



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF TUESDAY, MAY 25, 2021

PROJECT: Field Daze, Reinheimer Ranch Special Event CUP

FILE NUMBER: P21-030

ASSOCIATED PERMITS: None

OWNER: Cathy Reinheimer

APPLICANT: Cathy Reinheimer

REQUEST: Conditional Use Permit (CUP) to Permit a Semi-Public Use (Field Daze Special Event) to Occur on AF Zoned (Agricultural and Forestry) in Ketchum.

LOCATION: 12749 Highway 75, Ketchum Idaho, Reinheimer Ranch.

ZONING: Agricultural and Forestry (AF)

NOTICE: Notice was mailed to property owners within a 300-foot radius and was published in the Idaho Mountain Express on May 5, 2021. Notice was posted at the subject location on May 18, 2021.

ATTACHMENTS: A. Application
B. Proposed Events
C. Site Plan

BACKGROUND AND SUMMARY

Cathy Reinheimer is requesting to use a site zoned Agricultural and Forestry (AF), as a venue for the Field Daze special events during the summer. The property is located in south Ketchum on the east side of the highway (see Figure 1). The land was used temporarily for special events last year in light of COVID restrictions on indoor events. In order to continue using the site for events, a conditional use permit is required because the site is zoned for agricultural and forestry uses. Semi-public uses, defined as a structure or use partially, but not entirely, open to the use of the public, such as a private school, church, lodge, club, library, hospital, or a nonprofit organization may be permitted to operate in the AF zoning district subject to the approval of conditional use permit.



Figure 1

The request consists of the following:

- Events will take place within the Reinheimer private property north of the family house.
- Eight separate multi-day events will occur beginning June 28, 2021 and ending September 13, 2021. The events are outlined in Attachment B.
- Evening event hours will be from 6:00 PM to 9:30 PM.
- Expected audience size will be 125 per event and the maximum will be capped at 150.
- Tickets will be sold for each event.
- Parking for the events will take place on the property. Access is off SR75 through a 35-foot driveway to access 80 parking spaces.
- Events will consist of performances and food trucks.

ANALYSIS

The proposed request facilitates events and community engagement in an outdoor environment. Similar events occurred last year with minimal impact to the surrounding area. The proposed site can accommodate the parking, event support (stage, restrooms, seating) and is a suitable location for the proposed use.

The request is for the summer of 2021. While the application is for one summer, should the Commission support the request, staff recommends the term of the CUP be valid for one year and renewable subject to the approval of the Planning and Zoning Commission.

The following provides the analysis of compliance with the conditional use permit standards.

Table 1. Comprehensive Plan Analysis

| |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Land Use Category: Open Space, Parks and Recreation</p> <p>PRIMARY USES <i>Public and private open space, trails, parks, and golf courses are appropriate. Floodplain, gardens/agriculture, and natural lands dominate these areas.</i></p> <p>SECONDARY USES <i>Some public utilities or facilities may be appropriate.</i></p> <p>CHARACTERISTICS AND LOCATION The characteristics and location vary, depending on the type of active or passive use.</p> |
| <p>Policy OS-1.2 <i>Diversity of Needs/Uses.</i> <i>Provide recreational facilities and programs to meet the needs of different segments of the population, foster tourism and optimize the use of public land and parks for multiple uses, including community gardens and food production.</i></p> <p>Opening the site for limited events during the summer contributes to the diversity of activities and optimizes the use of the site.</p> |
| <p>Policy OS-1.5 Public Gathering Spaces <i>Promote the development of public gathering spaces throughout the City as part of the public and private development</i></p> <p>The request is to create a public gatherings space to facilitate local special events.</p> |
| <p>Policy OS-1.8 Promote Access to Private Facilities <i>Promote public access to private recreational facilities; pursue partnerships with private recreational providers who will guarantee public access.</i></p> <p>The request is to utilize private property, typically closed to the public, for public events during the summer. The site will be open for public use.</p> |

Table 2. Conditional Use Permit Requirements

| 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 and <i>Staff Comments</i> |
| <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>Staff Comments</i> | The site is zoned as Agricultural/Forestry and is used as a pasture. The proposed activities will be for a limited time during the summer and are not incompatible with the uses in the zoning district. |
| <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>Staff Comments</i> | The proposed conditional use will not materially endanger the health, safety, and welfare of the community. The site can accommodate the parking and all activities associated with the proposed events. As designed, the site will be self-contained, and no overflow or impacts are anticipated to occur. The uses are low-impact and do not require use of any components or materials that will eliminate noxious or harmful fumes, byproducts, etc. |
| <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>Staff Comments</i> | Traffic circulation: As proposed, vehicles associated with the events will turn into and out of the site via a 35-foot-wide driveway off of SR75. There is sufficient capacity on the site to accommodate parking for the events. SR75 is designed to carry the traffic volume and capacity generated by the proposed events. There should be no parking or traffic impacts resulting from the proposed events. Parking capacity on the site will accommodate 80 vehicles. The maximum attendance for each event is capped at 150 persons. Assuming 90% of the attendees will arrive together in one vehicle, or 135 people in 67 vehicles, and 15 people arriving in single occupant vehicle, the peak demand for parking is 82 parking spaces. 80 parking spaces are provided on site to accommodate the peak period parking. |
| <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>Staff Comments</i> | <i>The proposed location is adequately served by a major highway (SR75) and the city's fire, police, and utility services.</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>Staff Comments</i> | <i>As described in Table 1 of this staff report this table, the conditional use aligns with, rather than conflicts with, the policies of the Comprehensive Plan and the basic purposes of this section.</i> |

The Planning and Zoning Commission may attach additional conditions to the application approval as it determines necessary in order to ensure the residential use is compatible with the vicinity and adjoining uses, mitigate adverse impacts, and enhance public health, safety, and welfare. Such conditions may include but are not limited to (KMC §17.116.050):

- A. Minimizing adverse impact on other development;
- B. Controlling the sequence and timing of development;
- C. Controlling the duration of development;
- D. Assuring that development is maintained properly;
- E. Designating the exact location and nature of development;
- F. Requiring the provision for on site or off-site public facilities or services;
- G. Requiring more restrictive standards than those generally required in an ordinance; and
- H. Requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the city.

STAFF RECOMMENDATION

Staff recommends approval of the conditional use permit as conditioned and with any additional conditions deemed necessary by the Commission.

RECOMMENDED MOTION

"I MOVE to approve the Conditional Use Permit P21-030 for Field Daze Special Events with conditions 1-7 and any other conditions determined necessary by the Commission and to direct staff to prepare the Findings of Fact, Conclusions of Law, and Decision for review and approval at the next meeting."

RECOMMENDED CONDITIONS

- 1.** The Conditional Use Permit is applicable to the 12749 Highway 75 site as identified on the site plan attached hereto is not transferrable to another property or individual.
- 2.** The CUP only authorizes the eight events that are identified in the attached narrative.
- 3.** Events shall only occur between the period of June 28, through September 13, 2021.
- 4.** All events shall end by 9:30 PM. No lights, sound, or other event activities shall occur past 9:30 PM. Lights for the parking area may continue past 9:30 PM and be turned off by 10:30 PM.
- 5.** Staff shall make periodic inspections of the activities to ensure conditions of approval are being met.
- 6.** The Commission shall have the discretion to hold a new public hearing to evaluate or revoke this Conditional Use Permit if violations of the conditions occur.
- 7.** This Conditional Use Permit is valid for one year from the date of approval of the findings of fact and conditions of approval. The Permit may be extended beyond one year subject to a request from the applicant and a public hearing by the Planning and Zoning Commission.

ATTACHMENTS

- A. Application
- B. Proposed Events
- C. Site Plan



City of Ketchum
Planning & Building

CERTIFIED COMPLETE
4-30-21
M

| OFFICIAL USE ONLY | |
|-------------------|--------------------|
| File Number: | P21-030 |
| Date Received: | 4-15-21 |
| By: | M |
| Fee Paid: | 1100 ⁰⁰ |
| Approved Date: | |
| Denied Date: | |
| By: | |

Conditional Use Permit Application

Submit completed application and payment to the Planning and Building Department, PO Box 2315, Ketchum, ID 83340 or hand deliver to Ketchum City Hall, 480 East Ave. N., Ketchum. 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.

| OWNER INFORMATION | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| Project Name: Field Daze | |
| Name of Owner of Record: Cathy Reinheimer | |
| Physical Address: 12749 Highway 75, Ketchum, ID 83340 | |
| Property Legal Description: Privately Owned Ranch, see attached Deed of Record | |
| Property Zoning District: AF | |
| Contact Phone: 208.720.3135 | Contact Email: lulureinlab@gmail.com, lilaclaghorn@gmail.com |
| PROJECT INFORMATION | |
| Description of Proposed Conditional Use: <small>Various charitable public use entertainment (skits, childrens game day & classical music etc) featuring local companies/people on June 30th - September 11th.</small> | |
| Description of Proposed and Existing Exterior Lighting: <small>Lighting will be in place for the last hour if needed - all clear with the safety lights & people by 9:30pm each evening.</small> | |
| ADDITIONAL COMMENTS | |
| <small>All events will start around 7pm & end at 9:30. Free parking at the private property (lit for safety at the end of the evening) along with vetted/certified security & parking attendants. Ambulance easement, bathrooms & public hygiene facilities will be provided. All proceeds go back into the Field Daze to produce the following program. Laughing Stock - a non profit corp/public charity theatre company - to umbrella our Field Daze/Wet Lab Productions LLC event series. Open air, covid safe entrance, seating, etc - according to City of Ketchum's & CDC protocol guidelines. Theatre goers encouraged to bring their own food/drink/seating/masks etc. 'No smoking' mandate enforced on the property.</small> | |
| ACCOMPANYING SUPPORTING INFORMATION REQUIRED | |
| <ul style="list-style-type: none"> • 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.


3.20.2021
 Applicant Signature Date

Proposed Events

*****All rehearsals, events, and gatherings by performers, audience members and Field Daze staff, are required to adhere to

current City of Ketchum's COVID-safety protocols for "outdoor gatherings"

*****We will feature food and beverage vendors on the Field this summer (incl. Warfields, a Taco truck, TONI's ice cream)

EVENTS AT FIELD DAZE, SUMMER 2021 (Located on the East side of H'way 75, completely contained in the Reinheimer PRIVATE property, south of the family house back fence)

We will hold 8 separate events, starting June 28th and close our summer entertainment on September 13

1. A new play by Samuel D. Hunter, with 2 actors, in a workshop production. Produced by Sawtooth Productions and Laughing Stock Theatre

DATES: June 27, 28, 29....4 p.m. to 8:30 p.m., rehearsal, with stage lights and sound. There will be some low-key music during "scene transitions...

June 30, July 1, July 2.....Performances, 7 p.m to 8:30 p.m....Audiences arrive at 6 p.m. for seating... July 6, 7, 8, 9, 10.....Performances, 7 p.m. to 8:30 p.m.

TOTAL PERFORMANCES on Field.....(incl. rehearsals).....11

2. ARGYROS THEATRE presents: An evening of technical drone display, at dusk, July 11 at 9:30 p.m. until 10 p.m. (no sound equipment or noise) IN DISCUSSION...

No audience...This is a surprise for the community; they would like us to keep it under wraps for now....Argyros has assured us that the "display" does not present any danger to wildlife or property or humans)

3. CARITAS CHORALE—Musical performances with 15 members, directed and accompanied on PIANO by R.L. Rowsey.

DATES: July 16 and 17.....Performances 7 p.m to 8:30 p.mVenue opens 6 p.m. for theatre-goers' picnics on grounds

TOTAL PERFS: 2

4. The Senior Connection Fundraiser Evening, featuring the poetry of Edna St. Vincent-Millay and other classic American poets....Hosted by JoEllen Collins and The Senior Connection, Hailey, ID

Dates: July 24 (One night only) Poetry will be recited by 5-6 local actresses, 6 p.m. to 7:30 p.m.

TOTAL PERF.: 1

5. THE BEVERLY LOVERS and other Cabaret duos...Spoof on couples, love, romance...6-8 Local Actors. Music (piano) and lights and costumes used

DATES: July 31....Performance begins at 8 pm, finish by 9:30 p.m.

6. THE GROUNDINGS, a beloved, Los Angeles-based, stand-up comedy and improv troupe....6 actors

DATES: August 13 and 14.....Performances 8 p.m. to 9:30 p.m.....Doors open at 7 p.m., picnics encouraged-Sound and lights needed

TOTAL PERFORMANCES: 2

7. CHILDREN’S SUMMER FAIRE.....For children of ALL ages !!! Produced by Field Daze and Prue Hemmings

FEATURED ACTIVITIES: Certified petting zoo with tame, gentle, farm pets—Face painting, with adult artists, using non-toxic face paint, fairy-tales read by local actors, foam-fencing display, more to come !

Vendors will sell candy-apples, lunch snacks, beverages...NO ALCOHOLIC BEVERAGES ALLOWED ON PROPERTY...

DATES: Sat. and Sun., August 21 and 22, 12 noon to 5 p.m.

TOTAL EVENTS: 2

8. R.L.ROWSEY and MORE SPECIAL FRIENDS.....2 evenings of Cabaret performances by 10 local and guest singers, featuring Broadway melodies, Torch songs, etc. Piano accompaniment.

DATES: Sat. and SUN., August 28, 29 (OR) Sat. and Sun., September 10, 11, 7 pm to 9 pm. Sound, lights, battery- operated lights in tents...

TOTAL PERFORMANCES: 2

*****All ticket sales to the various events will be purchased through EventSmart, on our www.FIELDdazeSunValley.org website. The individual tickets will range between \$10 (students, seniors), and \$40. Laughing Stock Theatre has graciously teamed with us for several events, to provide an “umbrella” policy, for non-profit donations to Field Daze this summer.

Events

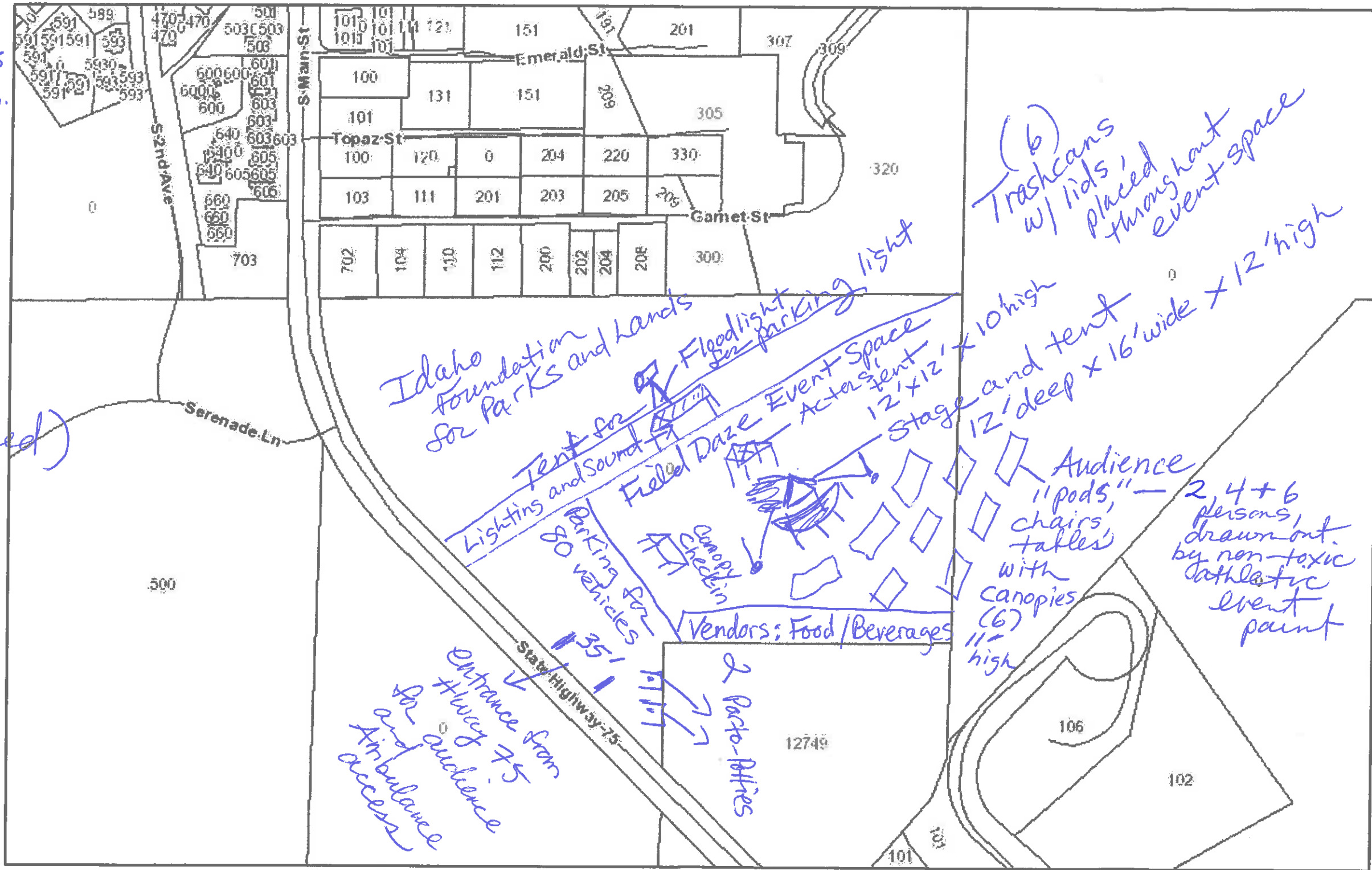
C.P. application materials for "Field Daze theatre" on Reinheimer Ranch, East side, Family Property ONLY

Ketchum Information Map

Hours of Evening Events are 6-9:30pm, including arrival of audience though sound and lights shut off, EXCEPT for Flood light on parking area

(see attached Rules & Regulations)

1. Each audience member signs a legal waiver, saying they will adhere to Field Daze regs, throughout event.



April 15, 2021

- * Expected audience size: 125 per event capped at 150
- * Field Daze staff each night:
 1. 2 at check-in
 2. 4 ushers
 3. 2 parking attendants
 4. Security through "curtain-up" to "curtain-down"

Tents: All tents and canopies are "open air"

