



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

Monday, March 31, 2025  
191 5th Street West, Ketchum, Idaho 83340

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**CALL TO ORDER:** By Chairman Neil Morrow at 4:30 pm *(00.00.17 in video)*

**ROLL CALL:**

Neil Morrow  
Susan Passovoy  
Matthew McGraw  
Brenda Moczygemba  
Tim Carter \*via Zoom, joined at 4:42 *(00.12.52 in video)*

**ALSO PRESENT:**

Morgan Landers – Director of Planning and Building  
Abby Rivin – Senior Planner  
Genoa Beiser – Associate Planner

**COMMUNICATIONS FROM COMMISSIONERS:**

1. Public Comments Submitted

**CONSENT AGENDA:**

- None

**NEW BUSINESS:** *(00.01.04 in video)*

2. Recommendation to review and provide feedback on the Pre-Application Design Review for the ARCH Affordable Housing Project at 140 & 180 N Leadville Ave.
  - Staff presentation – Abby Rivin *(00.01.21 in video)*
  - Commissioner questions for Staff *(00.12.48 in video)*
  - Applicant presentation – Michelle Griffith, ARCH Executive Director *(00.14.25 in video)*
  - Applicant presentation – Marty Kaplan, Martin Henry Kaplan, Architects *(00.19.50 in video)*
  - Commissioner questions for Staff and Applicants *(00.30.15 in video)*

**PUBLIC COMMENTS OPENED** *(00.39.00 in video)*

- Susan Scovell *(00.39.10 in video)*
- Sarah Michael *(00.41.38 in video)*
- Al Stevenson *(00.43.19 in video)*

- Peter Prekeges (00.46.07 in video)
    - o Response by Applicant Michelle Griffith to clarify public comment question (00.48.09 in video)
  - Ned Burns (00.50.42 in video)
  - Donna McGourty (00.51.24 in video)
- PUBLIC COMMENTS CLOSED** (00.52.16 in video)
- Staff clarification to public comment (00.52.32 in video)
  - Commissioner questions and feedback for applicant (00.53.00 in video)

**ADJOURNMENT:** (01.06.35 in video)

**Motion to adjourn at 5:38 pm:** Motion made by Neil Morrow, seconded by Brenda Moczygemba

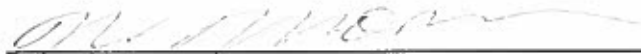
**MOVER:** Neil Morrow

**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