



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

Tuesday, November 25, 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)*

Amended Agenda Consent:

Motion to approve amended agenda at 4:30 PM:

MOVER: Matthew McGraw

SECONDER: Brenda Moczygemba

AYES: Matthew McGraw, Brenda Moczygemba, & Neil Morrow

NAYS:

RESULT: UNANIMOUSLY ADOPTED

ROLL CALL:

Neil Morrow

Matthew McGraw

Brenda Moczygemba

Susan Passovoy (via Zoom at 4:39 PM)

ALSO PRESENT:

Morgan Landers – Director of Planning and Building

Abby Rivin – Senior Planner

Genoa Beiser – Associate Planner

COMMUNICATIONS FROM COMMISSIONERS:

1. Public Comment - 140 & 180 N Leadville Ave ARCH Affordable Housing Project
2. Public Comment - Sawtooth Serenade

CONSENT AGENDA: *(00.01.23 in video)*

3. Approval of the November 12, 2025 Meeting Minutes.

Motion to approve consent agenda at 4:31 PM:

MOVER: Brenda Moczygemba

SECONDER: Matthew McGraw

AYES: Matthew McGraw, Brenda Moczygemba, & Neil Morrow

NAYS:

RESULT: UNANIMOUSLY ADOPTED

CONTINUATION OF PUBLIC HEARING ITEM: *(00.01.40 in video)*

Motion to continue the public hearing for the Warm Springs Townhomes Design Review to the December 9, 2025, Planning & Zoning Commission Meeting at 4:32 PM:

MOVER: Brenda Moczygemba

SECONDER: Matthew McGraw

AYES: Matthew McGraw, Brenda Moczygemba, & Neil Morrow

NAYS:

RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING: *(00.01.50 in video)*

4. Recommendation to conduct a public hearing to review the 140 & 180 N Leadville Ave ARCH Workforce Housing Project Design Review and Lot Consolidation Preliminary Plat applications and provide feedback on the proposed design.

- Presentation from Abby Rivin, Senior Planner. *(00.02.12 in video)*
- Questions from Commissioners. *(00.23.10 in video)*
- Presentation from Michelle Griffith, Executive Director of ARCH Community Housing Trust. *(00.28.18 in video)*
- Presentation from Marty Caplan, Architect. *(00.33.39 in video)*
- Questions from Commissioners and Responses from Applicants. *(00.43.19 in video)*
- Public Comment – Susan Scovelle. *(00.53.44 in video)*
- Public Comment – Mac Moriarty. *(00.54.34 in video)*
- Public Comment – Heidi Schernthanner. *(00.59.56 in video)*
- Public Comment – Perry Boyle. *(01.01.23 in video)*
- Public Comment – John Lee. *(01.04.00 in video)*
- Public Comment – Scott Curtis. *(01.06.13 in video)*
- Public Comment – Tracy Lee. *(01.08.28 in video)*
- Public Comment – David Wehrly. *(01.10.13 in video)*
- Staff responses. *(01.14.39 in video)*
- Public Comment – Ed Simon. *(01.18.02 in video)*
- Applicant responses. *(01.19.37 in video)*
- Commission deliberation. *(01.25.56 in video)*

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 December 9, 2025, Planning & Zoning Commission Meeting at 6:14 PM:

MOVER: Matthew McGraw

SECONDER: Brenda Moczygemba

AYES: Matthew McGraw, Brenda Moczygemba, Susan Passavoy, & Neil Morrow

NAYS:

RESULT: UNANIMOUSLY ADOPTED

5. Recommendation to conduct a public hearing and deny the Design Review application for the Sawtooth Serenade development located at 260 N 1st Ave. *(01.45.05 in video)*

- Presentation – Morgan Landers, Director of Planning & Building. *(01.45.20 in video)*
- Presentation – David Thielsen, Architect, Thielsen Architects. *(02.09.50 in video)*
- Public Comment – Perry Boyle. *(02.36.51 in video)*
- Public Comment – Marty Caplan. *(02.39.22 in video)*
- Public Comment – Heidi Scherthanner. *(02.41.20 in video)*
- Public Comment – Scott Curtis. *(02.43.08 in video)*
- Applicant Response – Jim Laski. *(02.46.07 in video)*
- Commissioner Deliberation. *(02.46.50 in video)*

Motion to deny the Design Review application for the Sawtooth Serenade development located at 260 N 1st Ave at 7:35 PM:

MOVER: Brenda Moczygemba

SECONDER: Matthew McGraw

AYES: Matthew McGraw, Brenda Moczygemba, Susan Passavoy, & Neil Morrow

NAYS:

RESULT: UNANIMOUSLY DENIED

ADJOURNMENT: *(03.00.45 in video)*

Motion to adjourn at 7:35PM:

MOVER: Neil Morrow

SECONDER: Matthew McGraw

AYES: Susan Passavoy, Matthew McGraw, Brenda Moczygemba, & Neil Morrow

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Neil Morrow – Chairman of P & Z Commission

Morgan Landers – Director of Planning & Building