



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF JULY 11, 2023

- PROJECT:** Sun Valley Museum of Art Special Event
- APPLICATION TYPE:** Conditional Use Permit (File No. P23-047)
- ASSOCIATED PERMITS:** None
- OWNER:** Idaho Park Foundation, Inc
- APPLICANT:** Sun Valley Museum of Art – Kristine Bretall
- REQUEST:** Conditional Use Permit to permit a “semipublic use” on the subject property for a two-night special event. The special event is an outdoor piano concert proposed for July 25th and 26th.
- LOCATION:** Idaho Park Foundation land between the regional bike path and the Big Wood River just south of “The Spur” sculpture
- ZONING:** Agriculture and Forestry District (AF)
- OVERLAY:** None
- REVIEWER:** Morgan R. Landers, AICP – Director of Planning and Building
- NOTICE:** A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on June 21, 2023. The public hearing notice was published in the Idaho Mountain Express on June 21, 2023. A notice was posted on the project site and the city’s website on July 3, 2023. As of the date of this report, no public comment has been received.

BACKGROUND AND SUMMARY

The Applicant is requesting a Conditional Use Permit (CUP) to permit a “semi-public use” for a two day period on the Idaho Park Foundation land between the regional bike path and the Big Wood River just south of the John Grade “The Spur” sculpture as shown in Figure 1.

The event location is on property zoned Agriculture and Forestry (Figure 2) which allows “semipublic use” only through the approval of a Conditional Use Permit. The Ketchum Municipal Code defines “semipublic use” as:



Figure 1: Proposed Event Location

“Semipublic use: 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.

The city considers multi-day special events that are open to the public as “semipublic uses” and reviews these events through the conditional use permit process. As outlined in the materials in Attachment A, the request is for a two-day event on July 25th and 26th for a piano concert. The event would be ticketed for a maximum of 400 attendees; however, previous events of this type have had approximately 200 attendees. The event is like a “silent disco” where attendees are given wireless headphones to hear the music. No amplification or lighting is proposed for the event.



Figure 2: Zoning of Proposed Event Location

The application indicates that all attendees will walk or bike to the event. Parking was initially anticipated on the field of the Reinheimer property, however, that is not permitted by Idaho Parks Foundation and will not be used.

Staff reviewed the application for conformance with the City of Ketchum’s zoning regulations. 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 permit criteria and recommends approval with conditions as outlined in the report below.

CONFORMANCE WITH CONDITIONAL USE PERMIT CRITERIA

Per the requirements of KMC 17.12.020 – *District Use Matrix*, all semipublic uses 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 in Attachment B. Staff believes that the application meets the conditional use permit criteria provided the applicant complies with conditions of approval related to fire mitigation and management, attendee management, and garbage disposal. Staff recommends 11 conditions to ensure compliance with the city’s requirements. As of the date of this report, the applicant agrees to comply with all conditions with no requested changes.

STAFF RECOMMENDATION

Staff recommends approval of the conditional use permit with conditions outlined below.

MOTION: “I move to approve the Sun Valley Museum of Art Special Event Conditional Use Permit with conditions 1-11, and adopt the Findings of Fact, Conclusions of Law, and Decision.”

RECOMMENDED CONDITIONS

1. This conditional use permit only authorizes the two events outlined in the application materials, July 25th and 26th. The Administrator is authorized to grant approval for this same event, with same operations plan, for up to five consecutive years under this conditional use permit. Event dates may vary year by year.
2. This approval is based on the application materials submitted and all representations made by the applicant at the July 11, 2023 hearing with the Planning and Zoning Commission. Any change to the event operations and location of the event from what is depicted in the plans shall be subject to

review and approval of the Administrator. If violations of the conditional use permit are observed, the Administrator has the authority to cancel the event.

3. This conditional use permit is non-transferrable to any other event operator. Any change in operator requires review and approval of the Administrator.
4. This conditional use permit is non-transferable from one parcel of land to another.
5. The events are permitted to have a maximum occupancy of 400 attendees per event day.
6. The Blaine County Regional Bike Path must remain passable by pedestrians, bicyclists, and emergency service vehicles at all times during the event.
7. No parking is permitted on any portion of the Idaho Parks Foundation property, except for the placement of the piano.
8. Fire extinguishers are required to be readily available, during all events, at all times.
9. The two-track access road along the bike path needs to remain open for fire department & ambulance access, during all events, at all times.
10. Absolutely no fire shall be permitted. This includes, but is not limited to, incense, cigarettes, candles, lanterns, etc. Event producers shall make announcements to this effect at the beginning of each event.
11. All garbage from the event shall be removed and disposed of off-site on the same day as each event.

ATTACHMENTS:

- A. Application Materials – application and all supporting documents
- B. Draft Findings of Fact, Conclusions of Law, and Decision



City of Ketchum

Attachment A:
Application Materials –
application and all supporting
documents



City of Ketchum
Planning & Building

OFFICIAL USE ONLY	
File Number:	P23-047
Date Received:	5/26/23
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: IN A LANDSCAPE: Classical Music in the Wild concerts	
Name of Owner of Record: Idaho Foundation for Parks & Land	
Physical Address: south of River Run adjacent to the bike path / below Reinheimer Ranch	
Property Legal Description: KETCHUM FR NENW TL 5311, TL 5312 4N 18E SEC 19 (HOLD)	
Property Zoning District:	
Lot Size:	
Contact Phone: 208 726 9491	Contact Email: kbretall@svmoa.org
PROJECT INFORMATION	
<p>Description of Proposed Conditional Use:</p> <p>Two outdoor classical piano concerts on July 25 & 26, 2023 on Idaho Parks & Lands Foundation property adjacent to the Big Wood River. I have contacted and received permission from Blaine County Recreation District and the Idaho Park Foundation for permission to use and access the site. The concert will be for up to 400 people and will be accessed by foot or bike with parking in town or at River Run (with permission of Sun Valley Resort). Additionally, parking on the field at Reinheimer Ranch property is an option for attendees accessed at Serenade Lane. Attendees for tickets that allows them the use of wireless headphones to hear the concert. The piano is played acoustically without amplification and the piano comes in on a trailer pulled by a truck, the trailer is dropped, becomes the stage for the piano and the truck parks off site. We follow the truck with fire extinguishers and this event has happened at national and state parks across the west - from the top of Mt Bachelor to parks and wild lands without incident. The concert is scheduled from 6-7:30pm each evening and the piano may be heard by passers by without tickets. Additionally, campers from Atkinsons' Parks summer programs and I Have a Dream students have been invited to attend a free performance on the afternoon of July 26. Access to the site is not limited only to ticket holders as it is on the public path. Attendees bring their own chairs and are asked to treat this as a pack it in/pack it out event. SVMoA will provide garbage cans & any removal of garbage. Last year in Hailey we found this to be the most low impact event we've ever hosted. No concessions will be offered. A porta pottie will be placed adjacent to the bike path, near the John Grade sculpture, for use of attendees.</p>	
<p>Description & Specification Sheet of Proposed and Existing Exterior Lighting:</p> <p>No lighting will be needed or placed on site.</p>	

APPLICANT NARRATIVE OF HOW THEY MEET THE CONDITIONAL USES PERMIT

CRITERIA IN MUNICIPALE CODE 17.116.030 A-E

Reading through the code of 17.116.030 and that this property is designated AF (agricultural and forestry). Purpose. The purpose of the AF Agricultural and Forestry District is to permit zoning of substantially undeveloped areas of agriculture, ranching and forestry uses where low density activities and development are encouraged and lands are protected for the pursuit of such activities against inconsistent uses.

This concert is a low density activity that will occur on two afternoons for approx 300-400 attendees. People will bring their own chairs . and take them with them afterwards. We will scour the site for any micro trash that may be left behind. Access to the site is via the BCRD multi use path and we have received permission to drive the truck and trailer (at walking speed and with people guiding with fire extinguishers) to the site on the morning of July 25, drop the trailer at the site and move the truck off site, then bring the truck back after the July 26 event and remove the trailer (again with people walking alongside with fire extinguishers to ensure fire safety.)

A. The characteristics of the conditional use will not be unreasonably incompatible with the types of uses permitted in the applicable zoning district; An unamplified piano concert for those who bring their own chairs and walk or bike to site is compatible with a low density activity.

B. The conditional use will not materially endanger the health, safety and welfare of the community; This use enhances the health and welfare of the community by providing a small concert activity that can be accessed either by tickets (that allows attendees a set of headphones) or for free by any passerby. Additionally we are offering a free student performance for summer camps offered by Atkinsons' Park, BCRD and I Have a Dream.

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; Attendees are encouraged to ride bikes or walk ... and parking at River Run or Reinheimer Ranch will not conflict with traffic to Hwy 75.

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 Concert is 1.5 hours long and we'll provide a porta pottie for attendees. Traffic and public services will not be affected.

E. The conditional use is not in conflict with the policies of the comprehensive plan or the basic purposes of this chapter. This event fulfills many values listed in the comp plan: arts activities that enliven the community, supporting tourism & local businesses, protect natural lands that promote tourism, recreation and economic development, and partnerships with arts organizations.

ADDITIONAL COMMENTS

There will be no generators, power, speakers or audio amplification for the event. The trailer for the piano acts as the stage and has steps up to it, but is the only structure on site. The trailer stays overnight on site and Idaho Parks has given permission for one person to sleep under the piano for the night as security. Headphones are charged off site and a batteries are used for mics and for the antenna for the signal to the headphones.

Last year when we hosted this event, we found it to be one of the most moving and impactful outdoor music experiences that we've ever attended or hosted. It truly celebrates nature and the peace that can be found there. Hunter Noack, the pianist, introduces each piece of music, speaks about its meaning and also emphasizes the importance of access to public lands and open space. It's truly wonderful. I've attached photos from last year's event which was adjacent to Lion's Park in Hailey.

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.



5.25.2023

ApplicantSignature

Date

Event is occurring on 3 connecting lots owned by Idaho Park Foundation

Concert

- Parcel Number: RPK4N180190810
 - Legal Description: KETCHUM 100' RR ROW NESW & SENW 4N 18E SEC 19 RIVER/BIKE PATH EXEMPT APP RECEIVED 2023
 - 5.68 acres
 - Zoning District: Agriculture & Forestry District (AF)
- Parcel Number: RPK4N180190770
 - Legal Description: KETCHUM FR SENW TL 1637 SEC 19 4N 18E (HOLD) RIVER/PARK LIKE SETTING EXEMPT APP RECEIVED 2023
 - 6.5 acres

Porta Potty

- Parcel Number: RPK4N180190780
 - Legal Description: KETCHUM FR SENW TL 2033, TL 2034 SEC 19 4N 18E (HOLD) EXEMPT APP RECEIVED 2023
 - 24.08 acres
 - Zoning District: Agriculture & Forestry District (AF)



RPK4N180190780

RPK4N180190810

RPK4N180190770

151

131

Spur Sculpture

Proposed location
for Porta Pottie



Proposed location
for In A Landscape
audience & piano

bike path - Blaine County Rec. District



IN A LANDSCAPE: Classical Music in the Wild presented by Sun Valley Museum of Art
At the Simons Bauer Preserve, site provided by the Wood River Land Trust - September 10 & 11, 2022



IN A LANDSCAPE: Classical Music in the Wild presented by Sun Valley Museum of Art
At the Simons Bauer Preserve, site provided by the Wood River Land Trust - September 10 & 11, 2022





Rolling in the piano trailer with truck and guides and fire extinguishers.



IDAHO FOUNDATION
for PARKS AND LANDS

The Idaho Foundation for Parks and Lands
5657 Warm Springs Ave
Boise, ID 83716

www.idaholands.org
(208)344-7141

City of Ketchum
% Heather Nicolai
P.O. Box 2315
Ketchum, ID 83340
June 24, 2023

Judy Peavey-Derr
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H. Larry Leasure

Jim Patrick

Michael Popa

Will Ranstrom

David Rodgers

Steve Stuebner

Tom Williams

Brandy Wilson

Mackenzie
Bannister
Executive Director

To Whom It May Concern:

This letter authorizes the use of our property near the bike path as the venue for "In a Landscape: Classical Music," in partnership with the Sun Valley Museum of the Arts on July 25 and 26, 2023.

This event is an exciting and creative approach to wholesome public entertainment, while treating the landscape with respect and appreciation. We trust the Sun Valley Museum of the Arts to steward the site as if it were their own, leaving little to no trace of activity. We are thrilled about this collaborative opportunity, especially as it aligns with our mission to preserve and celebrate Idaho's open spaces.

Sincerely,

Mackenzie Bannister
Executive Director
208-580-3939



City of Ketchum

Attachment B: Draft Findings of Fact, Conclusions of Law, and Decision



City of Ketchum
Planning & Building

IN RE:)
)
Sun Valley Museum of Art) KETCHUM PLANNING AND ZONING COMMISSION
Conditional Use Permit) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: July 11, 2023) DECISION
)
File Number: P23-047)

PROJECT: Sun Valley Museum of Art Special Event

APPLICATION TYPE: Conditional Use Permit

FILE NUMBER: P23-047

ASSOCIATED APPLICATIONS: None

REPRESENTATIVE: Sun Valley Museum of Art – Kristine Bretall

OWNER: Idaho Park Foundation, Inc.

LOCATION: Idaho Park Foundation land between the regional bike path and the Big Wood River just south of “The Spur” sculpture

ZONING: Agriculture and Forestry District (AF)

OVERLAY: None

RECORD OF PROCEEDINGS

The City of Ketchum received the Conditional Use Permit Application on May 26, 2023. The application was routed to all city departments for review and comment. All department comments have been addressed satisfactorily through applicant revision of project plans or conditions of approval.

A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on June 21, 2023. The public hearing notice was published in the Idaho Mountain Express on June 21, 2023. A notice was posted on the project site and the city’s website on July 3, 2023.

The Planning and Zoning Commission (the “Commission”) considered the Conditional Use Permit (Application No. P23-047) application for the Sun Valley Museum of Art Special Event during a regular meeting on July 11, 2023. After considering staff’s analysis, and public comment, the Commission unanimously approved the Conditional Use Permit application with conditions as proposed by staff.

BACKGROUND

The Applicant is requesting a Conditional Use Permit (CUP) to permit a “semi-public use” for a two day period on the Idaho Park Foundation land between the regional bike path and the Big Wood River just south of the John Grade “The Spur” sculpture.

The event location is on property zoned Agriculture and Forestry which allows “semipublic use” only through the approval of a Conditional Use Permit. The Ketchum Municipal Code defines “semipublic use” as:

“Semipublic use: 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.

The city considers multi-day special events that are open to the public as “semipublic uses” and reviews these events through the conditional use permit process. As outlined in the materials in Attachment A, the request is for a two-day event on July 25th and 26th for a piano concert. The event would be ticketed for a maximum of 400 attendees; however, previous events of this type have had approximately 200 attendees. The event is like a “silent disco” where attendees are given wireless headphones to hear the music. No amplification or lighting is proposed for the event.

The application indicates that all attendees will walk or bike to the event. Parking was initially anticipated on the field of the Reinheimer property, however, that is not permitted by Idaho Parks Foundation and will not be used.

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> <p>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, ski areas, nature preserves, and various public uses. As noted in the application, the proposed event is a two-day event with a limited number of people and limited impact. Approval of the event would not alter the property in a way that would deter current and future permitted uses to occur. General concerns related to special event impacts on adjacent properties include impacts from parking, noise, light, and trash. The event is not proposing any amplification of sound and will not occur after dark. Therefore no noise or light pollution onto adjacent properties is anticipated. Attendees of the event are required to park at River Run and walk to the event or ride a bicycle. No parking is provided on-site. The application materials indicate overflow parking on the Reinheimer property, however, that is not permitted by the Idaho Parks Foundation and will not be used. Condition #7 outlines that no parking is permitted on the Idaho Park Foundation property. The applicant will provide garbage cans for the disposal of trash. Condition #11 outlines that trash must be removed at the end of each event as to not attract wildlife to the area overnight. As conditioned, staff believes the event to be compatible with permitted uses in the zone district and the immediate vicinity.</p>
<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> <p>The primary concerns related to health, safety, and welfare for the event are the management of brush fire potential and the management of garbage. As noted above, the applicant will have garbage cans for the disposal of trash and must remove the trash after each event. As the property is maintained as open space, the event area is covered with various types of natural vegetation including tall grasses and shrubs that can ignite if provided a source. Placement of the piano will be via a truck and trailer, which could ignite dry vegetation. The applicant proposes to have staff on site during the placement of the piano with fire extinguishers on-hand for proper monitoring and management of fire potential. This approach has been used at other events and is an appropriate approach to mitigate concerns. The Fire Marshall has reviewed the proposed events plan and believes the applicant to be mindful of all potential dangers. Conditions #6-10 have been included to ensure all property fire safety measures are taken. As conditioned, staff believes the event request to not materially endanger the health, safety, and welfare of the community.</p>

<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> Attendees of the event will park at River Run and walk to the event via the bike path, or ride a bicycle from the attendees origin to the event. All modes of transportation will be facilitated by the regional bike path. The regional bike path is purpose built for bicycle and pedestrian travel and is heavily used. Although the event is ticketed, passersby on the path can and may stop and listen to the music. Therefore, Condition #6 outlines that the path must be open and accessible by the public during all event times. Event staff must monitor and facilitate relocation of observers to ensure that the path remains accessible for the public and emergency service vehicles. As conditioned, staff believes the traffic associated with the use will not be hazardous or conflict with anticipated use of the bike path.
<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> No public facilities or services are required for the event except for emergency services. As noted above, the fire department has reviewed the application. Conditions #6-10 reflect conditions required to mitigate any impacts from the event and maintain a high level of safety for attendees and adjacent property owners.
<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> The Ketchum Comprehensive Plan outlines 10 core values of the community, one of which is “Enlivened by the Arts and Culture”. The community recognizes that arts and culture are “vitaly important to our economy and quality of life”. The city relies on the activities of our arts and culture focused organizations to provide experiences to our residents and visitors alike. As outlined in the application materials, this event is available to the public through purchase of a ticket, and enjoyable by passers by on the bike path. The second day of the event is open, free of charge, to summer camp attendees and “I have a Dream” students. The comprehensive plan outlines that “The Ketchum community encourages and supports areas arts and cultural organizations, programs, and facilities as they are essential elements to a balanced, sustainable, healthy community.” Policy ART 1.1 states the city should “Encourage the development of accessible cultural facilities (indoor and outdoor) and programs that will provide a diverse range of performing and visual arts activities”. As noted in the application materials, this type of event has been held in many

			<p><i>locations across the country. Bringing this event to the residents and visitors in Ketchum is a great opportunity that has not been available before.</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 open space and is owned and maintained by the Idaho Parks Foundation. The applicant has received approval and support of the event from the property owner as outlined in the letter included in Attachment A.</i></p> <p><i>Staff believes the allowance of the event does not change the long term use of the property which complies with the FLUM designation. Additionally, staff believes approval of the event meets the goals and objectives of the comprehensive plan related to arts and culture.</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. P23-047 this Tuesday, July 11, 2023, subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. This conditional use permit only authorizes the two events outlined in the application materials, July 25th and 26th. The Administrator is authorized to grant approval for this same event, with same operations plan, for up to five consecutive years under this conditional use permit. Event dates may vary year by year.
2. This approval is based on the application materials submitted and all representations made by the applicant at the July 11, 2023 hearing with the Planning and Zoning Commission. Any change to the event operations and location of the event from what is depicted in the plans shall be subject to review and approval of the Administrator. If violations of the conditional use permit are observed, the Administrator has the authority to cancel the event.
3. This conditional use permit is non-transferrable to any other event operator. Any change in operator requires review and approval of the Administrator.
4. This conditional use permit is non-transferable from one parcel of land to another.
5. The events are permitted to have a maximum occupancy of 400 attendees per event day.
6. The Blaine County Regional Bike Path must remain passable by pedestrians, bicyclists, and emergency service vehicles at all times during the event.
7. No parking is permitted on any portion of the Idaho Parks Foundation property, except for the placement of the piano.
8. Fire extinguishers are required to be readily available, during all events, at all times.
9. The two-track access road along the bike path needs to remain open for fire department & ambulance access, during all events, at all times.
10. Absolutely no fire shall be permitted. This includes, but is not limited to, incense, cigarettes, candles, lanterns, etc. Event producers shall make announcements to this effect at the beginning of each event.
11. All garbage from the event shall be removed and disposed of off-site on the same day as each event.

Findings of Fact **adopted** this 11th day of July 2023.

Neil Morrow, Chair

City of Ketchum - Planning and Zoning Commission