



CITY OF KETCHUM, IDAHO
PLANNING AND ZONING COMMISSION MEETING MINUTES
Thursday, June 04, 2026

CALL TO ORDER:

Chair Brenda Moczygemba called the meeting to order at 4:30 PM (00:00:33 in video)

ROLL CALL:

Tim Carter-absent
Brenda Moczygemba
Joey Stevenson
Hannah Harris
Heidi Scherthanner

ALSO PRESENT:

Morgan Landers – Planner
Allison Kennedy – Senior Planner
Abby Rivin – Senior Planner
Paige Nied – Associate Planner
Genoa Beiser – Associate Planner
Heather Nicolai – Operations Manager
Matt Johnson – City Attorney

COMMUNICATIONS FROM COMMISSIONERS: (00:01:55 in video)

- None

Motion to alter the agenda and move public hearing item 3 to be heard after items 4 & 5 (00:02:11 in video)

Motion to approve altering the agenda and move public hearing item 3 to be heard after items 4 & 5
(00:03:10 in video)

MOVER: Heidi Scherthanner

SECONDER: Joey Stevenson

AYES: Brenda Moczygemba, Hannah Harris, Heidi Scherthanner & Joey Stevenson

NAYS:

RESULT: UNANIMOUSLY ADOPTED

CONSENT AGENDA: (00:03:50 in video)

1. ACTION: Approval of the May 20, 2026 Meeting Minutes
2. ACTION: Approval of the written Decision for the Prospector Condo Deck Appeal as presented by the City Attorney, and authorize the Chair to sign. (P26-002)

Motion to approve the consent agenda. (00:04:10 in video)

MOVER: Hannah Harris

SECONDER: Joey Stevenson

AYES: Brenda Moczygemba, Hannah Harris, Heidi Scherthanner & Joey Stevenson

NAYS:

RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING:

4. ACTION: Recommendation to review and recommend approval of the 300 River Street East Condominiums Preliminary Plat (P25-057) and direct staff to return with the Findings of Fact, Conclusions of Law, and Decision. - Morgan Landers, Planner (00:04:35 in video)
 - Presentation by Morgan Landers (00:04:52 in video)
 - Commissioner questions for staff and applicant (00:06:34 in video)
 - Applicant, Jake Bariteau, response to questions from Commissioners (00:07:24 in video)
 - Commissioner questions for staff and staff responses (00:08:24 in video)
 - Public Comment Opened (00:11:04 in video)
 - None
 - Public Comment Closed (00:11:18 in video)
 - Commissioner Deliberations (00:11:20 in video)

Motion to approve the 300 River Street East Condominiums Preliminary Plat (P25-057) and direct staff to return with the Findings of Fact, Conclusions of Law, and Decision. (00:12:42 in video)

MOVER: Hannah Harris

SECONDER: Joey Stevenson

AYES: Brenda Moczygemba, Hannah Harris, Heidi Schernthanner & Joey Stevenson

NAYS:

RESULT: UNANIMOUSLY ADOPTED

5. ACTION: Recommendation to review and recommend approval of The Chalets at Warm Springs Preliminary Plat (P26-009) and direct staff to return with the Findings of Fact, Conclusions of Law, and Decision. - Genoa Beiser, Associate Planner (00:13:13 in video)
 - Presentation by Genoa Beiser (00:13:40 in video)
 - Commissioner questions for staff and staff responses (00:20:34 in video)
 - Public Comment Opened (00:23:57 in video)
 - None
 - Public Comment Closed (00:24:07 in video)
 - Commissioner questions for applicant and applicant response (00:24:10 in video)
 - Commissioner Deliberations (00:25:15 in video)

Motion to recommend approval to City Council of The Chalets at Warm Springs Preliminary Plat as conditioned and direct staff to return with draft findings. (00:26:27 in video)

MOVER: Hannah Harris

SECONDER: Joey Stevenson

AYES: Brenda Moczygemba, Hannah Harris, Heidi Schernthanner & Joey Stevenson

NAYS:

RESULT: UNANIMOUSLY ADOPTED

3. ACTION: Recommendation to review a Floodplain Development Permit Application(P24-038) for 411 Northwood Way and direct staff to return with the Findings of Fact, Conclusions of Law, and Decision.- Allison Kennedy, Senior Planner (00:27:09 in video)
 - Presentation by Allison Kennedy (00:27:57 in video)

- Commissioner questions for staff and staff responses (00:40:14 in video)
- Applicant presentation, Elizabeth A. Koeckeritz, Givens Pursley LLP, Land use lawyer (00:42:20 in video)
- Commissioner questions for applicant team (Elizabeth Koeckeritz, Katie Franklin & Jeff Rusack) and applicant response (00:59:10 in video)
- Matt Johnson, City Attorney responds to Commissioner Questions (01:40:00 in video)
- Jennifer Zung, City Contracted Floodplain Development Manager responds to Commissioner Questions (01:49:00 in video)
- Commissioner questions for staff and staff responses (01:51:39 in video)
- Public Comment Opened (01:58:45 in video)
 - Kristine Spangenberg (01:59:03 in video)
 - Sandra Swan (02:02:15 in video)
- Public Comment Closed (02:03:40 in video)
- Commissioner Deliberations (02:03:48 in video)

Motion to continue the hearing for floodplain Development Permit Application (P24-038) for 411 Northwood Way to a date certain of September 3, 2026 to allow the applicant to present a revised application based on the comments based on the comments made tonight. (02:30:17 in video)

MOVER: Joey Stevenson

SECONDER: Hannah Harris

AYES: Brenda Moczygemba, Hannah Harris, Heidi Schernthanner & Joey Stevenson

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Communication from Staff: (02:31:05 in video)

Update on scheduling and status for the Code update by Abby Rivin and discussion with Commissioners (02:31:10 in video)

ADJOURNMENT:

Motion to adjourn at 7:13 PM (02:42:48 in video)

MOVER: Heidi Schernthanner

SECONDER: Hannah Harris

AYES: Brenda Moczygemba, Hannah Harris, Heidi Schernthanner & Joey Stevenson

NAYS:

RESULT: UNANIMOUSLY ADOPTED



Tim Carter – Chairman of the Planning and Zoning Commission



Jade Riley – City Administrator