



City of Ketchum
Planning & Building

IN RE:)	
)	
Sun Valley Company Ski Event Storage))	KETCHUM PLANNING AND ZONING COMMISSION
Conditional Use Permit)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: October 22, 2024)	DECISION
)	
File Number: P24-078)	

PROJECT: Sun Valley Company Ski Event Storage

APPLICATION TYPE: Conditional Use Permit

FILE NUMBER: P24-078

ASSOCIATED APPLICATIONS: None

REPRESENTATIVE: Sun Valley Company – Victor Schoessler

OWNER: Sun Valley Company

LOCATION: Greyhawk Upper Lot (Greyhawk II Sub FR Lot 16 Blk 2 Inside City Warm Springs Parking Lot)

ZONING: Agriculture and Forestry District (AF)

OVERLAY: None

RECORD OF PROCEEDINGS

The Planning and Building Department received the CUP application for the project on September 5, 2024. Following the receipt of the application, staff routed the application materials to all city departments for review and was scheduled for hearing on September 19, 2024. As of the date of this letter, all department comments have been resolved or addressed through the conditions of approval recommended below.

Notice was published in the Idaho Mountain Express and was mailed to properties within a 300-foot radius on September 23, 2024. Notice was posted at the subject location and on the city website on October 1, 2024.

The Planning and Zoning Commission (the “Commission”) considered the Conditional Use Permit (Application No. P24-078) application for the Sun Valley Museum of Art Special Event during a regular meeting on October 08, 2024. After considering staff’s analysis, and public comment, the Commission approved the Conditional Use Permit application with conditions in a vote of 4-1.

BACKGROUND

The Applicant is requesting a Conditional Use Permit (CUP) to establish a ski facility for the storage of ski race equipment in the Greyhawk Upper lot (“subject property”).

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.

The city considers the storage of ski race materials as a necessary element to facilitate the use of the ski runs during the event. The proposed ski facility use is for the storage of ski race equipment such as netting and gates for the upcoming World Cup event. The ski facility will include 10 storage containers present at the site for as long as the World Cup event occurs. The storage container location is over 300ft from the nearest residential neighborhood along Gates Rd and already has some screening in the form of mature vegetation.

FINDINGS OF FACT

The Commission, having reviewed the entire project record, provided notice, and conducted the required public hearing, does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

FINDINGS REGARDING CONDITIONAL USE PERMIT CRITERIA

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				
Ye s	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, public uses, with Ski facilities noted as a conditional use. 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 March of 2025. The space already exists as a ski facility with the property having ski runs and parking. Approval of the ski facility would not alter the property in a way that would deter current and future permitted uses to occur. As conditioned, the Commission found 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>The Commission had 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>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>	<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. This event has not been in Ketchum for many years and is great opportunity for residents and visitors to interact with.</i>

			<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 that has not been available in many years.</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. The proposed ski facility use would be in line with what the use of the property currently is as there are multiple ski runs and parking for skiers present today.</i></p> <p><i>The Commission found the allowance of the event does not change the long term use of the property which complies with the FLUM designation. Additionally, the Commission found approval of the event meets the goals and objectives of the comprehensive plan related to open space and recreation.</i></p>
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CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum Municipal Code (“KMC”) and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant’s Conditional Use Permit application for the development and use of the project site.
2. The Commission has authority to hear the applicant’s Conditional Use Permit Application pursuant to Chapter 17.116 of Ketchum Municipal Code Title 17.
3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §17.116.040.
4. The Conditional Use Permit application is governed under Ketchum Municipal Code Chapter 17.116.

5. The Conditional Use Permit application meets all applicable standards specified in Title 17 of Ketchum Municipal Code.

DECISION

THEREFORE, the Commission **approves** this Conditional Use Permit Application File No. P24-078 this Tuesday, October 22, 2024, subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. This conditional use permit approval is based on the project plans presented at the October 08, 2024, 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.
3. The storage containers shall be painted in a dark green coloration
4. The conditional use permit approval shall expire upon October 22, 2025
5. Upon snowmelt, temporary vegetation shall be provided to screen the storage containers from visibility by properties to the north of the property line through the summer months.

Findings of Fact **adopted** this 22nd day of October 2024.

Neil Morrow, Chair

City of Ketchum - Planning and Zoning Commission