



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

Tuesday, October 14, 2025
191 5th Street West, Ketchum, Idaho 83340

CALL TO ORDER:

Chairman Neil Morrow called to order at 4:31 pm *(00.00.06 in video)*

ROLL CALL:

Neil Morrow
Susan Passovoy
Matthew McGraw
Brenda Moczygemba
Tim Carter

ALSO PRESENT:

Morgan Landers – Director of Planning and Building
Matt Goebel – Director

COMMUNICATIONS FROM COMMISSIONERS: *(00.00.24 in video)*

1. Public Comments Submitted

CONSENT AGENDA: *(00.00.34 in video)*

2. Approval of the September 23, 2025 meeting minutes.

Motion to approve consent agenda at 4:31 PM:

MOVER: Susan Passovoy

SECONDER: Matthew McGraw

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

New Business: *(00.00.50 in video)*

3. Discuss scope of work for Cohesive Ketchum Phase 3 Code Update and meet the project team.
 - Staff Presentation – Morgan Landers, Director of Planning and Building & Matt Goebel, Director of Goebel Partners *(00.00.59 in video)*
 - Commissioner Questions *(00.14.50 in video)*

Public Hearing: *(00.17.26 in video)*

4. Recommendation to review and provide direction on the Design Review Application for the multi-family townhouse development at 108 Ritchie Dr.

- Staff Presentation – Morgan Landers, Director of Planning (00.17.50 in video)
- Applicant Presentation – Jason Ro, Principal Architect, Ro Rockett Design (00.19.50 in video)
- Public Comment – Jeff Oak (00.34.31 in video)
- Public Comment – Perry Boyle (00.40.28 in video)
- Public Comment – Jeff Small (00.43.14 in video)
- Close Public Hearing (00.47.08 in video)
- Commissioner Questions (00.47.22 in video)
- Applicant Responses – Jason Ro, Principal Architect, Ro Rockett Design (00.53.03 in video)
- Commissioner Deliberation (00.54.50 in video)

Motion to continue the Design Review Application for the multi-family townhouse development at 108 Ritchie Dr. to the November 25, 2025, Planning and Zoning Commission meeting at 6:07 PM:

MOVER: Matthew McGraw

SECONDER: Susan Passovoy

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

NAYS: Brenda Moczygemba

RESULT: ADOPTED

5. Recommendation to review and approve the Floodplain Development Permit for 401 Northwood Way, as conditioned, and adopt the findings of fact, conclusions of law, and decision. (01.37.08 in video)

- Staff Presentation – Morgan Landers, Director of Planning and Building (01.37.25 in video)
- Commissioner Questions (01.56.53 in video)
- Applicant Presentation – Charles Brockway, Managing Partner, Brockway Engineering (02.07.45 in video)
- Commissioner Questions (02.25.31 in video)
- Public Comment – Brandon Marion (02.32.24 in video)
- Public Comment – John Phillips (02.39.45 in video)
- Public Comment – Gwen Reine (02.42.48 in video)
- Close Public Hearing (02.44.55 in video)
- Applicant Responses – Chuck Brockway, Managing Partner, Brockway Engineering (02.45.30 in video)
- Staff Response – Morgan Landers, Director of Planning and Building (02.48.25 in video)
- Third-Party Comment – Jennifer Zung, Harmony Design & Engineering (02.51.10 in video)
- Commissioner Questions (02.53.05 in video)

- Applicant Comment – Sandra and Robert Swan (02.56.28 in video)
- Commissioner Deliberation (02.57.50 in video)

Motion to approve the Floodplain Development Permit application for 401 Northwood Way, as conditioned, and approve the findings of fact, conclusions of law, and decision at 7:50 PM:

MOVER: Tim Carter

SECONDER: Susan Passovoy

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

ADJOURNMENT: (03.11.58 in video)

Meeting adjourned at 7:50 PM.

Neil Morrow – Chairman of P & Z Commission

Morgan Landers – Director of Planning & Building