



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

Wednesday, April 15, 2026
191 5th Street West, Ketchum, Idaho 83340

CALL TO ORDER: *(00.00.09 in video)*

Chair Tim Carter called the meeting to order at 4:32pm

ROLL CALL:

Tim Carter
Joey Stevenson
Hannah Harris
Alex Monge

ALSO PRESENT:

Morgan Landers – Director of Planning and Building
Abby Rivin – Senior Planner
Paige Nied – Associate Planner
Genoa Beiser – Associate Planner
Matt Johnson – City Attorney **virtual*

COMMUNICATIONS FROM COMMISSIONERS:

CONSENT AGENDA: *(00.00.52 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. ACTION: Approval of the April 2, 2026 Meeting Minutes.

Motion to approve consent agenda at 4:33 PM.

MOVER: Hannah Harris

SECONDER: Joey Stevenson

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING: *(00.01.14 in video)*

2. ACTION: Recommendation to review and provide direction on the Design Review and Townhouse Preliminary Plat applications for the townhouse development at 310 Georginia Road. - Associate Planner, Paige Nied
 - Presentation by Paige Nied, Associate Planner *(00.01.28 in video)*
 - Questions from Commissioners *(00.13.50 in video)*
 - Presentation from Bobbie Jordan, Applicant *(00.16.03 in video)*
 - Presentation from Alex Nelson, Applicant *(00.22.30 in video)*
 - Questions from Commissioners *(00.26.25 in video)*
 - Public Comment – Nicole Roos *(00.33.53 in video)*
 - Public Comment – Jordan Fitzgerald *(00.37.30 in video)*

- Public Comment – Warren Taylor (00.48.14 in video)
- Applicant response to public comments (00.50.10 in video)
- Questions from Commissioners for Staff (00.54.10 in video)
- Commissioner Deliberations (01.00.37 in video)

Motion to continue to a date uncertain for the Design Review and Townhouse Preliminary Plat applications for the townhouse development at 310 Georgia Road 5:57 PM.

MOVER: Joey Stevenson

SECONDER: Hannah Harris

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

NEW BUSINESS: (01.25.25 in video)

3. ACTION: Review and make a determination of Administrative Appeal P26-002 for the allowance of a nonconforming deck to be rebuilt at Prospector Condominiums Building 4. - Director of Planning and Building, Morgan Landers
 - Introduction by Morgan Landers, Director of Planning & Building, and Matt Johnson, City Attorney (01.25.39 in video)
 - Argument by Appellant Craig Maxwell (01.35.25 in video)
 - Questions from the Commissioners for Staff and the Appellant (01.56.25 in video)

Motion to overturn the Planning Directors decision and direct staff to return with a written decision 6:48PM:

MOVER: Hannah Harris

SECONDER: Alex Monge

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

ADJOURNMENT: (02.16.08 in video)

Motion to adjourn at 6:48PM:

MOVER: Joey Stevenson

SECONDER: Hannah Harris

AYES: Tim Carter, 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