



**CITY OF KETCHUM  
MEETING MINUTES OF THE  
PLANNING & ZONING COMMISSION  
Tuesday, February 11, 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  
Dave Thielsen – Applicant Representative for Sawtooth Serenade  
Zac Rockett – Applicant Representative for Knob Hill Residence

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

- None

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

1. Approval of the February 3, 2025 minutes from the Planning and Zoning Commission
2. Recommendation to approve the Warm Springs Preserve Floodplain Development Permit (P24-002) Findings of Fact, Conclusions of Law, and Decision

**Motion to approve the consent agenda.**

**MOVER:** Brenda Moczygemba

**SECONDER:** Matthew McGraw

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

**NEW BUSINESS:** *(00:00:50 in video)*

3. Election of Chair

**Motion to elect Neil Morrow as Chair of Planning & Zoning Commission**

**MOVER:** Susan Passovoy

**SECONDER:** Tim Carter

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

**Motion to elect Brenda Moczygemba as Vice-Chair of Planning & Zoning Commission**

**MOVER:** Tim Carter

**SECONDER:** Susan Passovoy

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

**PUBLIC HEARING:** (00:02:00 in video)

4. Recommendation to review and provide feedback on the Sawtooth Serenade Design Review Application (P24-0247)
  - Staff Presentation on Sawtooth Serenade Design Review Application, previous review stages, previous review comments from P&Z Commission, items that are still outstanding; Morgan Landers (00:02:25 in video)
  - Commission questions and Staff responses regarding gross floor area; Susan Passovoy, Morgan Landers (00:13:30 in video)
  - Staff Presentation on design review elements, bulk and flatness of building, materials palette, activation of the ground floor; Morgan Landers (00:14:25 in video)
  - Applicant presentation on revisions made to Sawtooth Serenade project in response to previous P&Z review such as material palette, metal to wood siding, lowered bench for seating; David Thielsen (00:24:00 in video)

**PUBLIC COMMENT:** (00:51:50 in video)

5. Public comments
  - Public comment from Michael O'Neill expressing support for project. (00:52:25 in video)

**NEW BUSINESS (CONT.):** (00:53:10 in video)

6. Continuation of previous Action
  - Commission deliberation and discussion of Sawtooth Serenade revisions, responses to applicant examples; Brenda Moczygemba, Susan Passovoy, Matthew McGraw, Tim Carter, Neil Morrow (00:53:20 in video)
  - Applicant discussion with Commission; David Thielsen, Brenda Moczygemba (01:10:40 in video)
  - Commission deliberation and discussion of Sawtooth Serenade revisions, responses to applicant examples; Brenda Moczygemba, Susan Passovoy (01:11:10 in video)
  - Staff presentation on FAR, housing incentive, density, in response to Commission questions on same; Morgan Landers (01:15:40 in video)

- Commission deliberation and discussion of Sawtooth Serenade revisions, responses to applicant examples; Susan Passovoy, Matthew McGraw, Tim Carter, Neil Morrow *(01:17:20 in video)*
- Staff presentation and Commission questions on Applicant's requested continuation to a Date Certain of February 25; Morgan Landers, Neil Morrow, Matthew McGraw, *(01:23:10 in video)*

**Motion to Continue at a Date Certain at 5:56 p.m. *(01:14:00 in video)***

**MOVER:** Susan Passovoy

**SECONDER:** Tim Carter

**AYES:** Susan Passovoy, Tim Carter, Brenda Moczygemba,

**NAYS:** Matthew McGraw, Neil Morrow

**RESULT: Continued to February 25 Planning & Zoning Meeting**

7. Recommendation to review and provide feedback on the Knob Hill Residence Pre-Application Mountain Overlay Design Review. *(01:25:30 in video)*
  - Staff Presentation on Knob Hill Residence Pre-Application Design Review Application, site elevation, lot consolidation process, overview of design review criteria, setback / dimension requirements, staff recommendations for modifications to landscape plan; Abby Rivin *(01:26:50 in video)*
  - Commission questions and staff responses regarding presentation; Brenda Moczygemba, Abby Rivin, Neil Morrow, Matthew McGraw, Morgan Landers, *(01:43:20 in video)*
  - Applicant representative presentation on Knob Hill Residence; Zac Rockett *(01:53:00 in video)*

**PUBLIC COMMENT:** *(02:16:40 in video)*

8. Public comments
  - Public comment from Susan Scoville expressing concerns regarding wildlife disruption. *(02:17:15 in video)*
  - Public comment from Jolyon Sawrey on behalf of neighboring houses for Stevensons and McDermotts expressing concern regarding building location, supporting Staff recommendation to decrease building height and profile.

**NEW BUSINESS (CONT.):** *(02:24:25 in video)*

9. Continuation of previous Action
  - Commission discussion of Applicant presentation; Brenda Moczygemba, Tim Carter, Susan Passovoy, Matthew McGraw, Neil Morrow *(02:24:50 in video)*
  - Applicant response to Commission discussion; Zac Rockett *(02:39:50 in video)*

**ADJOURNMENT:**

**Motion to adjourn at 7:14 p.m. (02:42:30 in video)**

**MOVER:** Neil Morrow

**SECONDER:** Susan Passovoy

**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