



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

CALL TO ORDER: (00.00.13 in video)

Chair Tim Carter called the meeting to order at 4:35 PM.

ROLL CALL:

Tim Carter

Brenda Moczygemba

Hannah Harris

Joey Stevenson

Alex Monge **arrived at 5:13 PM*

ALSO PRESENT:

Abby Rivin – Senior Planner

Paige Nied – Associate Planner

Genoa Beiser – Associate Planner

COMMUNICATIONS FROM COMMISSIONERS: (00.00.36 in video)

Brenda Moczygemba is recusing herself from Public Hearing item 3 as she is part of the applicant team and presenting the application.

CONSENT AGENDA: (00.00.55 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. Approval of the March 05, 2026 Meeting Minutes.

Motion to approve consent agenda at 4:35 PM.

MOVER: Hannah Harris

SECONDER: Brenda Moczygemba

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING: (00.01.08 in video)

2. Recommendation to continue the public hearing for the 310 Georginia Design Review and Townhouse Preliminary Plat applications to the April 15, 2026 Planning and Zoning Commission Meeting.

Motion to continue the 310 Georgia Design Review and Townhouse Preliminary Plat applications to the April 15, 2026 Planning and Zoning Commission Meeting at 4:37 PM.

MOVER: Joey Stevenson

SECONDER: Brenda Moczygemba

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

3. Recommendation to review and provide feedback on the Preapplication Design Review for the proposed multi-family development at 680 N Leadville Avenue.
 - Presentation from Abby Rivin, Senior Planner. *(00.02.58 in video)*
 - Questions from Commissioners. *(00.22.11 in video)*
 - Presentation from Judd McMahan, Applicant. *(00.51.12 in video)*
 - Presentation from Brenda Moczygemba, Applicant. *(00.53.34 in video)*
 - Questions from Commissioners. *(01.24.56 in video)*
 - Response from Matt Smithman, Applicant. *(01.36.34 in video)*
 - Commissioners address written public comments. *(01.44.55 in video)*
 - Public Comment – Grady Garrett. *(01.54.49 in video)*
 - Public Comment – Perry Boyle. *(01.55.50 in video)*
 - Public Comment – Karl Nichols. *(01.59.22 in video)*
 - Response from Brenda Moczygemba, Applicant. *(02.04.16 in video)*
 - Commissioner Deliberation and Feedback. *(02.06.26 in video)*
 - Response from Perry Boyle, Public Member. *(02.45.02 in video)*

ADJOURNMENT: *(02.46.47 in video)*

Motion to adjourn at 7:21 PM:

MOVER: Alex Monge

SECONDER: Hannah Harris

AYES: Tim Carter, Brenda Moczygemba, 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