



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

**CALL TO ORDER:**

Chair Tim Carter called the meeting to order at 4:31 PM *(00.0.09 in video)*

**ROLL CALL:**

Tim Carter  
Brenda Moczygemba  
Hannah Harris  
Joey Stevenson  
Alex Monge

**ALSO PRESENT:**

Paige Nied – Associate Planner  
Morgan Landers – Director of Planning and Building

**COMMUNICATIONS FROM COMMISSIONERS:**

- Question from Commissioner Monge *(00.00.38 in video)*

**CONSENT AGENDA:** *(00.01.09 in video)*

1. Approval of the February 5, 2026 meeting minutes.
2. Approval of the Amended September 09, 2025 meeting minutes.
  - Consent Agenda Item Removed.

**Motion to approve consent agenda item # 1 at 4:35 PM:**

**MOVER:** Brenda Moczygemba

**SECONDER:** Hannah Harris

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

**PUBLIC HEARING:** *(00.03.32 in video)*

3. Recommendation to review and approve the Conditional Use Permit for storage containers at the Greyhawk Parking Lot, as conditioned, and direct staff to return with Findings of Fact.
  - Presentation from Paige Nied, Associate Planner.

- Presentation from Victor Schoessler, Executive Director of Operations for Sun Valley Company. *(00.11.00 in video)*
- Questions from Commissioners. *(00.17.00 in video)*
- Responses from James Grant, Director of Mountain Operations, Paige Nied, Associate Planner, Morgan Landers, Director of Planning and Building, and Riley Berman Competition Services Manager. *(00.17.50 in video)*
- Commissioner Deliberation. *(00.28.10 in video)*

**Motion to approve the Conditional Use Permit for storage containers at the Greyhawk Parking Lot, as conditioned, at 5:02 PM:**

**MOVER:** Alex Monge

**SECONDER:** Brenda Moczygemba

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

4. Recommendation to review and provide feedback on the Design Review and Townhouse Preliminary Plat applications for the townhouse development at 310 Georgia Rd. *(00.31.55 in video)*

- Presentation from Paige Nied, Associate Planner.
- Questions from Commissioners. *(00.42.26 in video)*
- Presentation from Bobbie Jordan, Applicant. *(00.47.51 in video)*
- Questions from Commissioners. *(00.50.35 in video)*
- Public Comment from Ben Verge. *(00.58.12 in video)*
- Public Comment from Warren Taylor. *(01.02.00 in video)*
- Public Comment from Walt Coiner. *(01.06.05 in video)*
- Commissioner Deliberation. *(01.07.19 in video)*

**Motion to continue the Liftview Townhomes Preliminary Plat and Design Review to March 18, 2026, at 6:08 PM:**

**MOVER:** Brenda Moczygemba

**SECONDER:** Hannah Harris

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

**ADJOURNMENT:** *(01.27.38 in video)*

**Motion to adjourn at 6:09 PM:**

**MOVER:** Brenda Moczygemba

**SECONDER:** N/A

**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