



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

Tuesday, January 20, 2026  
191 5th Street West, Ketchum, Idaho 83340

**CALL TO ORDER:**

Vice-Chairwoman Brenda Moczygemba called to order at 4:23 PM *(00.05.15 in video)*

**ROLL CALL:**

Tim Carter  
Brenda Moczygemba  
Hannah Harris  
Joey Stevenson  
Alex Monge

**ALSO PRESENT:**

Morgan Landers – Director of Planning and Building  
Abby Rivin – Senior Planner  
Allison Kennedy – Senior Planner  
Paige Nied – Associate Planner  
Genoa Beiser – Associate Planner  
Pete Prekeges – Mayor, City of Ketchum

**COMMUNICATIONS FROM COMMISSIONERS:**

1. Public Comment – ARCH Community Housing
2. Public Comment - In Lieu Fees

**CONSENT AGENDA:** *(00.06.35 in video)*

3. Approval of the December 9, 2025 Meeting Minutes.
4. Recommendation to approve Findings of Fact, Conclusions of Law, and Decision for the Warm Springs Townhomes Design Review application for the development at 108 Ritchie Dr.
5. Recommendation to review and approve the ARCH Workforce Housing Project Design Review Application File No. P25-033 Findings of Fact, Conclusions of Law, and Decision.
6. Recommendation to review and approve the ARCH Workforce Housing Project Lot Consolidation Preliminary Plat Application File No. P25-039 Findings of Fact, Conclusions of Law, and Recommendation.

**Motion to approve consent agenda at 4:25 PM:**

**MOVER:** Tim Carter

**SECONDER:** Joey Stevenson

**AYES:** Tim Carter, Brenda Moczygemba, Hannah Harris, Joey Stevenson, & Alex Monge  
**NAYS:**  
**RESULT: UNANIMOUSLY ADOPTED**

**NEW BUSINESS:** *(00.07.40 in video)*

7. Election of a Chairperson and Vice Chairperson of the Planning and Zoning Commission.

**Motion to appoint Tim Carter as Chairperson at 4:27 PM:**

**MOVER:** Brenda Moczygemba

**SECONDER:** Hannah Harris

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

**Motion to appoint Brenda Moczygemba as Vice Chairperson at 4:28 PM:**

**MOVER:** Tim Carter

**SECONDER:** Alex Monge

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

8. Recommendation to approve Resolution 26-003 establishing the 2026 meeting dates for the Planning and Zoning Commission.

**Motion to approve Resolution 26-003 establishing the 2026 meeting dates for the Planning and Zoning Commission at 4:32 PM:**

**MOVER:** Hannah Harris

**SECONDER:** Brenda Moczygemba

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

9. Discussion of joint strategy meeting with City Council to be held on January 22, 2026.
- Presentation from Morgan Landers, Director of Planning and Building. *(00.14.45 in video)*
  - Questions from Commissioners. *(00.18.30 in video)*
10. Comments on the consent agenda.
- Comments from Commissioners. *(00.24.34 in video)*

**ADJOURNMENT:** *(00.27.20 in video)*

**Motion to adjourn at 4:45 PM:**

**MOVER:** Hannah Harris

**SECONDER:** Joey Stevenson

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

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Tim Carter – Chairman of the Planning and Zoning Commission

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Morgan Landers – Director of Planning and Building