



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

Monday, August 26, 2025
191 5th Street West, Ketchum, Idaho 83340

CALL TO ORDER:

Vice-Chairman Brenda Moczygemba called to order at 4:30 pm *(00.00.12 in video)*

ROLL CALL:

Neil Morrow *Arrived at 4:31 pm
Susan Passovoy
Matthew McGraw
Brenda Moczygemba
Tim Carter

ALSO PRESENT:

Morgan Landers – Director of Planning and Building
Abby Rivin – Senior Planner
Paige Nied – Associate Planner

COMMUNICATIONS FROM COMMISSIONERS: *(00.00.45 in video)*

1. Public Comments Submitted

CONSENT AGENDA: *(00.00.55 in video)*

2. Approval of the March 25, 2025 meeting minutes.
3. Approval of the March 31, 2025 meeting minutes.
4. Approval of the August 12, 2025 meeting minutes.

Motion to approve consent agenda at 4:32 p.m.:

MOVER: Susan Passovoy

SECONDER: Matthew McGraw

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Public Hearing: *(00.01.35 in video)*

5. Recommendation to review and approve the Knob Hill Residence Mountain Overlay Design Review and Lot Consolidation Subdivision Preliminary Plat with Waiver Request applications and direct staff to return with Findings of Fact.
 - Staff Presentation – Abby Rivin *(00.01.56 in video)*
 - Commissioner Comments *(00.01.48 in video)*

- Applicant presentation – Zac Rockett, Principal Architect, Rocket Design (00.20.43 in video)
- Commissioner Questions (00.42.05 in video)
- Public Comment – Ed McDermont (00.43.58 in video)
- Public Comment – Jolyon Sawrey (00.50.25 in video)
- Applicant Responses - Zac Rockett (00.55.36 in video)
- Public Comment – Jeff Parks (00.58.00 in video)
- Close Public Hearing (00.59.06 in video)
- Commissioner Deliberation (00.59.10 in video)

Motion to continue to the 9/9/25 meeting with a request to see modifications consistent with commissioner comments at 6:26 pm:

MOVER: Tim Carter

SECONDER: Brenda Moczygemba

AYES: Susan Passovoy, Matthew McGraw, & Tim Carter

NAYS: Brenda Moczygemba & Neil Morrow

RESULT: ADOPTED

Announcement: (01.57.20 in video)

6. Announcement regarding Comprehensive Plan from Morgan Landers, Director of planning and Building.

ADJOURNMENT: (02.00.43 in video)

Motion to adjourn at 6:30 pm:

MOVER: Neil Morrow

SECONDER: Brenda Moczygemba

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Neil Morrow – Chairman of P & Z Commission

Morgan Landers – Director of Planning & Building