



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 Georgia 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