



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

CALL TO ORDER:

Chair Tim Carter called the meeting to order at 4:31 PM *(00.0.09 in video)*

ROLL CALL:

Tim Carter
Brenda Moczygemba
Hannah Harris
Joey Stevenson
Alex Monge

ALSO PRESENT:

Paige Nied – Associate Planner
Morgan Landers – Director of Planning and Building

COMMUNICATIONS FROM COMMISSIONERS:

- Question from Commissioner Monge *(00.00.38 in video)*

CONSENT AGENDA: *(00.01.09 in video)*

1. Approval of the February 5, 2026 meeting minutes.
2. Approval of the Amended September 09, 2025 meeting minutes.
 - Consent Agenda Item Removed.

Motion to approve consent agenda item # 1 at 4:35 PM:

MOVER: Brenda Moczygemba

SECONDER: Hannah Harris

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING: *(00.03.32 in video)*

3. Recommendation to review and approve the Conditional Use Permit for storage containers at the Greyhawk Parking Lot, as conditioned, and direct staff to return with Findings of Fact.
 - Presentation from Paige Nied, Associate Planner.

- Presentation from Victor Schoessler, Executive Director of Operations for Sun Valley Company. *(00.11.00 in video)*
- Questions from Commissioners. *(00.17.00 in video)*
- Responses from James Grant, Director of Mountain Operations, Paige Nied, Associate Planner, Morgan Landers, Director of Planning and Building, and Riley Berman Competition Services Manager. *(00.17.50 in video)*
- Commissioner Deliberation. *(00.28.10 in video)*

Motion to approve the Conditional Use Permit for storage containers at the Greyhawk Parking Lot, as conditioned, at 5:02 PM:

MOVER: Alex Monge

SECONDER: Brenda Moczygemba

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

4. Recommendation to review and provide feedback on the Design Review and Townhouse Preliminary Plat applications for the townhouse development at 310 Georgia Rd. *(00.31.55 in video)*
 - Presentation from Paige Nied, Associate Planner.
 - Questions from Commissioners. *(00.42.26 in video)*
 - Presentation from Bobbie Jordan, Applicant. *(00.47.51 in video)*
 - Questions from Commissioners. *(00.50.35 in video)*
 - Public Comment from Ben Verge. *(00.58.12 in video)*
 - Public Comment from Warren Taylor. *(01.02.00 in video)*
 - Public Comment from Walt Coiner. *(01.06.05 in video)*
 - Commissioner Deliberation. *(01.07.19 in video)*

Motion to continue the Liftview Townhomes Preliminary Plat and Design Review to March 18, 2026, at 6:08 PM:

MOVER: Brenda Moczygemba

SECONDER: Hannah Harris

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

ADJOURNMENT: *(01.27.38 in video)*

Motion to adjourn at 6:09 PM:

MOVER: Brenda Moczygemba

SECONDER: N/A

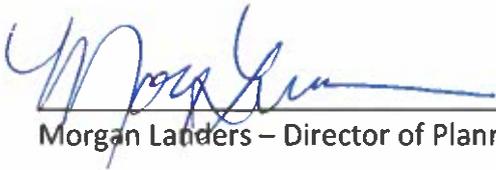
AYES: Tim Carter, Brenda Moczygemba, Hannah Harris, Joey Stevenson, & Alex Monge

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Handwritten signature of Tim Carter in blue ink, featuring a large, stylized 'T' and 'C'.

Tim Carter – Chairman of the Planning and Zoning Commission

Handwritten signature of Morgan Landers in blue ink, with a cursive style and a long horizontal flourish.

Morgan Landers – Director of Planning and Building

