



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 15<sup>th</sup> 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