



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 Moczygemb
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 Moczygemb

SECONDER: Matthew McGraw

AYES: Matthew McGraw, Brenda Moczygemb, 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 Moczygemb
SECONDER: Matthew McGraw
AYES: Matthew McGraw, Brenda Moczygemb, 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 Moczygemb
SECONDER: Matthew McGraw
AYES: Matthew McGraw, Brenda Moczygemb, 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 Moczygemb
SECONDER: Matthew McGraw
AYES: Matthew McGraw, Brenda Moczygemb, 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

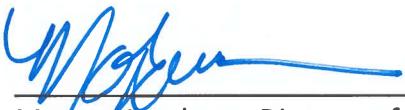
AYES: Susan Passovoy, Matthew McGraw, Brenda Moczygembba, Tim Carter, & Neil Morrow

NAYS:

RESULT: UNANIMOUSLY ADOPTED



Neil Morrow – Chairman of P & Z Commission



Morgan Landers – Director of Planning & Building