



City of Ketchum Planning & Building

STAFF REPORT KETCHUM PLANNING AND ZONING COMMISSION REGULAR MEETING OF FEBRUARY 18, 2026

PROJECT:	Sun Valley Company Ski Event Storage
APPLICATION FILE:	P25-058
APPLICANT:	Victor Schoessler, Sun Valley Company (Operations Manager)
PROPERTY OWNER:	Sun Valley Company
REQUEST:	Conditional Use Permit to permit a ski facility including the placement of storage containers for ski race equipment in the Greyhawk Upper Lot within the AF zone district.
LOCATION:	Greyhawk Upper Lot (Greyhawk II Sub FR Lot 16 Blk 2 Inside City Warm Springs Parking Lot)
ZONING:	Agricultural & Forestry (AF)
REVIEWER:	Paige Nied, Associate Planner
NOTICE:	Notice was published in the Idaho Mountain Express and was mailed to all owners of property within a 300-foot radius of the project site on January 28, 2026. Notice was posted at the subject location and on the city website on February 11, 2026.

EXECUTIVE SUMMARY

The Applicant is requesting a Conditional Use Permit (CUP) for the continued use of a temporary storage facility for the storage of ski race equipment in the Warm Springs Greyhawk Upper lot ("subject property") shown in Figure 1.

The subject property is zoned Agricultural & Forestry (AF), which allows "Ski Facility" only through the approval of a Conditional Use Permit. The Ketchum Municipal Code defines "Ski Facility" as:

"Ski facility: An establishment or area containing the necessary elements to facilitate the use of ski runs and trails. Typical uses include, but are not limited to, powered conveyors for transporting skiers or sightseers, training facilities and associated administrative offices, retail trade, food service and parking."



Figure 1 Subject property and location of ski facility (red star)

The applicant submitted the initial CUP application (File No. P24-078) on September 4, 2024, for the temporary storage facility to service the 2025 FIS World Cup Finals event. The proposed CUP (File No. P25-058) is for the continued use of temporary storage containers to store ski race equipment, such as netting and gates, for the upcoming 2027 World Cup event. The City considers the storage of ski race materials as a necessary element to facilitate the use of the ski runs during the event. If approved, the ski facility would continue to include 10 storage containers present at the site for the future World Cup events. The storage container location (see Figure 2) is over 300 feet from the nearest residential neighborhood along Gates Road and already has some screening in the form of mature vegetation and a proposed fence with green fabric. For the initial CUP application, staff identified a gap in the screening from the adjacent residential neighborhood and recommended additional screening to close off the gap as a condition of approval. Additional vegetative screening was installed following approval of the previous CUP (See Figure 4). Also, the Planning & Zoning Commission requested that the containers be painted green to better blend with the surrounding area, which was also done by the applicant (See Figure 4). Following approval of the CUP, the Planning and Building Department did not receive any complaints from adjacent property owners regarding the temporary storage containers.

Staff reviewed the application for conformance with the City of Ketchum's zoning regulations. Per KMC 17.124.020.B, storage containers are only permitted for the first year of construction. Otherwise, "All other temporarily or permanently placed storage containers and trailers used for storage or other commercial purpose which are mobile in nature are prohibited in all zoning districts. Such storage containers are not permitted as a primary use in any zoning district." Although the use of storage containers for commercial purposes are prohibited, the City has the authority to allow storage containers through the Conditional Use Permit process with associated conditions of approval. As storage containers are typically prohibited, staff has recommended condition of approval #4 offsetting a timeline for removal of storage containers. Staff also reviewed the application for conformance with the conditional use permit criteria outlined in Section 17.116.030 of the Ketchum Municipal Code. Based on the information provided by the applicant, staff believes the request meets the conditional use



Figure 2. Storage container location



Figure 3. Additional screening added



Figure 4. Storage containers painted green

permit criteria and recommends approval with conditions as outlined in the report below.

BACKGROUND

The Planning and Building Department received the CUP application for the project on November 6, 2025. Following the receipt of the application, staff routed the application materials to all city departments for review and was scheduled for hearing on January 23, 2026. All department comments have been resolved or addressed through the conditions of approval recommended below.

ANALYSIS

Conformance with Conditional Use Permit Criteria

Per the requirements of KMC 17.12.020 – *District Use Matrix*, all ski facilities are subject to conditional use permit approval on Agriculture and Forestry (AF) zoned properties. Staff has reviewed the application against the conditional use permit criteria outlined in KMC 17.116.030 – *Conditional Use Permit Criteria*. A full review of staff's analysis can be found below. Staff recommends 3 conditions to ensure compliance with the city's requirements.

Pursuant to KMC Section 17.116.030, conditional use permits can be granted if and only if all criteria listed below are met. Below is the stated criteria and staff's analysis of each:

Conditional Use Requirements				
EVALUATION STANDARDS: 17.116.030 and § 67-6512 of Idaho Code				
A conditional use permit shall be granted by the commission only if the applicant demonstrates the following:				
Compliance and Analysis				
Yes	No	N/A	City Code	City Standards
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.116.030(A)	The characteristics of the conditional use will not be unreasonably incompatible with the types of uses permitted in the applicable zoning district.
			<i>Finding</i>	<i>The property is zoned Agriculture and Forestry (AF) which is this city's most restrictive zone district. Permitted uses include one-family dwellings, agriculture and farming uses, nature preserves, and public uses. Ski facilities require a Conditional Use Permit. As stated in the application, the proposed use is for ten storage containers to help support special events, in particular the World Cup event which will occur in winter 2027 and potentially 2029. As such, the applicant has requested a timeline for removal of the storage containers by summer 2029. Staff is supportive of this request and has included this removal date in condition of approval #3. If Sun Valley is to host additional World CUP events beyond 2029, staff advises the Commission to reopen discussions with Sun Valley Company on establishing a permanent storage solution.</i> <i>The subject property is already improved as a ski facility with ski runs and parking. As stated previously, there is some existing screening and new screening installed that blocks views of the storage containers from the residential neighborhoods to the north. Approval of the ski facility would not alter the property in a way that would deter current and future permitted uses to occur. The proposed ski facility use would be in line with what the use of the property currently is as there are multiple ski runs</i>

				<i>and parking for skiers present today. As conditioned, staff believes the ski facility to be compatible with permitted uses in the zone district and the immediate vicinity.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.116.030(B)	The conditional use will not materially endanger the health, safety and welfare of the community.
			<i>Finding</i>	<i>City staff has no concerns that the use will endanger the health, safety and welfare of the community. The storage containers are located far away (300 + feet) from pedestrian travel and is used for the storage of ski event materials.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.116.030(C)	The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood.
			<i>Finding</i>	<i>Access to the site is from Gates Rd to the north. The containers would be accessed by Sun Valley Company employees in preparation for ski race events. No public vehicular or pedestrian traffic will be associated with the use. As stated previously, the location for the ski facility is over 300ft away from the nearest road, limiting any potential conflicts with traffic. The use is also positioned clear of general pedestrian and vehicular traffic associated with the use of Warm Springs ski area.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.116.030(D)	The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts.
			<i>Finding</i>	<i>No public facilities or services are required for the ski facility use.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.116.030(E)	The conditional use is not in conflict with the policies of the Comprehensive Plan or the basic purposes of this section.
			<i>Finding</i>	<p><i>The Ketchum Comprehensive Plan outlines 10 core values of the community, one of which is “Exceptional Recreational Opportunities”. The community recognizes that “outdoor recreation amenities and lifestyle are a key stimulus to our economy.” As outlined in the application materials, this ski facility is for the storage of ski event materials for events such as the upcoming World Cup.</i></p> <p><i>Policy OS 1.7 states the city should “Continue to work with private and public interests, such as the Sun Valley Company and Blaine County to ensure the continuance of alpine and Nordic skiing, golf, and other recreational/cultural activities at reasonable costs”. The World Cup event is one that takes place across many mountainous regions across the world. Bringing this event to the residents and visitors in Ketchum is a great opportunity.</i></p> <p><i>The future land use map (FLUM) designation for the property is “Open Space, Parks and Recreation”. Primary uses include public and private open space, trails, parks, and golf courses. Some public utilities and facilities may be appropriate as secondary uses. The use of the property is currently private open space and is owned and maintained by the Sun Valley Company.</i></p>

				<p><i>Staff believes the allowance of the temporary storage containers for ski events does not change the long term use of the property which complies with the FLUM designation. Additionally, staff believes approval of the CUP application for temporary storage containers to help facilitate the World Cup event meets the goals and objectives of the comprehensive plan related to open space and recreation.</i></p>
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STAFF RECOMMENDATION

Staff believe the proposed project, as conditioned, meets all zoning requirements and criteria for conditional use permits. Staff recommends **approval** of the CUP application (File No. P25-058), subject to the following conditions:

1. This conditional use permit approval is based on the project plans presented at the February 18, 2026, Planning and Zoning Commission meeting. Any building or site discrepancies which do not conform to the approved plans will be subject to removal.
2. This Conditional Use Permit is not transferable from one parcel of land to another.
Storage containers shall be removed from the subject property by Summer 2029.

Recommended Motion

"I move to approve the Sun Valley Company Ski Event Storage Conditional Use Permit, as conditioned, and direct staff to return with Findings of Fact, Conclusions of Law, and Decision."

ATTACHMENTS:

- A. Conditional Use Permit Application and Supporting Materials



City of Ketchum

Attachment A: Conditional Use Permit Application and Supporting Materials



**City of Ketchum
Planning & Building**

OFFICIAL USE ONLY
File Number: P25-058
Date Received: 11/6/25
By: GB
Fee Paid: \$4300
Approved Date:
Denied Date:
By:

Conditional Use Permit Application

Submit Completed application to planningandbuilding@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: SVCO Warm Springs Ski Area – Temporary Storage	
Name of Owner of Record: SUN VALLEY COMPANY	
Physical Address: KETCHUM ID 83340-0000	
Property Legal Description: GREYHAWK II SUB FR LOT 16 BLK 2 INSIDE CITY WARM SPRINGS PARKING LOT	
Property Zoning District: AF / T-3000	
Lot Size: 28.49000000 Acres	
Contact Phone: (208) 309-3544	Contact Email: vschoessler@sunvalley.com
PROJECT INFORMATION	
<p>Description of Proposed Conditional Use:</p> <p>(10) Storage containers each measuring 8' x 40' at a height of 9' - 6". All storage containers are stacked horizontally with the long sides parallel to each other in two groups of (5). All containers are placed at the west end of the Upper Greyhawk Parking Area. The site is screened by existing mature evergreen trees and additional landscape has been placed specifically to screen the storage containers from properties to the north of the property line. The requested timeline for removal is Summer 2029.</p>	
<p>Description & Specification Sheet of Proposed and Existing Exterior Lighting:</p> <p style="text-align: center;">N/A</p>	

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

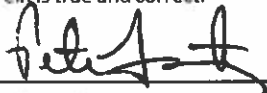
See attached document.

ADDITIONAL COMMENTS

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

10/27/2025
Date

SVCO Warm Springs Ski Area– Temporary Storage
Upper Greyhawk Parking Area, Ketchum Idaho
10.23.2025

17.116.030 - CONDITIONAL USE PERMIT CRITERIA.

- A. The characteristics of the conditional use will not be unreasonably incompatible with the types of uses permitted in the applicable zoning district.

The purpose of the AF Agricultural and Forestry (AF) District is to permit zoning of substantially undeveloped areas where low density activities and development are encouraged, and lands are protected for the pursuit of such activities against inconsistent uses. "Ski facility" is listed as a conditional use in the AF District.

The proposed use provides storage capacity to support ski race functions for special events and mountain operations for the resort and is consistent with other existing ski facility activities and support infrastructure.

The proposed storage area is located more than 300' from adjacent residential properties to the north. Mature evergreen landscape screening currently exists between the storage area and adjacent properties. Additional landscape screening has been installed to limit visibility from properties to the north.

- B. The conditional use will not materially endanger the health, safety and welfare of the community.

The conditional use will not endanger the health, safety, and welfare of the community. The use includes ten (10) storage containers that will be used to support ski race functions for special events and mountain operations. The proposed storage location is well away from neighboring properties, general pedestrian and vehicular circulation, and nearby mountain trails and ski runs.

- C. The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood.

The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood. The proposed storage location is well away from neighboring properties, general pedestrian and vehicular circulation, and nearby mountain trails and ski runs. The proposed location provides convenient access for ski race and special event use while being positioned well clear of general pedestrian and vehicular traffic related to public use of the ski facility.

- D. The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area, or conditions can be established to mitigate adverse impacts; and

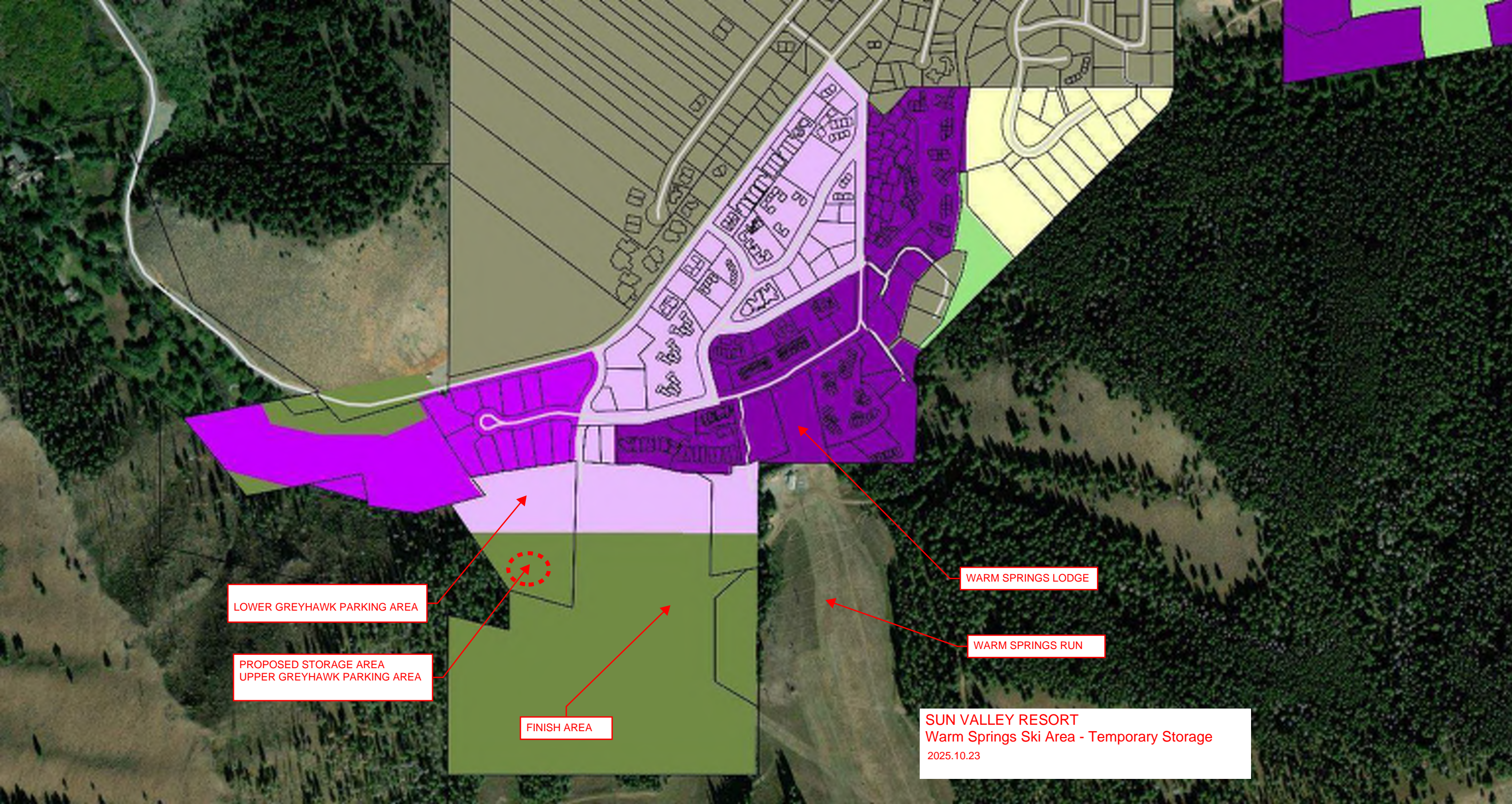
The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area. The proposed storage containers will be located on the compacted, sloped surface of the existing parking area; providing a suitable base and general site drainage. No public facilities or services will be required for its use.

- E. The conditional use is not in conflict with the policies of the comprehensive plan or the basic purposes of this chapter.

The conditional use is not in conflict with the policies of the comprehensive plan or the basic purposes of Chapter 17.116.

Per Page 64 of the Ketchum Comprehensive Plan, the Warm Springs Activity Area “provides the opportunity for a rejuvenated and lively ski area-focused place. This redeveloped center builds on the existing non-residential uses already provided at the ski lodge and hosts a variety of retail and service options that are designed to serve day users, local neighborhoods and tourists.” Although the storage site is well outside the core activity area, the use supports expanded ski activities and special events that create a lively ski area-focused place. The ski storage facility was an important part of supporting the previous year’s World Cup ski race event and would be equally important in supporting the same event next year.

End Document



LOWER GREYHAWK PARKING AREA

PROPOSED STORAGE AREA
UPPER GREYHAWK PARKING AREA

FINISH AREA

WARM SPRINGS LODGE

WARM SPRINGS RUN

SUN VALLEY RESORT
Warm Springs Ski Area - Temporary Storage
2025.10.23

☐ Community Center Subdistricts

☐ Future Land Use Categories

☐ Historic Properties

☐ LI Height Overlay

☐ Mountain Overlay

☐ Planned Unit Developments

☐ Significant Landmark

☐ Warm Springs Base Overlay

☒ Zoning Districts

LR

T

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T-4000

LR-1

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STO-4

CC

U-1

U-2



LOWER
GREYHAWK
PARKING AREA

UPPER
GREYHAWK
PARKING AREA

PROPOSED
STORAGE AREA

FINISH AREA

WARM
SPRINGS RUN

SUN VALLEY RESORT
Warm Springs Ski Area - Temporary Storage
2025.10.23



FINISH AREA

STORAGE AREA: UPPER
GREYHAWK PARKING AREA

SUN VALLEY RESORT
Warm Springs Ski Area - Temporary Storage
2025.10.23

Greyhawk Parking Area - Overall Parking Area Site with Storage Containers

ADDITIONAL LANDSCAPE SCREENING
INSTALLED TO LIMIT VISIBILITY OF
THE STORAGE AREA FROM
PROPERTIES TO THE NORTH

STORAGE AREA LOCATED BEHIND
MATURE EVERGREEN TREE SCREEN:
UPPER GREYHAWK PARKING AREA

LOWER GREYHAWK
PARKING AREA

SUN VALLEY RESORT
Warm Springs Ski Area - Temporary Storage
2025.10.23

View up to Storage Area from Lower Greyhawk Parking Area - Looking South



(10) STORAGE CONTAINERS ON
SITE IN TWO GROUPS OF (5)

SUN VALLEY RESORT
Warm Springs Ski Area - Temporary Storage
2025.10.23

Proposed Storage Area to West - Looking Northwest



(5) DARK GREEN STORAGE
CONTAINERS ON SITE (NOT
ALL VISIBLE IN IMAGE)

(5) DARK GREEN STORAGE
CONTAINERS ON SITE

ADDED LANDSCAPE SCREENING TO LIMIT
VISIBILITY TO THE STORAGE CONTAINERS
FROM PROPERTIES TO THE NORTH

SUN VALLEY RESORT
Warm Springs Ski Area - Temporary Storage
2025.10.23

Proposed Storage Area - Looking North

January 20, 2026

Paige Nied, MID
Associate Planner
City of Ketchum
P.O. Box 2315
480 East Ave. North
Ketchum, ID 83340
208-726-3841
pnied@ketchumidaho.org

Re: Sun Valley Resort Greyhawk Parking Lot Storage – CUP Application (File No. P25-058)
Planning Staff & City Department Comment Response

Dear Paige:

On behalf of the Sun Valley Company, we are submitting the following response as requested in the City of Ketchum Letter dated December 5, 2025, relating to the Sun Valley Resort Greyhawk Parking Lot Storage – CUP Application:

City of Ketchum Letter

Planning Department

1. Comment: The application states that the proposed date of removal of the storage containers is summer 2029. During the Planning & Zoning Commission's review of the initial CUP application, the Commissioners expressed concerns regarding the fact that the Ketchum Municipal Code, Section 17.124.020.B prohibits the use of temporary storage containers outside of construction activities and that if storage is a continued need for the resort, a more permanent solution may be more appropriate.
 - Required Action: Please provide a written response indicating whether the resort has been confirmed to host the ski race event for multiple consecutive years, and what the rationale is for not proposing a permanent structure for the storage.

Applicant Response

Currently, the resort does not have commitment from FIS for a race event in 2029. In addition, while it has been announced that the resort will host a race event in 2027, the FIS Council will not confirm the final schedule until Spring of 2026. Considering the status of commitments for future race events, construction of a new permanent storage facility would be inappropriate, requiring significant resources and time without a clear understanding of the financial or operational value to the resort. Furthermore, a permanent structure may be more visually impactful to neighboring properties.

The currently installed storage solution provides the resort adequate utility and flexibility to service potential race events in the near future without committing to a permanent structure which will be more visually impacting and require significantly more disturbance to the site.

Please contact me with any questions or concerns. Your assistance is greatly appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Bulls", with a large, stylized loop at the end.

Michael Bulls, AIA

Cc: Pete Sonntag, Sun Valley Company
Victor Schoessler, Sun Valley Company
James Grant, Sun Valley Company
Riley Berman, Sun Valley Company