



**CITY OF KETCHUM**  
**MEETING MINUTES OF THE**  
**PLANNING & ZONING COMMISSION**  
Tuesday, February 25, 2025

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**CALL TO ORDER:** *(00:00:10 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  
Abby Rivin – Senior Planner  
Paige Nied – Associate Planner  
Genoa Beiser – Associate Planner  
Joey Stevenson – Representative for Stanek Variance Application  
Josh Stanek – Applicant for Stanek Variance Application

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

- None

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

1. Approval of the February 11, 2025 minutes from the Planning and Zoning Commission

**Motion to approve the consent agenda.**

**MOVER:** Susan Passovoy

**SECONDER:** Brenda Moczygemba

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

**PUBLIC HEARING:** *(00:01:00 in video)*

2. Recommendation to continue the Sawtooth Serenade Design Review Application (P24-027) to a date uncertain. (P24-0247)



- Staff Presentation on Sawtooth Serenade Design Review Application, recap on last meeting, and explanation that applicant has not yet determined extent of changes, and applicant has requested additional time; Morgan Landers (00:01:20 in video)

**Motion to continue Sawtooth Serenade Design Review Application to a date uncertain.**

**MOVER:** Susan Passovoy

**SECONDER:** Brenda Moczygemba

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

3. Recommendation to review and make a determination on the Stanek Variance (P25-004) for setbacks at 260 W 2nd Street.

- Staff Presentation on Stanek Variance application, overview of meeting process, explanation of reason for application, ; Genoa Beiser (00:02:50 in video)
- Applicant Presentation on background context of application, identified non-conformity, and code, timeline of events; Joey Stevenson (00:07:00 in video)
- Applicant Presentation on variance application criteria; Josh Stanek (00:19:45 in video)

**PUBLIC COMMENT:** (00:27:30 in video)

4. Public comments

- No public comments.

**PUBLIC HEARING (CONT.):** (00:28:20 in video)

5. Continuation of previous Action

- Commission questions and Staff responses regarding Stanek Variance Application; Susan Passovoy, Neil Morrow, Brenda Moczygemba (00:29:20 in video)

**Motion to approve the Stanek Variance (P25-004) for setbacks at 260 W 2nd Street and direct Staff to return with findings of fact, conclusions of law, and decision at 5:00 p.m.**  
(00:30:25 in video)

**MOVER:** Susan Passovoy

**SECONDER:** Tim Carter

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

**NEW BUSINESS:** (00:31:00 in video)

6. Recommendation to review and provide feedback on prioritization of code changes for Phase 3 Code Update.





- Staff Presentation regarding prioritization of code changes for Phase 3 Code Update, discussing how to enact code changes, whether in one single large code adoption at the end of the process, or with multiple smaller code adoptions throughout the process; Morgan Landers (00:31:00 in video)
- Commission discussion and questions, and Staff responses, regarding code change prioritization; Matthew McGraw, Brenda Moczygemba, Susan Passovoy, Morgan Landers, Tim Carter, Neil Morrow, (00:35:00 in video)
- Commission discussion and questions, and Staff responses, regarding housing density, incentivization, FAR bonus, etc; Brenda Moczygemba, Morgan Landers, Susan Passovoy, Neil Morrow (00:52:00 in video)
- Commission questions and Staff responses, regarding second draft of the Comp Plan; Brenda Moczygemba, Morgan Landers, Susan Passovoy, (01:01:00 in video)

**PUBLIC COMMENT:** (01:04:10 in video)

7. Public comments

- Scott Curtis commented thanking Planning & Zoning Commission, and asked how P&Z Commission's input affects the Comp Plan, and the Council's decision moving forward, and how the public comment feedback will work. (01:04:15 in video)

**ADJOURNMENT:**

**Motion to adjourn at 5:38 p.m.** (01:08:30 in video)

**MOVER:** Neil Morrow

**SECONDER:** Brenda Moczygemba

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**



Neil Morrow – P & Z Commissioner



Morgan Landers – Director of Planning & Building