



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 Moczygembba

**AYES:** Matthew McGraw, Brenda Moczygembba, & Neil Morrow

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

**ROLL CALL:**

Neil Morrow

Matthew McGraw

Brenda Moczygembba

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 Moczygembba

**SECONDER:** Matthew McGraw

**AYES:** Matthew McGraw, Brenda Moczygembba, & 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 Moczygemb  
**SECONDER:** Matthew McGraw  
**AYES:** Matthew McGraw, Brenda Moczygemb, & 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 Moczygemb  
**AYES:** Matthew McGraw, Brenda Moczygemb, 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 Schernthanner. *(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 Moczygembba

**SECONDER:** Matthew McGraw

**AYES:** Matthew McGraw, Brenda Moczygembba, 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 Moczygembba, & Neil Morrow

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**



Neil Morrow – Chairman of P & Z Commission



Morgan Landers – Director of Planning & Building