protected open space and riparian areas elsewhere in the city. The Council’s preliminary direction indicates support for this change.



- Irene Street MDR to LDR – resulting from public comments requesting that the Irene Street subdivision be classified as Low Density Residential rather than Medium Density Residential, staff provided an analysis of densities currently present. Following Council discussion, preliminary direction indicates support for the change from MDR to LDR.





Draft Comprehensive Plan Version 2 Ketchum Planning and Zoning Commission Recommendation

RECORD OF PROCEEDINGS

In accordance with the Idaho State Code Section 67-6509, the Planning and Zoning Commission (the "Commission") held public hearings on March 25, April 8, April 22, May 7, and May 13, 2025, to consider the draft 2025 comprehensive plan. A public hearing notice was published in the Idaho Mountain Express on March 5, 2025. A public hearing notice was posted at City Hall, Town Square, and the post office on March 5, 2025. After considering version 2 of the draft Comprehensive Plan, staff analysis, and public comment, the Commission recommended approval of the Cohesive Ketchum Comprehensive Plan to the City Council subject to certain changes on May 13, 2025.

COMMISSION RECOMMENDATION

The Commission recommends the City Council approve the Draft Cohesive Ketchum Comprehensive Plan (v2) subject to the following changes:

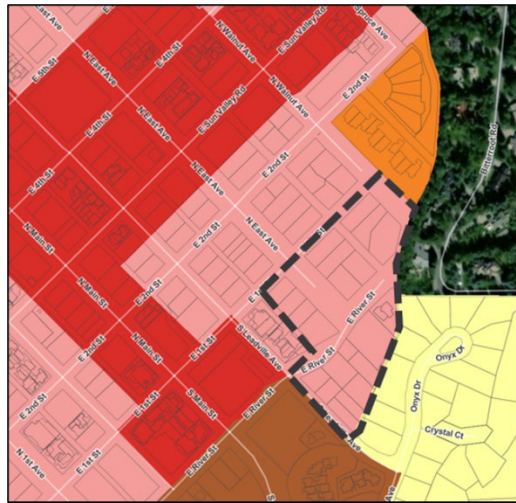
1. General Updates
 - a. Continue to perform overall editing to Plan to correct formatting issues, typos, and grammar issues.
2. Update the Historical and Cultural Resources Map (page #33) to include:
 - a. Correct Bald Mountain, Rudd Mountain, and Dollar Mountain chairlift locations.
 - b. Add following note: As of June 2025, the Community Core is the only area that has designated historic resources. Additional historic resources may be designated as part of future surveying and historic preservation efforts.
3. Revise the fifth bullet in the Plan Assessment description (page #3) to read:
 - a. "Expanding the Plan's focus on historic preservation, with an emphasis on how history shapes Ketchum's character;"
4. Delete Policy BNE-3.5: Adaptive Reuse (page #32) and replace it with:
 - a. "BNE-3.5: Preservation: Discourage demolition of historically designated structures except in instances of concerns over public health and safety."
5. Add new policy to Land Use and Community Character Goal BNE-1 (page #30) as follows:
 - a. "Policy BNE-1.6 Adaptive Reuse: Encourage adaptive reuse of buildings as a preferred alternative to demolition to maintain community character and preserve existing housing and commercial space."

6. Add new policy to Land Use and Community Character Goal BNE-1 (page #30) as follows:
 - a. "BNE-1.7 Transition Areas: Where neighborhoods have density or use transitions, such as low density to medium density or commercial to residential uses, design of new developments should include transition zones achieved through robust landscape areas and/or reduced bulk and mass of buildings on the periphery."
7. Revise Policy BNE-1.3 Context-Sensitive Development (page #30) to include:
 - a. "Implementing wildlife-friendly development, including conservation subdivision design and clustering, to maintain big game habitat and migration areas in the Mid Warm Springs/Heidelberg neighborhoods."
8. Update Neighborhoods Map (page #31) to include:
 - a. Clearly notating the location of the Mid Warm Springs/Heidelberg neighborhood.
9. Revise the description of "Historic and Cultural Resources" (page #95) to read:
 - a. "Historic and Cultural Resources. Many of our residential neighborhoods contain historic and cultural resources that are not protected from demolition. Historic resources that represent and celebrate Ketchum's history will be identified and may be preserved through historic preservation programs."
10. Revise the Medium Density Residential Land Use Category use descriptions (page #98) to read:
 - a. "Primary Uses: small single-family homes, duplexes, townhomes, and smaller multi-family residential"
 - b. "Secondary Uses: Accessory dwelling units, home occupations, as well as other supporting and complementary uses."
11. Revise the High Density Residential Land Use Category intent statement (page #100) to read:
 - a. "Density should be generally 18 dwelling units per acre with community housing."
12. Revise the Retail Core Land Use Category height description (page #103) to read:
 - a. "Up to two stories, however, three stories may be allowed pursuant to design standards/guidelines."
13. Revise the Mixed-Use Activity Center height description (page #107) to read:
 - a. "Up to five stories pursuant to design standards/guidelines."
14. Revise the Mixed-Use Industrial intent statement (page #109) to read:
 - a. "Neighborhood-serving uses should be introduced purposefully, with limits on size, to support employees and residents."
15. Revise the Mixed-Use Industrial secondary use description (page #109) to read:

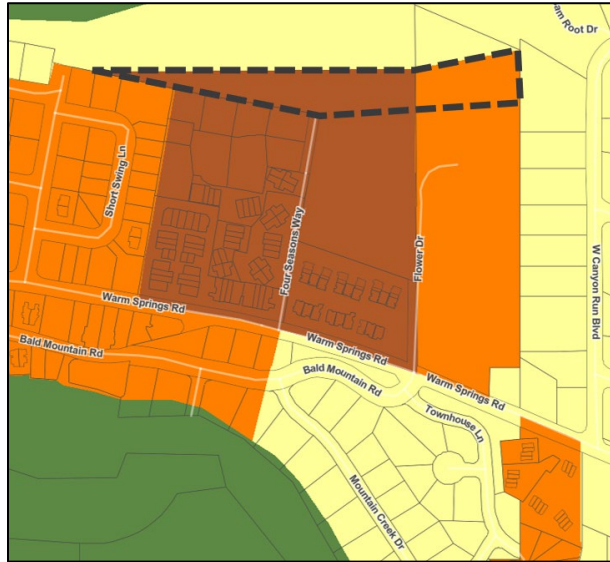
- a. "Secondary Uses: Neighborhood-serving commercial, multi-family residential, work/live units, and other supporting uses, such as outdoor seating areas, parks, plazas, and other public uses."
16. Revise the Mixed-Use Industrial height description (page #110) to read:
- a. "Height: Up to three stories; however, up to four and five stories north of 10th Street and south of Saddle Road between Lewis Street and Hwy 75 pursuant to design standards/guidelines"
17. Revise the Future Land Use Map to reflect the following:
- a. Change the area outlined below to Low Density Residential



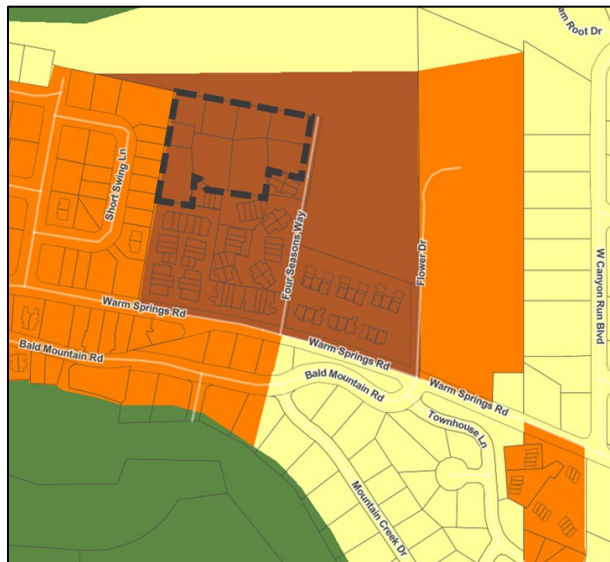
- b. Change the area outlined below to Medium Density Residential



- c. Change the area outlined below to Low Density Residential



- d. Change the area outlined below to Medium Density Residential



18. Revise the actions under Goal BNE-1 in the Implementation Matrix (page #118) to delete:

- a. "Action BNE-1.e: Reduce height and FAR allowances in the Retail Core to limit the scale and intensity of new developments," in its entirety.

19. Revise Action DR-2.d and Action DR-2.e under Goal DT-2 in the Implementation Matrix (page #132) to read as follows:

- a. "Action DR-2.d. Explore modifications in height and FAR incentives for all developments in the Retail Core."
- b. "Action DR-2.e. Explore modifications in height and FAR incentives for 100% community housing projects in the Retail Core."