



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

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

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**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

