



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

Wednesday, November 12, 2025  
191 5th Street West, Ketchum, Idaho 83340

**CALL TO ORDER:**

Chairman Neil Morrow called to order at 4:30 PM *(00.00.10 in video)*

**ROLL CALL:**

Neil Morrow

Matthew McGraw

Brenda Moczygemba

Tim Carter

Susan Passovoy *(via Zoom at 4:31 PM, 00.01.19 in video)*

**ALSO PRESENT:**

Jade Riley, City Administrator

Morgan Landers, Director of Planning and Building

Abby Rivin, Senior Planner

Allison Kennedy, Senior Planner

Genoa Beiser, Associate Planner

**COMMUNICATIONS FROM COMMISSIONERS:** *(00.00.32 in video)*

1. Public Comment - Bigwood Parking

**CONSENT AGENDA:** *(00.01.00 in video)*

2. Approval of the October 14, 2025 meeting minutes.

**Motion to approve consent agenda at 4:31 PM:**

**MOVER:** Brenda Moczygemba

**SECONDER:** Matthew McGraw

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

**PUBLIC HEARING:** *(00.01.13 in video)*

3. Recommendation to continue the public hearing for the 140 & 180 N Leadville Ave ARCH Affordable Housing Project Design Review and Lot Consolidation Preliminary Plat applications to the November 25 Planning & Zoning Commission Meeting. - Abby Rivin, Senior Planner

**Motion to continue the public hearing for the 140 & 180 N Leadville Ave ARCH Affordable Housing Project Design Review and Lot Consolidation Preliminary Plat applications to the November 25 Planning & Zoning Commission Meeting at 4:31 PM:**

**MOVER:** Brenda Moczygemba

**SECONDER:** Matthew McGraw

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

4. Recommendation to continue the public hearing for the Sawtooth Serenade Design Review to the November 25 Planning & Zoning Commission Meeting. - Morgan Landers, Director of Planning and Building

**Motion to continue the public hearing for the Sawtooth Serenade Design Review to the November 25 Planning & Zoning Commission Meeting at 4:31 PM:**

**MOVER:** Brenda Moczygemba

**SECONDER:** Matthew McGraw

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

5. Recommendation to continue the public hearing for the 107 Saddle Road Stockyard Subdivision Preliminary Plat to a date uncertain. - Genoa Beiser, Associate Planner

**Motion to continue the public hearing for the 107 Saddle Road Stockyard Subdivision Preliminary Plat to a date uncertain at 4:32 PM:**

**MOVER:** Brenda Moczygemba

**SECONDER:** Matthew McGraw

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

**NEW BUSINESS:** *(00.01.54 in video)*

6. Recommendation to review and provide direction to staff on the permitted uses for the Bigwood Golf Course and parking requirements for the Bigwood Golf Course and Zenergy. - Morgan Landers, Director of Planning and Building
  - Commissioner Susan Passovoy disclosure *(00.02.13 in video)*
  - Staff Presentation – Morgan Landers, Director of Planning and Building *(00.04.07 in video)*
  - Commissioner questions for Staff *(00.04.07 in video)*
  - Public Comment – Cameron Evans *(00.38.04 in video)*
  - Public Comment – Mark Ullman *(00.38.35 in video)*
  - Public Comment – Geoff Isles *(00.40.27 in video)*

- Public Comment – Ben Worst, Worst & Associates representing Golf View Owners Association *(00.45.39 in video)*
- Commissioner discussion and questions for staff *(00.48.00 in video)*
- Public Comment – Elizabeth Koeckeritz, Gives Pursley representing Bigwood Golf Course *(00.52.30 in video)*

**ADJOURNMENT:** *(00.54.53 in video)*

**Motion to adjourn at 5:25 PM:**

**MOVER:** Neil Morrow

**SECONDER:** Matthew McGraw

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

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Neil Morrow – Chairman of P & Z Commission

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Morgan Landers – Director of Planning & Building