



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

Tuesday, December 09, 2025
191 5th Street West, Ketchum, Idaho 83340

CALL TO ORDER:

Chairman Neil Morrow called to order at 4:29 PM (*00.00.06 in video*)

ROLL CALL:

Neil Morrow

Brenda Moczygembba

Tim Carter

ALSO PRESENT:

Morgan Landers – Director of Planning and Building

Abby Rivin – Senior Planner

COMMUNICATIONS FROM COMMISSIONERS:

1. Public Comment – Warm Springs Townhomes
2. Public Comment - ARCH

CONSENT AGENDA: (*00.01.36 in video*)

3. Approval of the November 25, 2025 Meeting Minutes.

Motion to approve consent agenda at 4:32 PM:

MOVER: Brenda Moczygembba

SECONDER: Tim Carter

AYES: Brenda Moczygembba, Tim Carter, & Neil Morrow

NAYS:

RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING: (*00.02.40 in video*)

4. Recommendation to conduct a public hearing and approve the ARCH Workforce Housing Project Design Review and Lot Consolidation Preliminary Plat applications and direct staff to return with findings of fact (continued from November 25, 2025).
 - Presentation from Abby Rivin, Senior Planner. (*00.02.57 in video*)
 - Presentation from Michelle Griffith, Executive Director of ARCH Community Housing Trust. (*00.11.52 in video*)
 - Presentation from Marty Caplan, Architect. (*00.20.11 in video*)
 - Public Comment – Allan Moriarty. (*00.27.10 in video*)

- Public Comment – Ned Burns. (*00.28.15 in video*)
- Public Comment – Donna Magorty. (*00.29.33 in video*)
- Public Comment – John Lee. (*00.32.08 in video*)
- Public Comment – Mike Carr. (*00.33.28 in video*)
- Commission Deliberation. (*00.36.30 in video*)
- Applicant Response – Marty Caplan, Architect. (*00.51.50 in video*)
- Commission Deliberation. (*00.55.47 in video*)

Motion to approve the Design Review application for the 140 & 180 N Leadville Ave ARCH Affordable Housing Project with conditions of approval as outlined by staff and including standard Design Review conditions of approval at 5:41 PM:

MOVER: Tim Carter

SECONDER: Brenda Moczygembba

AYES: Brenda Moczygembba, Tim Carter, & Neil Morrow

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Motion to approve the Lot Consolidation Preliminary Plat application for the 140 & 180 N Leadville Ave ARCH Affordable Housing Project at 5:42 PM:

MOVER: Tim Carter

SECONDER: Brenda Moczygembba

AYES: Brenda Moczygembba, Tim Carter, & Neil Morrow

NAYS:

RESULT: UNANIMOUSLY ADOPTED

5. Recommendation to approve the Design Review Application (P24-063) for the Warm Springs Townhomes development at 108 Ritchie Dr. (*01.12.24 in video*)

- Presentation – Morgan Landers, Director of Planning & Building. (*01.12.55 in video*)
- Presentation – Jason Ro, Architect, Rockett Ro Design. (*01.20.12 in video*)
- Public Comment – Jeff Small. (*01.25.36 in video*)
- Public Comment – Perry Boyle. (*01.26.59 in video*)
- Public Comment – Jeff Oak. (*01.27.36 in video*)
- Commissioner Deliberation. (*01.29.01 in video*)

Motion to approve the Design Review application for the Warm Springs Townhomes development at 108 Ritchie Dr. with conditions outlined by staff and amended at 6:05 PM:

MOVER: Brenda Moczygembba

SECONDER: Tim Carter

AYES: Brenda Moczygembba, Tim Carter, & Neil Morrow

NAYS:

RESULT: UNANIMOUSLY ADOPTED

6. Recommendation to approve the Major Riparian Alteration Floodplain Development Permit (P25-046) at 300 E River Street, as conditioned, and adopt the Findings of Fact, Conclusions of Law, and Decision. (01.26.00 in video)
 - Presentation – Morgan Landers, Director of Planning & Building. (*01.36.16 in video*)
 - Presentation – Jack Bariteau, Managing Member, Harriman Ketchum Hotel, LLC. (*01.54.19 in video*)
 - Questions from Commissioners. (*01.56.53 in video*)
 - Applicant Response – Rob King, Principal Landscape Architect, Owner, Landwork Studio, LLC. (*01.57.36 in video*)
 - Commissioner Deliberation. (*02.00.33 in video*)

Motion to approve the Major Riparian Alteration Floodplain Development Permit application at 300 E River Street, with an amendment to condition 15, and adopt the Findings of Fact, Conclusions of Law, and Decision at 6:37 PM:

MOVER: Tim Carter

SECONDER: Brenda Moczygembba

AYES: Brenda Moczygembba, Tim Carter, & Neil Morrow

NAYS:

RESULT: UNANIMOUSLY ADOPTED

ADJOURNMENT: (*02.08.35 in video*)

Motion to adjourn at 6:38 PM:

MOVER: Neil Morrow

SECONDER: Brenda Moczygembba

AYES: Brenda Moczygembba, Tim Carter, & Neil Morrow

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Neil Morrow – Chairman of P & Z Commission

Morgan Landers – Director of Planning & Building