



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

Tuesday, September 23, 2025
191 5th Street West, Ketchum, Idaho 83340

CALL TO ORDER:

Chairman Neil Morrow called to order at 4:31 PM *(00.00.30 in video)*

ROLL CALL:

Neil Morrow
Susan Passovoy
Matthew McGraw
Brenda Moczygemba
Tim Carter

ALSO PRESENT:

Morgan Landers – Director of Planning and Building
Abby Rivin – Senior Planner
Jade Riley – City Administrator

COMMUNICATIONS FROM COMMISSIONERS: *(00.00.55 in video)*

1. Public comments submitted
2. Communication from Brenda Moczygemba regarding the 200 N Main St project.

CONSENT AGENDA: *(00.02.00 in video)*

3. Approval of the September 09, 2025 meeting minutes.
4. Recommendation to review and approve the Knob Hill Residence Mountain Overlay Design Review (Application File No. P25-016) Findings of Fact, Conclusions of Law, and Decision.
5. Recommendation to review and approve the Knob Hill Residence Lot Consolidation Preliminary Plat with Waiver Requests (Application File No. P25-016A) Findings of Fact, Conclusions of Law, and Recommendation.

Motion to approve consent agenda at 4:32 PM.

MOVER: Susan Passovoy

SECONDER: Matthew McGraw

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Public Hearing: *(00.02.16 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.
- Staff Presentation – Morgan Landers, Director of Planning and Building *(00.02.28 in video)*
 - Commissioner Questions *(00.30.26 in video)*
 - Public Comment – Jason Shearer *(00.43.36 in video)*
 - Public Comment – Jeff Eiles *(00.46.06 in video)*
 - Public Comment – Lyndsay Lyle *(00.49.32 in video)*
 - Public Comment – Karine Kashen *(00.52.33 in video)*
 - Public Comment – Benjamin Worst *(00.54.44 in video)*
 - Public Comment – Jed Gray *(00.58.09 in video)*
 - Public Comment – David Hutchinson *(01.02.14 in video)*
 - Public Comment – Kaedi Fry *(01.10.03 in video)*
 - Public Comment – Isabella Tognoni *(01.12.00 in video)*
 - Public Comment – Sarah Smith *(01.14.04 in video)*
 - Public Comment – Ari Drougas *(01.16.20 in video)*
 - Public Comment – Marybeth Flower *(01.18.59 in video)*
 - Public Comment – Robert Davis *(01.20.37 in video)*
 - Public Comment – Nate Sheehan *(01.22.38 in video)*
 - Public Comment – Laurissa Dehauth *(01.24.16 in video)*
 - Public Comment – Elizabeth Koeckeritz *(01.27.22 in video)*
 - Public Comment – Benjamin Worst *(01.30.50 in video)*
 - Public Comment Closed *(01.31.52 in video)*
 - Commissioner Deliberation *(01.32.05 in video)*

Public Hearing:

7. Recommendation to conduct a public hearing and deny the Design Review application for the Sawtooth Serenade development located at 260 N 1st Ave. *(02.39.12 in video)*

Motion to continue Sawtooth Serenade to November 12, 2025, consent agenda at 7:09 PM.

MOVER: Tim Carter

SECONDER: Susan Passovoy

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

ADJOURNMENT: *(02.39.30 in video)*

Motion to adjourn at 7:09 PM:

MOVER: Neil Morrow

SECONDER: Matthew McGraw

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