



City of Ketchum
Planning & Building

OFFICIAL USE ONLY	
File Number:	P23-065A
Date Received:	7/7/23
By:	HLN
Fee Paid:	\$1100
Approved Date:	
Denied Date:	
By:	

Conditional Use Permit Application

Submit Completed application to planningandzoning@ketchumidaho.org Or hand deliver to Ketchum City Hall, 191 5th St. W. Ketchum, ID If you have questions, please contact the Planning and Building Department at (208) 726-7801. To view the Development Standards, visit the City website at: www.ketchumidaho.org and click on Municipal Code. You will be contacted and invoiced once your application package is complete.

OWNER INFORMATION	
Project Name:	BIGWOOD SPORTS, LLC
Name of Owner of Record:	WILLIAM WEIDNER III
Physical Address:	115 THUNDER TRAIL
Property Legal Description:	
Property Zoning District:	
Lot Size:	
Contact Phone:	504-710-1110
Contact Email:	bill@riverconstruction.net
PROJECT INFORMATION	
Description of Proposed Conditional Use:	
<p>Year round restaurant operation, expanding from April to November and re-starting winter sports activity center with nordic and bike trails</p>	
Description & Specification Sheet of Proposed and Existing Exterior Lighting:	
<p>No change</p>	

APPLICANT NARRATIVE OF HOW THEY MEET THE CONDITIONAL USES PERMIT
CRITERIA IN MUNICIPALE CODE 17.116.030 A-E

See attached

ADDITIONAL COMMENTS

Current building permit covers interior renovations and upgrades to existing restaurant building. Completion expected in 60 days.

ACCOMPANYING SUPPORTING INFORMATION REQUIRED

- Existing Site Plan
- Proposed Site Plan
- Landscape Plan
- Grading and Drainage Plan
- Exterior Lighting Plan and Specifications
- Other plans and studies related to the social, economic, fiscal, environmental, traffic, and other effects of the proposed conditional use, as required by the Administrator

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, city officials, agents and employees from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property, and losses and expenses caused or incurred by Applicant, its servants, agents, employees, guests and business invitees and not caused by or arising out of the tortuous conduct of city or its officials, agents or employees. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.



Applicant Signature



Date

CONDITIONAL USE PERMIT

To: City of Ketchum Planning and Zoning

From: William Weidner, Bigwood Sports LLC

Re: Year-round use for restaurant and golf course

Date: June 28, 2023

History:

Bigwood Sports, LLC has operated a seasonal golf course and restaurant at 115 Thunder Trail from April through November since the current owner purchased in 2015. There is a 3-year history of a Winter Golf/Nordic activity center that operated from 2016-2020 and was closed due to Covid.

1. **Proposed use** – The applicant seeks to extend the restaurant operations to a year-round venue and restart the winter activity center that included an Indoor Golf Simulator and Nordic Biking, Hiking, and Cross-Country trails.
2. **Square Footage** – There is no change to the footprint of the restaurant, parking, or golf course. The current interior renovations are being completed to upgrade the existing restaurant buildings. The floorplan is attached which was submitted and approved under the current building permit.
3. **Hours of Operation** – The restaurant would be open from 11am to 11pm at peak season, 7 days a week, with an anticipated staff of 8 employees during peak summer season. The golf operation staff would remain the same as it is currently during golf season and the winter Nordic operation would operate daily from 9am to 6pm with no additional employees needed. The reduced winter golf staff would handle the winter rental activities.

4. **Parking** – there is no anticipated change to the current parking lot which has accommodated the seasonal restaurant and golf course for years. There is no additional parking required for the winter months with the golf course closed and reduced demand for parking. Additionally, with the expansion of the residential community of Thunder Springs and Bigwood, we anticipate many patrons being able to walk and ride their bikes to the restaurant and golf course.
5. **Traffic Impact** – we anticipate no additional impact on traffic for the year-round restaurant operation with the winter being a slower season and no golf available.
6. **Community Benefit**- we feel that the given that the residents and visitors of Ketchum have fully supported a seasonal restaurant operation for years at Bigwood, they will benefit from having another dining option in the winter months particularly since many restaurants have closed. The winter activity center will provide another location for the community to have access to biking, hiking, and cross-country trails.
7. **Aesthetics**- We feel that the upgrades and renovation of the existing buildings adds value for the city and the surrounding Bigwood community. We will be using the existing signage locations for both the restaurant and golf course and keeping with the same color and design scheme.
8. **Financial Impact** – We feel that a year-round restaurant and winter sports operation will benefit the city with increased tax revenues from restaurant sales, liquor sales and winter Nordic rentals.

Thank you for your consideration.



William Weidner

Owner

Bigwood Sports, LLC

BIGWOOD SPORTS PARK

FAT BIKE TRAIL SYSTEM



TRAIL SYSTEM RULES:

- You must have a pass to use trail system. Check in at the office for a daily or season pass.
- FAT BIKES ONLY ON FAT BIKE TRAILS. Snowshoers please stay on side snowshoe trail.
- Helmets required for all cyclists.
- Tires must be 3.7" or wider and tire pressure must be less than 10psi.
- Do NOT ride on groomed trails if you are leaving a rut deeper than 1" or you are having a hard time riding a straight line. This will mess up the trails for everyone.
- Allow the track time to set up after grooming and before riding
- Dogs welcome but please pick up after your pup.
- Be an ambassador for the sport- stay polite, educate other bikers, discourage bad behavior, follow the rules, and we'll all have a good time.

