



CITY OF KETCHUM, IDAHO
MEETING MINUTES
PLANNING AND ZONING COMMISSION

Thursday, May 07, 2026
191 5th Street West, Ketchum, Idaho 83340

CALL TO ORDER: *(00.00.11 in video)*

Chair Tim Carter called the meeting to order at 4:30pm

ROLL CALL:

Tim Carter

Brenda Moczygemba

Joey Stevenson

ALSO PRESENT:

Allison Kennedy – Senior Planner

Paige Nied – Associate Planner

Genoa Beiser – Associate Planner

COMMUNICATIONS FROM COMMISSIONERS: *(00.00.48 in video)*

- None

CONSENT AGENDA: *(00.00.50 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 15, 2026 Meeting Minutes.
 - Commissioner Moczygemba notes that she was absent from the April 15th meeting and is recusing herself from this item causing a loss of quorum.

Motion to continue the April 15, 2026 meeting minutes to the May 20, 2026 meeting at 4:31 PM.

MOVER: Tim Carter

SECONDER: Brenda Moczygemba

AYES: Tim Carter, Brenda Moczygemba, & Joey Stevenson

NAYS:

RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING: *(00.01.43 in video)*

2. ACTION: Recommendation to discuss and provide feedback on the Preapplication Mountain Overlay Design Review of 330 Topaz Street.
 - Presentation by Allison Kennedy *(00.02.02 in video)*
 - Presentation by Gretchen Wagner – Applicant Team *(00.11.47 in video)*
 - Presentation by Jeff Lamoureux – Applicant Team *(00.16.48 in video)*
 - Questions from Commissioners *(00.20.44 in video)*
 - Presentation by Tim Bowler – Applicant Team *(00.23.45 in video)*
 - Questions from Commissioners *(00.27.47 in video)*
 - No Public Comment *(00.31.20 in video)*

- Commissioner Deliberations (00.31.33 in video)
3. ACTION: Recommendation to review and approve the 233 Parkway Drive Variance Application, as conditioned, and direct staff to return with Findings of Fact.
- Presentation by Paige Nied (00.37.20 in video)
 - Presentation by Darshan Amrit – Applicant Team (00.46.27 in video)
 - Questions from Commissioners (00.59.09 in video)
 - Public Comment – Dale Bates (01.01.27 in video)
 - Response by Applicant Jeff Bruner (01.03.57 in video)
 - Response by Applicant Michelle Bruner (01.08.49 in video)
 - Commission Deliberations (01.11.27 in video)

Motion to approve the 233 Parkway Drive Variance Application, as conditioned, and direct staff to return with Findings of Fact at 5:48 PM.

MOVER: Brenda Moczygemba

SECONDER: Joey Stevenson

AYES: Tim Carter, Brenda Moczygemba, & Joey Stevenson

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Questions for staff from Commissioners on staff follow-up after the May 4, 2026 Special Joint Meeting & staff responses (01.18.13 in video)

ADJOURNMENT: (01.20.05 in video)

Motion to adjourn at 5:50 PM:

MOVER: Joey Stevenson

SECONDER: Brenda Moczygemba

AYES: Tim Carter, Brenda Moczygemba, & Joey Stevenson

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Tim Carter – Chairman of the Planning and Zoning Commission

Morgan Landers – Director of Planning and Building