



CITY OF KETCHUM, IDAHO
MEETING MINUTES
PLANNING AND ZONING COMMISSION

Wednesday, May 20, 2026
191 5th Street West, Ketchum, Idaho 83340

CALL TO ORDER: (00:00:21 in video)

Chairperson Tim Carter called the meeting to order at 4:34pm

ROLL CALL:

Tim Carter
Brenda Moczygemba
Joey Stevenson
Hannah Harris

ALSO PRESENT:

Jade Riley – City Administrator
Allison Kennedy – Senior Planner
Paige Nied – Associate Planner
Genoa Beiser – Associate Planner
Heather Nicolai – Operations Manager

COMMUNICATIONS FROM COMMISSIONERS: (00:00:40 in video)

- None

CONSENT AGENDA: (00:00:56 in video)

1. ACTION: Approval of April 15, 2026 Meeting Minutes

Motion to approve the April 15, 2026 meeting minutes (00:01:25 in video)

MOVER: Joey Stevenson
SECONDER: Hannah Harris
AYES: Tim Carter, Hannah Harris, & Joey Stevenson
NAYS:
RECUSALS: Brenda Moczygemba
RESULT: UNANIMOUSLY ADOPTED

2. ACTION: Approval of May 4, 2026 Special Joint Meeting Minutes
3. ACTION: Approval of May 7, 2026 Meeting Minutes

Motion to approve the May 4, 2026 and May 7, 2026 meeting minutes (00:01:53 in video)

MOVER: Brenda Moczygemba
SECONDER: Hannah Harris
AYES: Tim Carter, Brenda Moczygemba, Hannah Harris, & Joey Stevenson
NAYS:
RESULT: UNANIMOUSLY ADOPTED

4. ACTION: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the 233 Parkway Variance application.

Motion to approve the the Findings of Fact, Conclusions of Law, and Decision for the 233 Parkway Variance application (00:02:15 in video)

MOVER: Brenda Moczygemba

SECONDER: Joey Stevenson

AYES: Tim Carter, Brenda Moczygemba, & Joey Stevenson

NAYS:

RECUSALS: Hannah Harris

RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING: (00:02:40 in video)

2. ACTION: Recommendation to review and approve the Wood River YMCA Final Design Review Application (P25-068A), as conditioned, and direct staff to return with Findings of Fact.

- Presentation by Allison Kennedy (00:03:06 in video)
- Commissioner questions for staff and staff responses (00:20:02 in video)
- Presentation by Michael Buls – Applicant Team (00:23:10 in video)
- Commissioner questions for applicant and applicant responses (00:34:18 in video)
- Continued Presentation by Michael Buls – Applicant Team(00:35:37 in video)
- Commissioner questions for applicant and applicant responses (00:45:55 in video)
- Public Comment Opened (00:51:46 in video)
 - Lee Spounagle (00:52:15 in video)
- Public Comment Closed (00:54:09 in video)
- Commissioner Deliberations (00:54:15 in video)

Motion to Wood River YMCA Final Design Review Application (P25-068A), as conditioned, and direct staff to return with Findings of Fact. (01:02:02 in video)

MOVER: Hannah Harris

SECONDER: Brenda Moczygemba

AYES: Tim Carter, Brenda Moczygemba, Joey Stevenson & Hannah Harris

NAYS:

RESULT: UNANIMOUSLY ADOPTED

- Jason Shearer, Wood River Community YMCA CEO – Comments & thank you (01:02:35 in video)

3. ACTION: Recommendation to review and recommend approval to City Council Draft Ordinance 1276 which proposes to add “Cultural Facility” as a conditional use in the Light Industrial No. 2 Zone District in the Table of Ketchum Municipal Code 16.03.020.F

- Presentation by Paige Nied (01:04:50 in video)
- Presentation by Jennifer Wells Green – SVMoA Executive Director & Joan Gillespie Swift SVMoA Board President – Applicant Team (01:13:40 in video)
- Questions from Commissioners (01:26:13 in video)
- Public Comment Opened (01:27:55 in video)
 - None
- Public Comment Closed (01:28:40 in video)
- Commission Deliberations (01:28:42 in video)

Motion to recommend approval to City Council Draft Ordinance 1276 which proposes to add "Cultural Facility" as a conditional use in the Light Industrial No. 2 Zone District in the Table of Ketchum Municipal Code 16.03.020.F (01:38:00 in video)

MOVER: Brenda Moczygemba

SECONDER: Hannah Harris

AYES: Tim Carter, Brenda Moczygemba, Joey Stevenson & Hannah Harris

NAYS:

RESULT: UNANIMOUSLY ADOPTED

4. **ACTION:** Recommendation to review and recommend approval to City Council on Draft Ordinance 1275: Rezone of 119 Townhouse Lane from Limited Residential (LR) to Tourist (T).
- Presentation by Genoa Beiser (01:38:50 in video)
 - Questions from Commissioners (01:50:23 in video)
 - Public Comment Opened (01:51:40 in video)
 - None
 - Public Comment Closed (01:51:46 in video)
 - Commission Deliberations (01:51:50 in video)

Motion to recommend approval to City Council on Draft Ordinance 1275: Rezone of 119 Townhouse Lane from Limited Residential (LR) to Tourist (T). (01:53:25 in video)

MOVER: Hannah Harris

SECONDER: Brenda Moczygemba

AYES: Tim Carter, Brenda Moczygemba, Joey Stevenson & Hannah Harris

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Question from Commissioner Harris to potential changes to traffic patterns and traffic changes. Senior Planner Abby Rivin advised: Staff can offer guidance if this is under the purview of PZ Commission i.e part of a new development or if it should go to the Ketchum Traffic Authority. (01:53:40 in video)

ADJOURNMENT: (01:54:09 in video)

Motion to adjourn at 6:29 PM:

MOVER: Hannah Harris

SECONDER: Brenda Moczygemba

AYES: Tim Carter, Brenda Moczygemba, Joey Stevenson & Hannah Harris

NAYS:

RESULT: UNANIMOUSLY ADOPTED



~~Tim Carter~~ — Chairman of the Planning and Zoning Commission

Brenda Moczygemba - vice chair person



Morgan Landers – Director of Planning and Building