



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: March 5, 2026)	DECISION
)	
File Number: P25-058)	

PROJECT: Sun Valley Company Ski Event Storage

APPLICATION TYPE: Conditional Use Permit

FILE NUMBER: P25-058

ASSOCIATED APPLICATIONS: None

REPRESENTATIVE: Victor Schoessler, Sun Valley Company Operations Manager

OWNER: Sun Valley Company

LOCATION: Greyhawk Upper Parking 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 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. 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 January 28, 2026. Notice was posted at the subject location and on the city website on February 11, 2026.

The Planning and Zoning Commission (the “Commission”) considered the Conditional Use Permit (Application No. P24-078) application for the Sun Valley Resort for the continued use of a ski facility for the storage of ski race equipment during a regular meeting on February 18, 2026. After considering staff’s analysis, and public comment, the Commission unanimously approved the Conditional Use Permit application with conditions.

BACKGROUND

The Applicant is requesting a Conditional Use Permit (CUP) for the continued use of a ski facility use for 10 storage containers 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 ski facility use is for the storage of ski race equipment such as netting and gates for the FIS World Cup Finals event in 2027 and potentially in 2029. The ski facility includes 10 dark green storage containers that are screened by existing mature and temporary vegetation. The storage container location is over 300ft from the nearest residential neighborhood along Gates Road. The timeline for removal of the ski facility is Labor Day 2029.

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.
			Finding	<p><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. The Commission was supportive of a removal date of Labor Day 2029, as stated 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></p> <p><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 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></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.
			Finding	<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. The City did not receive any complaints from neighbors regarding the initial CUP application (P24-078) for the storage containers.</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.
			Finding	<i>No public vehicular or pedestrian traffic will be associated with the use. The location for the ski facility is over 300 feet 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. The 2025 FIS World Cup event was extremely successful and was a wonderful opportunity for residents and visitors to interact with.</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. 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 that the continued allowance of the storage containers 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>

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. P25-058 this Thursday, March 5, 2026, 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 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.
3. The storage containers shall be removed from the subject property by Labor Day 2029.

Findings of Fact **adopted** this 3rd day of March 2026.

Tim Carter, Chair
City of Ketchum - Planning and Zoning Commission