



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

Thursday, March 05, 2026  
191 5th Street West, Ketchum, Idaho 83340

**CALL TO ORDER:** *(00.00.08 in video)*

Chair Tim Carter called the meeting to order at 4:31 PM

**ROLL CALL:**

Tim Carter

Brenda Moczygemba *\*online*

Hannah Harris

Joey Stevenson *\*online*

Alex Monge

**ALSO PRESENT:**

Morgan Landers – Director of Planning and Building *\*online*

Allison Kennedy – Senior Planner

Genoa Beiser – Associate Planner

**COMMUNICATIONS FROM COMMISSIONERS:**

- None

**CONSENT AGENDA:** *(00.01.12 in video)*

2. Approval of the February 18, 2026 Meeting Minutes
3. Approval of the Amended September 09, 2025 meeting minutes.
4. Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the Sun Valley Company Greyhawk Ski Event Storage Conditional Use Permit Application (P25-058).

**Motion to approve consent agenda at 4:33 PM.**

**MOVER:** Hannah Harris

**SECONDER:** Brenda Moczygemba

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

**PUBLIC HEARING:** *(00.02.18 in video)*

5. Recommendation to review and provide feedback on P25-068: A Pre-Application Design Review for an addition located at the Wood River YMCA at 101 Saddle Road.
  - Presentation from Allison Kennedy, Senior Planner. *(00.03.56 in video)*
  - Questions from Commissioners. *(00.19.40 in video)*

- Presentation from Jason Schearer, Applicant. *(00.31.01 in video)*
  - Presentation from Michael Bulls, Applicant. *(00.41.45 in video)*
  - Questions from Commissioners. *(01.00.56 in video)*
  - Public Comment from Jim Foudy. *(01.15.31 in video)*
  - Public Comment from Wendy Jaquet. *(01.18.59 in video)*
  - Public Comment from Sally Gillespie *(01.20.49 in video)*
  - Public Comment from Scott Jordan *(01.22.03 in video)*
  - Public Comment from Erin Jones *(01.23.11 in video)*
  - Commissioner Deliberation. *(01.24.50 in video)*
6. Recommendation to review and approve the 233 Parkway Drive Variance application, as conditioned, and direct staff to return with Findings of Fact. *(01.49.25 in video)*
- Presentation from Morgan Landers, Director of Planning and Building. *(01.50.12 in video)*
  - Questions from Commissioners. *(01.59.50 in video)*
  - Presentation from Darshan Amrit, Property Owners. *(02.00.58 in video)*
  - Questions from Commissioners. *(02.13.30 in video)*
  - Commissioner Deliberation. *(02.21.25 in video)*

**Motion to continue the 233 Parkway Drive Variance application to April 2, 2026 and direct staff to continue discussions with the applicant at 7:14 PM.**

**MOVER:** Brenda Moczygemba

**SECONDER:** Hannah Harris

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

**NEW BUSINESS:** *(02.43.30 in video)*

7. Discussion of Historic Preservation Roles and Responsibilities.
- Presentation from Morgan Landers, Director of Planning and Building. *(02.43.55 in video)*
  - Questions from Commissioners. *(02.48.28 in video)*
  - Public Comment from Clyde Holt, Historic Preservation Commission. *(02.55.28 in video)*

**ADJOURNMENT:** *(02.59.05 in video)*

**Motion to adjourn at 7:30 PM:**

**MOVER:** Hannah Harris

**SECONDER:** Alex Monge

**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