



**CITY OF KETCHUM, IDAHO**  
PLANNING AND ZONING COMMISSION  
Tuesday, September 09, 2025, 4:30 PM  
191 5th Street West, Ketchum, Idaho 83340

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## **AGENDA**

### **PUBLIC PARTICIPATION INFORMATION**

Public information on this meeting is posted outside City Hall.

**We welcome you to watch Commission Meetings via live stream.**

You will find this option on our website at [www.ketchumidaho.org/meetings](http://www.ketchumidaho.org/meetings).

**If you would like to comment on a public hearing agenda item, please select the best option for your participation:**

1. Join us via Zoom (*please mute your device until called upon*).  
**Join the Webinar:** <https://ketchumidaho-org.zoom.us/j/89281127699>  
Webinar ID: 892 8112 7699
2. Address the Commission in person at City Hall.
3. • Submit your comments in writing at [participate@ketchumidaho.org](mailto:participate@ketchumidaho.org) (*by noon the day of the meeting*)

*This agenda is subject to revisions. All revisions will be underlined.*

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### **CALL TO ORDER:**

### **ROLL CALL:**

### **COMMUNICATIONS FROM COMMISSIONERS:**

1. Public Comment - Knob Hill
2. Public Comment - Commissioner Alignment
3. Public Comment - The Bitterroot
4. Public Comment - PEG

### **CONSENT AGENDA:**

*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.*

5. Approval of the April 8, 2025 meeting minutes.
6. Approval of the April 22, 2025 meeting minutes.

7. Approval of the June 10, 2025 meeting minutes.
8. Approval of the August 26, 2025 meeting notes.

**PUBLIC HEARING:**

9. Recommendation to review and approve the Knob Hill Residence Mountain Overlay Design Review and Lot Consolidation Subdivision Preliminary Plat with Waiver Request applications and direct staff to return with Findings of Fact (continued from August 26, 2025).
10. Recommendation to conduct a public hearing and provide feedback on the Warm Springs Townhomes Design Review Application (P24-063) located at 108 Ritchie Dr.
11. Recommendation to review and provide feedback on the Bitterroot Mixed-Use Pre-Application Design Review for the proposed redevelopment of the property located at 200 N Spruce Avenue.

**NEW BUSINESS:**

**ADJOURNMENT:**