



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

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

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**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**

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Tim Carter – Chairman of the Planning and Zoning Commission

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Morgan Landers – Director of Planning and Building