



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

Monday, August 26, 2025  
191 5th Street West, Ketchum, Idaho 83340

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**CALL TO ORDER:**

Vice-Chairman Brenda Moczygemba called to order at 4:30 pm *(00.00.12 in video)*

**ROLL CALL:**

Neil Morrow \*Arrived at 4:31 pm  
Susan Passovoy  
Matthew McGraw  
Brenda Moczygemba  
Tim Carter

**ALSO PRESENT:**

Morgan Landers – Director of Planning and Building  
Abby Rivin – Senior Planner  
Paige Nied – Associate Planner

**COMMUNICATIONS FROM COMMISSIONERS:** *(00.00.45 in video)*

1. Public Comments Submitted

**CONSENT AGENDA:** *(00.00.55 in video)*

2. Approval of the March 25, 2025 meeting minutes.
3. Approval of the March 31, 2025 meeting minutes.
4. Approval of the August 12, 2025 meeting minutes.

**Motion to approve consent agenda at 4:32 p.m.:**

**MOVER:** Susan Passovoy

**SECONDER:** Matthew McGraw

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

**Public Hearing:** *(00.01.35 in video)*

5. Recommendation to review and approve the Knob Hill Residence Mountain Overlay Design Review and Lot Consolidation Subdivision Preliminary Plat with Waiver Request applications and direct staff to return with Findings of Fact.
  - Staff Presentation – Abby Rivin *(00.01.56 in video)*
  - Commissioner Comments *(00.016.48 in video)*

- Applicant presentation – Zac Rockett, Principal Architect, Rocket Design (00.20.43 in video)
- Commissioner Questions (00.42.05 in video)
- Public Comment – Ed McDermont (00.43.58 in video)
- Public Comment – Jolyon Sawrey (00.50.25 in video)
- Applicant Responses - Zac Rockett (00.55.36 in video)
- Public Comment – Jeff Parks (00.58.00 in video)
- Close Public Hearing (00.59.06 in video)
- Commissioner Deliberation (00.59.10 in video)

**Motion to continue to the 9/9/25 meeting with a request to see modifications consistent with commissioner comments at 6:26 pm:**

**MOVER:** Tim Carter

**SECONDER:** Brenda Moczygemba

**AYES:** Susan Passovoy, Matthew McGraw, & Tim Carter

**NAYS:** Brenda Moczygemba & Neil Morrow

**RESULT: ADOPTED**

**Announcement:** (01.57.20 in video)

6. Announcement regarding Comprehensive Plan from Morgan Landers, Director of planning and Building.

**ADJOURNMENT:** (02.00.43 in video)

**Motion to adjourn at 6:30 pm:**

**MOVER:** Neil Morrow

**SECONDER:** Brenda Moczygemba

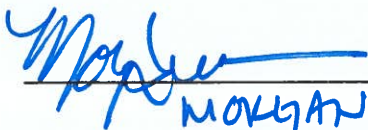
**AYES:** Susan Passovoy, Matthew McGraw, Brenda Moczygemba, Tim Carter, & Neil Morrow

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**



Neil Morrow – Chairman of P & Z Commission



MORGAN LANDERS  
DIRECTOR OF PLANNING & BUILDING