



AGENDA

PUBLIC PARTICIPATION INFORMATION

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You will find this option on our website at www.ketchumidaho.org/meetings.

If you would like to comment on a public hearing agenda item, please select the best option for your participation:

1. Join us via Zoom (*please mute your device until called upon*).
Join the Webinar: <https://ketchumidaho-org.zoom.us/j/87186171378>
Webinar ID: 871 8617 1378
2. Address the Commission in person at City Hall.
3. Submit your comments in writing at (*by noon the day of the meeting*)

This agenda is subject to revisions. All revisions will be underlined.

CALL TO ORDER: By Chair Tim Carter

ROLL CALL: Pursuant to Idaho Code Section 74-204(4), all agenda items are action items, and a vote may be taken on these items.

COMMUNICATIONS FROM COMMISSIONERS:

1. Public Comment - 680 N Leadville

CONSENT AGENDA:

ALL ACTION ITEMS - The Commission is asked to approve the following listed items by a single vote, except for any items that a commissioner asks to be removed from the Consent Agenda and considered separately.

2. Approval of the March 18, 2026 Meeting Minutes

PUBLIC HEARING:

3. Recommendation to continue the public hearing for the 233 Parkway Drive Variance Application to the May 20th Planning & Zoning Commission Meeting – Paige Nied, Associate Planner

ADJOURNMENT:

680 N. Leadville

From Kim Maykranz <stoefflerdesigns@hotmail.com>

Date Thu 3/19/2026 5:43 PM

To Participate <participate@ketchumidaho.org>

I am opposed to providing the developer of the above referenced project any development incentives. The project is 2 lots, and it should stay 2 lots.

No lot consolidation, no setback waivers, no Row vacation, no density increases. No nothing! Do not incentivize the termination of 7 units for 1 unit. Locals live here!

Brenda must step down. She is conflicted: she designs massive buildings and sits on the P and Z that approves massive, nasty buildings that sicken the community. Brenda was appointed by Bradshaw (persona non grata). Accordingly, Brenda is out of touch with this community. Stop trying to change Ketchum, let Ketchum change you.

Do not facilitate or hasten the eviction of the tenants. Consider evicting Brenda instead.

Hanna, at the next P and Z meeting, please state your credentials for serving on P and Z. Being qualified is more than just desiring a stepping stone for council. Your job involves concern for the values of the community and knowledge of design and construction. You don't represent the developers and their architects as a "yes" person. Please consider stepping down as an act of humility. I am asking you to fail well.

Alex and Tim, please stay strong. Thank you for your leadership. Please, again, do not facilitate or in any way hasten the eviction of the tenants. Please do not make these residents of Ketchum miserable by facilitating their displacement. They are members of the Ketchum community.

Sincerely,
Kim Stoeffler

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680 N. Leadville

From Mark Maykranz <mmaykranz@hotmail.com>

Date Thu 3/19/2026 2:45 PM

To Participate <participate@ketchumidaho.org>

I visited 680 N. Leadville site. It's pretty clear you have 7 locals' units presently, and one cute, big dog playing on the roof with a ball in his mouth. It looks like staff and P and Z would like to incentivize the developer to tear down seven units so he can give one unit (which will not even cover the workforce housing burden that building the new building would generate). This reminds me of the country song: What Was I Thinking, except we need to change it to: What were you thinking?

You folks are responsible to the community of Ketchum and the residents who reside here (such as the tenants in the 680 building). You do not represent Brenda and some developer. Do not be the enablers. Bradshaw, Breen, and Cox are gone (thank God!). There has been an election: Big, dense, and ugly is out, locals are in. Get it straight or step down.

Your incentives math is very poor!

Sent from my iPhone

680 N. Leadville

From Mark Maykranz <mmaykranz@hotmail.com>

Date Thu 3/19/2026 12:27 PM

To Participate <participate@ketchumidaho.org>

No to 4 stories

No to lot consolidation

No to set back waivers

No to access alley conversion

No to loss of parking

No to ROW vacation

This is another excellent example of why Brenda M. should step down from P and Z. She is involved in the design of monster buildings in Ketchum and then sits on the P and Z board that approves them. This is a terrible conflict of interest. As well, during Brenda's tenure (a Bradshaw appointee) the buildings seem to be getting bigger and uglier and look more like something from Dallas, Tex. Please do the right thing for Ketchum and permanently step down Brenda. We desperately need to do a de-bradshawing. Please do your part to MKHA - make Ketchum happy again.

Above all, no to 680 N. Leadville.

Sent from my iPhone

Re: Project at680 n Leadville - block 27:lots 3&4

From eve thomas <erot27@gmail.com>

Date Wed 3/11/2026 8:20 PM

To Participate <participate@ketchumidaho.org>

Cc Broc Glover <brocglover@icloud.com>; Jon Gilmour <jon@sawtoothproperties.com>; David Johnsen <david@socketworks.com>; Andrew Zea <zeandrew@gmail.com>

I sent an email to the city today regarding the proposed project next door. When I talked to Dave he said any communications should go through the board. I am therefore forwarding my email to you and in the future if I have any concerns I will address the board. Sorry for any misunderstandings.

Regards,

Eve Thomas

On Mar 11, 2026, at 11:42 AM, eve thomas <erot27@gmail.com> wrote:

Hello I am a neighbor living at 700 n Leadville ave. I am curious about the proposed steps to assure access to my complex throughout the building process. It is a very tight turnaround with no other entry available. Where will all the workers park and will the construction equipment not block easy entry to my area? These are my main concerns and I would appreciate these questions being addressed at the meeting on March 18,2026.

Regards,

Eve Thomas



CITY OF KETCHUM, IDAHO
MEETING MINUTES OF THE
PLANNING AND ZONING COMMISSION
Wednesday, March 18, 2026
191 5th Street West, Ketchum, Idaho 83340

CALL TO ORDER: *(00.00.13 in video)*

Chair Tim Carter called the meeting to order at 4:35 PM.

ROLL CALL:

Tim Carter

Brenda Moczygemba

Hannah Harris

Joey Stevenson

Alex Monge **arrived at 5:13 PM*

ALSO PRESENT:

Abby Rivin – Senior Planner

Paige Nied – Associate Planner

Genoa Beiser – Associate Planner

COMMUNICATIONS FROM COMMISSIONERS: *(00.00.36 in video)*

Brenda Moczygemba is recusing herself from Public Hearing item 3 as she is part of the applicant team and presenting the application.

CONSENT AGENDA: *(00.00.55 in video)*

ALL ACTION ITEMS - The Commission is asked to approve the following listed items by a single vote, except for any items that a commissioner asks to be removed from the Consent Agenda and considered separately.

1. Approval of the March 05, 2026 Meeting Minutes.

Motion to approve consent agenda at 4:35 PM.

MOVER: Hannah Harris

SECONDER: Brenda Moczygemba

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING: *(00.01.08 in video)*

2. Recommendation to continue the public hearing for the 310 Georgia Design Review and Townhouse Preliminary Plat applications to the April 15, 2026 Planning and Zoning Commission Meeting.

Motion to continue the 310 Georgia Design Review and Townhouse Preliminary Plat applications to the April 15, 2026 Planning and Zoning Commission Meeting at 4:37 PM.

MOVER: Joey Stevenson

SECONDER: Brenda Moczygemba

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

3. Recommendation to review and provide feedback on the Preapplication Design Review for the proposed multi-family development at 680 N Leadville Avenue.
 - Presentation from Abby Rivin, Senior Planner. *(00.02.58 in video)*
 - Questions from Commissioners. *(00.22.11 in video)*
 - Presentation from Judd McMahan, Applicant. *(00.51.12 in video)*
 - Presentation from Brenda Moczygemba, Applicant. *(00.53.34 in video)*
 - Questions from Commissioners. *(01.24.56 in video)*
 - Response from Matt Smithman, Applicant. *(01.36.34 in video)*
 - Commissioners address written public comments. *(01.44.55 in video)*
 - Public Comment – Grady Garrett. *(01.54.49 in video)*
 - Public Comment – Perry Boyle. *(01.55.50 in video)*
 - Public Comment – Karl Nichols. *(01.59.22 in video)*
 - Response from Brenda Moczygemba, Applicant. *(02.04.16 in video)*
 - Commissioner Deliberation and Feedback. *(02.06.26 in video)*
 - Response from Perry Boyle, Public Member. *(02.45.02 in video)*

ADJOURNMENT: *(02.46.47 in video)*

Motion to adjourn at 7:21 PM:

MOVER: Alex Monge

SECONDER: Hannah Harris

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Tim Carter – Chairman of the Planning and Zoning Commission

Morgan Landers – Director of Planning and Building