



CITY OF KETCHUM, IDAHO
PLANNING AND ZONING COMMISSION MEETING MINUTES
Wednesday, July 1, 2026

CALL TO ORDER:

Chair Tim Carter, called the meeting to order at 4:30 PM (00:00:18 in video)

ROLL CALL:

Tim Carter
Brenda Moczygemba
Joey Stevenson
Hannah Harris
Heidi Schertnanner

ALSO PRESENT:

Abby Rivin – Senior Planner
Genoa Beiser – Associate Planner
Heather Nicolai – Operations Manager

COMMUNICATIONS FROM COMMISSIONERS: (00:1:05 in video)

- None

CONSENT AGENDA: (00:01:13 in video)

1. ACTION: Approval of the June 17, 2026 Meeting Minutes

Motion to approve the June 17, 2026 Meeting Minutes. (00:01:26 in video)

MOVER: Hannah Harris

SECONDER: Brenda Moczygemba

AYES: Brenda Moczygemba, Hannah Harris, Heidi Schernthanner, Joey Stenson & Tim Carter

NAYS:

RESULT: UNANIMOUSLY ADOPTED

2. ACTION: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the 200 Lava Street Mountain Overlay Design Review application.

Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the 200 Lava Street Mountain Overlay Design Review application. (00:01:58 in video)

MOVER: Brenda Moczygemba

SECONDER: Hannah Harris

AYES: Brenda Moczygemba, Hannah Harris, Heidi Schernthanner, Joey Stenson & Tim Carter

NAYS:

RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING:

3. ACTION: Recommendation to hold a public hearing on Design Review and Condominium Subdivision Preliminary Plat applications (File Nos. P26-010 and P26-012) for the proposed Bitterroot redevelopment project at 200 N Spruce Avenue. (00:2:16 in video)

- Presentation by Abby Rivin (00:03:00 in video)
- Commissioner questions for staff (00:17:09 in video)
- Applicant Presentation, Elizabeth A. Koeckeritz, Givens Pursley LLP, Land use council for applicant (00:30:00 in video)
- Applicant Presentation, Christian Thomas, Project Architect with Christina Thomas Studio (00:33:30 in video)
- Applicant Presentation, Nathan Schutte, Landscape Architect with NS Consulting, PLLC (00:41:46 in video)
- Commissioner questions for applicant/staff and applicant/staff responses (00:49:00 in video)
- Applicant Presentation, Christian Thomas, Project Architect with Christina Thomas Studio (00:49:38 in video)
- Commissioner questions for applicant/staff and applicant/staff responses (01:44:03 in video)
- Public Comment Opened (01:44:25 in video)
 - Duane Nellis (01:45: 25 in video)
 - Carole King Klein (01:50:29 in video)
 - Aimée Christensen (01:59:20 in video)
 - Jennifer Case (02:02:24 in video)
 - Beth Chiodo (02:05:00 in video)
- Public Comment Closed (02:07:40 in video)
- Applicant Response to Public Comment (02:08:01 in video)
 - Nathan Schutte, Landscape Architect with NS Consulting, PLLC (02:08:01 in video)
 - Christian Thomas, Project Architect with Christina Thomas Studio (02:10:05 in video)
 - Elizabeth A. Koeckeritz, Givens Pursley LLP, Land use council for applicant (02:11:00 in video)
- Commissioner Deliberations (02:12:24 in video)

Motion I move to continue the public hearing for Final Design Review Application P26-010 and Condominium Subdivision Preliminary Plat Application P26-012 to August 20, 2026, to allow applicant an opportunity to respond to Planning and Zoning Commission direction regarding the design and planning considerations discussed during the public hearing. (03:04:00 in video)

MOVER: Hannah Harris

SECONDER: Heidi Schernthanner

AYES: Brenda Moczygemba, Hannah Harris, Heidi Schernthanner, Joey Stenson & Tim Carter

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Brief Break... (03:05:00 in video)

Restart meeting... (03:08:24 in video)

4. **ACTION:** Recommendation to hold a public hearing and approve Design Review P26-016 and recommend approval of Townhouse Subdivision Preliminary Plat P26-016a for the Seidner Residences at 460 N 4th Ave, and direct staff to return with Finding of Fact. (03:08:24 in video)
 - Presentation by Genoa Beiser (03:08:35 in video)
 - Commissioner questions for staff (03:21:41 in video)
 - Applicant Presentation, Mike Brunelle, Architect with Brunelle Architects (03:22:12 in video)
 - Commissioner questions for applicant (03:26:04 in video)
 - Public Comment Opened (03:26:18 in video)

- Ross Dinkelspie (03:26:28 in video)
- Public Comment Closed (03:28:07 in video)
- Commissioner Deliberations (03:28:19 in video)

Motion to approve the Seider Residences Design Review Application P26-016, as conditioned, and recommend approval of the Preliminary Plat Application P26-016a, as conditioned, and direct staff to return with findings of fact. (03:34:23in video)

MOVER: Heidi Schernthanner

SECONDER: Hannah Harris

AYES: Brenda Moczygemba, Hannah Harris, Heidi Schernthanner, Joey Stenson & Tim Carter

NAYS:

RESULT: UNANIMOUSLY ADOPTED

NEW BUSINESS

5. Wood River Land Trust: Watershed Moment presentation (03:38:06 in video)
 - Presentation by Cece Albertson, Community Planning Director for Wood River Land Trust including questions and comments from Commissioners and Cece’s responses (03:38:06 in video)

ADJOURNMENT:

Motion to adjourn at 9:21PM (04:38:44 in video)

MOVER: Hannah Harris

SECONDER: Joey Stenson

AYES: Brenda Moczygemba, Hannah Harris, Heidi Schernthanner, Joey Stenson & Tim Carter

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Tim Carter – Chairman of the Planning and Zoning Commission

Jade Riley – City Administrator