



CITY OF KETCHUM, IDAHO
PLANNING AND ZONING COMMISSION
Thursday, July 16, 2026, 4:30 PM
191 5th Street West, Ketchum, Idaho 83340

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.

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/89041485639>
Webinar ID: 890 4148 5639
2. Address the Commission in person at City Hall.
3. Submit your comments in writing to participate@ketchumidaho.org (*by noon the day of the meeting*)

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

CALL TO ORDER:

ROLL CALL:

COMMUNICATIONS FROM COMMISSIONERS:

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.

1. ACTION: Approval of the July 1, 2026 Meeting Minutes
2. ACTION: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the Seidner Residences Design Review (P26-016).
3. ACTION: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the Seidner Residences Preliminary Plat (P26-016a).

PUBLIC HEARING:

4. ACTION: Recommendation to hold a public hearing on Guyer Hot Springs Subdivision, Phase 1; Preliminary Plat, Rezone Development Agreement & Floodplain Development Permit applications. — Senior Planner Allison Kennedy
5. ACTION: Recommendation to review and provide feedback on the Greyhawk Townhomes Preapplication Mountain Overlay Design Review. — Senior Planner Abby Rivin
6. ACTION: Recommendation to review and recommend approval to City Council on Draft Ordinance 1278: Future Land Use Map Amendment for the property at 119 Townhouse Lane. — Associate Planner Genoa Beiser

NEW BUSINESS:

ADJOURNMENT: