



CITY OF KETCHUM, IDAHO
PLANNING AND ZONING COMMISSION
Tuesday, September 23, 2025, 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/86963679090>
Webinar ID: 869 6367 9090
2. Address the Commission in person at City Hall.
3. Submit your comments in writing at (*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:

1. Public Comment - Knob Hill
2. Public Comment - Bigwood Golf Course and Zenergy

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.

3. Approval of the September 9, 2025 meeting minutes.
4. Recommendation to review and approve the Knob Hill Residence Mountain Overlay Design Review (Application File No. P25-016) Findings of Fact, Conclusions of Law, and Decision.

5. Recommendation to review and approve the Knob Hill Residence Lot Consolidation Preliminary Plat with Waiver Requests (Application File No. P25-016A) Findings of Fact, Conclusions of Law, and Recommendation.

NEW BUSINESS:

6. Recommendation to review and provide direction to staff on the permitted uses for the Bigwood Golf Course and parking requirements for the Bigwood Golf Course and Zenergy.

PUBLIC HEARING:

7. Recommendation to conduct a public hearing and deny the Design Review application for the Sawtooth Serenade development located at 260 N 1st Ave.

ADJOURNMENT: