



**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 Moczygembba called to order at 4:23 PM (*00.05.15 in video*)

ROLL CALL:

Tim Carter
Brenda Moczygembba
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 Moczygembba, 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 Moczygembba

SECONDER: Hannah Harris

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

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

MOVER: Tim Carter

SECONDER: Alex Monge

AYES: Tim Carter, Brenda Moczygembba, 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 Moczygembba

AYES: Tim Carter, Brenda Moczygembba, 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 Moczygemb, 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