



City of Ketchum
Planning & Building

IN RE:)
)
Field Daze, Reinheimer Ranch) KETCHUM PLANNING AND ZONING COMMISSION
Conditional Use Permit) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: June 8, 2021) DECISION
)
File Number: P21-030)

Findings Regarding Application Filed

PROJECT: Field Daze, Reinheimer Ranch Special Event CUP

FILE NUMBER: P21-030

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.

ATTACHMENT: A. Proposed Events
B. Site Plan

BACKGROUND FINDINGS

1. On May 25, 2021, the Planning and Zoning Commission considered a Conditional Use Permit (CUP) application by Cathy Reinheimer to permit summer events to occur on a limited basis at 12749 Highway 75.
2. The subject property is located in the in the AF Zoning District (Agricultural and Forestry).
3. The Planning and Zoning Commission determined the proposed events would be considered a semi-public use which is permitted to occur in the AF Zoning District subject to the approval of a Conditional Use Permit.

4. The proposed use consists of seven events to occur between June 28, 2021, and September 13, 2021. The events are specifically defined in the attachment, Proposed Events. The conditional use permit is only valid for one year and is not eligible for renewal. Events will end by 9:30 pm and lights illuminating the parking will be turned off by 10:00 pm. Operating conditions are identified in the conditions of approval.

5. The following represents the description of activities authorized by the conditional use permit:
- Events will take place within the Reinheimer private property north of the family house.
 - Seven separate multi-day events will occur beginning June 28, 2021, and ending September 13, 2021.
 - 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.

Comprehensive Plan Analysis

Land Use Category:

Open Space, Parks and Recreation

PRIMARY USES

Public and private open space, trails, parks, and golf courses are appropriate. Floodplain, gardens/agriculture, and natural lands dominate these areas.

SECONDARY USES

Some public utilities or facilities may be appropriate.

CHARACTERISTICS AND LOCATION

The characteristics and location vary, depending on the type of active or passive use.

Policy OS-1.2

Diversity of Needs/Uses.

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.

Opening the site for limited events during the summer contributes to the diversity of activities and optimizes the use of the site.

Policy OS-1.5

Public Gathering Spaces

Promote the development of public gathering spaces throughout the city as part of the public and private development

The request is to create a public gatherings space to facilitate local special events.

Policy OS-1.8

Promote Access to Private Facilities

Promote public access to private recreational facilities; pursue partnerships with private recreational providers who will guarantee public access.

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.

Conditional Use Permit Requirements

Field Daze, Conditional Use Permit P21-030, Planning and Zoning Commission approval June 8, 2021.

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>	<p>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.</p> <p>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.</p>
<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>

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation organized under Article XII of the Idaho Constitution and the laws of the State of Idaho, Title 50, Idaho Code;
2. Under Chapter 65, Title 67 of the Idaho Code, the City has passed a land use and zoning ordinance, Title 17;
3. The Commission has the authority to hear the applicant's Conditional Use Permit Application pursuant Ketchum Municipal Code Title 17;

Field Daze, Conditional Use Permit P21-030, Planning and Zoning Commission approval June 8, 2021.

4. The Planning and Zoning Commission's May 25, 2021, public hearing and consideration of the applicant's Conditional Use Permit application was properly noticed pursuant to the Local Land Use Planning Act, Idaho Code Section 67-6512;
5. The application meets the standards of approval under Chapter 17.116, Conditional Uses of Ketchum Zoning Code Title 17 and the 2014 Comprehensive Plan;

DECISION

THEREFORE, on May 25, 2021, the Ketchum Planning and Zoning Commission approves this Conditional Use Permit application allowing Field Daze at the Reinheimer Ranch at 12749 Highway 75 to occur subject to the following conditions:

1. The Conditional Use Permit is applicable to the property identified as 12749 Highway 75, the private parcel as identified in the project plans attached hereto. The approval is not transferrable to another property or applicant.
2. The Conditional Use Permit allows for seven (7) events to occur on the property located at 12749 Highway 75.
3. Events shall only occur between the period of June 28, 2021, 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. No extensions shall occur after the one-year period expires.
8. Prior to the opening of each event, the applicant shall contact the Ketchum Fire Marshal for an inspection to ensure appropriate fire prevention measures are in place.
9. At the conclusion of each event, the applicant shall reduce the visual impact of the event features to the extent practicable and feasible.

Findings of Fact **adopted** this 8th day of June 2021

Neil Morrow
Chair
Planning and Zoning Commission

Suzanne Frick, Planning and Building Director

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 7 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. 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

3. 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

4. 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.

5. THE GROUNDLINGS, 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

6. 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

7. 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.

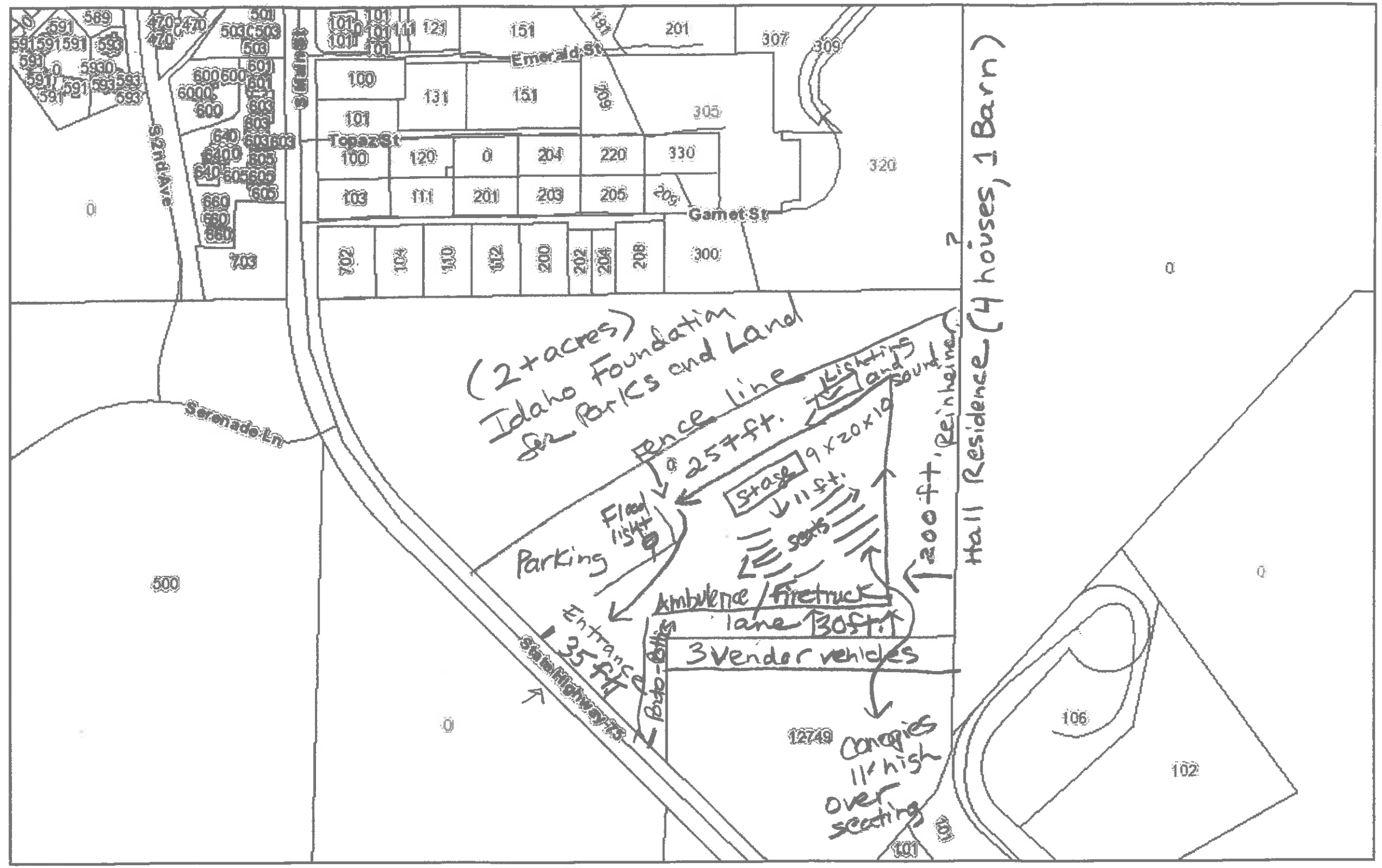
DATES: Sat. and SUN., August 28, 29 (OR) Sat. and Sun., September 10, 11, 7 pm to 9 pm. Sound, lights, battery-operated lights in tents...

TOTAL PERFORMANCES: 2

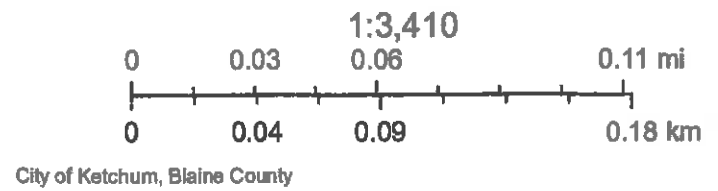
*****All ticket sales to the various events will be purchased through EventSmart, on our www.FIELDdazeSunValley.org website. The individual tickets will range between \$10 (students, seniors), and \$40. Laughing Stock Theatre has graciously teamed with us for several events, to provide an “umbrella”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

May 25, 2021 C.U.P. Site Plan for Field Daze / Reinheimer Trust Property Amended Ketchum Information Map

★ After July 31, the "containers stage" drawn in → will be replaced by a 12' x 16" x 6' high stage, with a 1/2 tent over it, 9' high - tent will be lowered after each separate event (2 nights each) and raised for next one. through Aug. 29th, 2021



April 15, 2021



Made by: Blaine County GIS