



CITY OF KETCHUM, IDAHO
PLANNING AND ZONING COMMISSION MEETING MINUTES
Wednesday, June 17, 2026

CALL TO ORDER:

Vice Chair Brenda Moczygemba, called the meeting to order at 4:30 PM (00:00:20 in video)

ROLL CALL:

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

ALSO PRESENT:

Abby Rivin – Senior Planner
Allison Kennedy – Senior Planner
Paige Nied – Associate Planner
Genoa Beiser – Associate Planner
Heather Nicolai – Operations Manager

COMMUNICATIONS FROM COMMISSIONERS: (00:00:48 in video)

- Heidi Schertnanner walked by the 330 Topaz Street project location and spoke briefly with a neighbor
- Brenda Moczygemba disclosed that her architectural firm did interview for the 200 Lava Street project, but they did not get the job and she didn't feel that will impact her evaluation of the application.

CONSENT AGENDA: (00:01:55 in video)

1. ACTION: Approval of the June 4, 2026 Meeting Minutes
2. ACTION: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the Wood River YMCA Final Design Review Application
3. ACTION: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for The Chalets at Warm Springs Preliminary Plat Application
4. ACTION: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the 300 E River St Condominiums Preliminary Plat Application

Motion to approve the consent agenda. (00:02:26 in video)

MOVER: Heidi Schernthanner

SECONDER: Hannah Harris

AYES: Brenda Moczygemba, Hannah Harris, & Heidi Schernthanner

NAYS:

RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING:

5. ACTION: Recommendation to review and approve the 200 Lava Street Mountain Overlay Design Review application, as conditioned, and direct staff to return with Findings of Fact (00:02:35 in video)
 - Presentation by Paige Nied (00:02:52 in video)
 - Commissioner questions for staff (00:08:06 in video)
 - Applicant Presentation, Michale Allaire, Architect, Michael Doty & Associates (00:09:05 in video)
 - Commissioner questions for applicant (00:22:34 in video)

- Public Comment Opened (00:25:22 in video)
 - None
- Public Comment Closed (00:25:33 in video)
- Commissioner Deliberations (00:25:35 in video)

Motion to approve the 200 Lava Street Mountain Overlay Design Review application, as conditioned, and direct staff to return with Findings of Fact, Conclusions of Law, and Decision. (00:28:35 in video)

MOVER: Hannah Harris

SECONDER: Heidi Schernthanner

AYES: Brenda Moczygemba, Hannah Harris, & Heidi Schernthanner

NAYS:

RESULT: UNANIMOUSLY ADOPTED

6. **ACTION:** Recommendation to review and approve the 330 Topaz Street Residence Final Mountain Overlay Design Review and recommend approval of the Lot Consolidation Preliminary Plat, and direct staff to return with Findings of Fact, Conclusions of Law, and Decision. (00:29:04 in video)
 - Presentation by Abby Rivin (00:29:27 in video)
 - Commissioner questions for staff (00:49:34 in video)
 - Applicant Presentation, Gretchen Wagner, Architect, Scape Design Studio (00:55:34 in video)
 - Commissioner questions for applicant (01:05:50 in video)
 - Matt McNeal, Property Owner answers questions for Commissioners, Commissioner questions for Staff and Staff responses (01:07:02 in video)
 - Jeff Lamoureux, Civil Engineer, Galena Benchmark answers questions for Commissioners (01:22:40 in video)
 - Public Comment Opened (01:34:04 in video)
 - None
 - Public Comment Closed (01:34:12 in video)
 - Commissioner Deliberations (01:34:15 in video)

Motion to recommend approval of the 330 Topaz Street Mountain Overlay Design Review application, subject to conditions of approval 1-9 (with potential city-recommended revisions to condition no. 4 related to irrigation conveyance ditch relocation and associated plat notes), and direct staff to return with draft Findings of Fact, Conclusions of Law, and Decision. (01:40:49 in video)

MOVER: Heidi Schernthanner

SECONDER: Hannah Harris

AYES: Brenda Moczygemba, Hannah Harris, & Heidi Schernthanner

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Motion to recommend approval of the 330 Topaz Street Lot Consolidation Preliminary Plat and requested Subdivision Exceptions to the City Council, subject to the conditions of approval 1 through 6, and direct staff to return with draft Findings of Fact, Conclusions of Law, and Recommendation. (01:41:33 in video)

MOVER: Hannah Harris

SECONDER: Heidi Schernthanner

AYES: Brenda Moczygemba, Hannah Harris, & Heidi Schernthanner

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Discussion amongst Commissioners and Staff regarding ditches (01:42:00 in video)

COMMUNICATIONS FROM STAFF

- Priority Code Updates, Abby Rivin (01:43:50 in video)

ADJOURNMENT:

Motion to adjourn at 6:15 PM (01:45:05 in video)

MOVER: Hannah Harris

SECONDER: Heidi Schernthanner

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED



Tim Carter – Chairman of the Planning and Zoning Commission



Jade Riley – City Administrator

