



**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

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**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**