

IN RE: )  
Bald Mountain Lodge ) KETCHUM PLANNING AND ZONING  
Design Review ) COMMISSION - FINDINGS OF FACT,  
) CONCLUSIONS OF LAW AND  
) DECISION  
)

**PROJECT:** Bald Mountain Lodge  
**FILE NUMBER:** 09-004  
**OWNER:** Bald Mountain Lodge LLC, verified with Assessor June 10, 2009  
Michael Kerby, Managing Member  
Jim Garrison, Project Manager  
**Architect:** Gary Wakatsuki, Callison Architecture  
**Operator:** Tim Estes, Rock Resorts International, LLC  
**REQUEST:** Conditional Use Permit for a Planned Unit Development (PUD)  
**LOCATION:** Amended Lot 1A, Block 20 (151 South Main Street)  
**ZONING:** Community Core (CC)  
**REVIEWER:** Mark Goodman, Associate Planner  
Lisa Horowitz, Community and Economic Development Director  
Lisa Enourato, Planning Technician  
**NOTE:** Staff comments are in lighter type.

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**NOTICE:**  
All property owners within 600 feet of subject property were mailed by Tuesday, February 23, 2010, a notice of the public meeting to be held on Monday, March 8, 2010;

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**ATTACHMENTS at the March 8, 2010 PZ DR Hearing:**  
Attachment 1 – Revised Building Plans and Renderings  
Attachment 2 - Minutes from the January 11, 2010 PZ Planning and Zoning Meeting  
Attachment 3 – Public Comment

#### ZONING CODE SUMMARY

**SUBDISTRICT:** A – Retail Core  
**BUILDING TYPE:** Type 6 – Hotel  
**PERMITTED LAND USE:** Hotel, retail, office, multi-family residential  
**LOT AREA:** 48,351 sf (see square footage breakdown in PUD staff Report)  
**LOT DIMENSIONS:** Approximately 219 ft x 219 ft  
**FAR:** 2.8  
**NUMBER OF UNITS:**  
**Hotel Units:** ±87 (Applicant agrees to comply with hotel definition)  
**Residential Units:** 26 units (on 4<sup>th</sup> and 5<sup>th</sup> floors)

**ZONING CODE SUMMARY CONTINUED**

**PROJECT TOTAL SQUARE FOOTAGE: 231,400 sf (including sub-grade space)**

Lot Size	219 ft x 219 ft	48,351 sf
Parking Level 2(P-2)	Underground parking/ BOH/Hotel Support Services Hotel Related - 17,129 sf Parking - 31,171 sf	48,300 sf
Parking Level 1(P-1)	Underground parking/BOH/Spa/Ballroom Hotel Related - 16,640 sf Parking - 31,660 sf	48,300 sf
First Floor	Retail/Lobbies/Spa/Activity Center	28,700 sf
Second Floor	Hotel Guest Rooms	29,500 sf
Third Floor	Hotel Guest Rooms	29,500 sf
Fourth Floor	Lock Off Hotel Rooms (3,210 sf) Residential Condominiums	24,800 sf
Fifth Floor	Residential condominiums Hotel Related Area (731 sf*)	22,300 sf
<b>TOTAL BUILDING AREA</b>		<b>231,400 sf</b>
<b>TOTAL SUB GRADE/PARKING AREA</b>		<b>96,600 sf</b>
<b>TOTAL GROSS FLOOR AREA ABOVE GRADE</b>		<b>134,800 sf</b>

\*As defined by applicant

**PARKING REQUIREMENTS:**

Commercial Space: 13,120 sf                      2 per 1,000 sq. ft. = 26 spaces  
 Residential: 35,100 sf net                      1 per 1,500 sq. ft. = 23 spaces  
 Hotel: 87 units                                      .75 per Room = 65 spaces

**TOTAL SPACES REQUIRED: 114 spaces**

**PROPOSED:**

**GARAGE: 116 spaces                      ON-STREET CREDIT: 9 spaces**  
**TOTAL SPACES PROPOSED: 125 spaces**

**SNOW STORAGE:** Snowmelt system is proposed. See sheet A4.01 "Snowmelt Plan".

**COMMUNITY HOUSING VOLUNTARY CONTRIBUTION:**

**VOLUNTARY CONTRIBUTION: 7,582 sq ft**

There is no CH requirement if the project obtains a complete building permit prior to June 1, 2010 or as determined by the City Council (see Section 17.64.010.H.2.e)

*\*For a detailed square footage breakdown please see the PUD Findings of Fact*

## **BACKGROUND/ANALYSIS**

1. The applicant requested Community Core (CC) Design Review approval of a new mixed use hotel project on a 48,351 sf lot. The property consists of an entire City block and does not include traditional City of Ketchum alleyway. The property is located at the southern end of downtown along the west side of Main Street between 1<sup>st</sup> Street and River Street.
2. The applicant has voluntarily chosen to construct a building above 1.0 FAR in exchange for voluntarily contributing an in-lieu community housing sum. The City Council shall consider this contribution with a recommendation by the P&Z Commission. The project will be built to a 2.8 FAR. The community housing requirement for the proposed building is 7582 sq ft. As outlined in section 17.64.010.H.2.e of the Community Core Zoning Code, community housing requirements will be waived if the applicant obtains a complete building permit prior to Jun 1, 2010. The community housing requirement is only calculated for the residential portion of the project, which totals 44,600 square feet (including potential lock off units).
3. The applicant submitted revised drawings based on the January 11, 2010 Planning and Zoning Meeting. The following is a brief summary of the revisions as stated by the applicant. These revised drawings are incorporated into the approved design review drawing set and are listed within the findings of fact. The revisions included the following:
  - Implemented the "gateway" tower element
  - Deleted the stone baluster for clean, modern expression of elements
  - Extended the balcony pilaster to visually connect floors 2-5
  - Created more verticality through the use of materials connecting floors 2-5
  - Re-introduced the "two bay" dormer to reduce building mass
  - Revised the exterior material palate to include steel beams/lintels, metal fascia/railings, metal panels, high-density wood panels, et. al.
  - Refined the porte-cochere to create a hospitality arrival ambience
4. Included with the March 8, 2010 staff report was a copy of the January 11, 2010 Planning and Zoning Commission Meeting minutes. The following is a chronology of the design review meetings that have taken place with a summary of the January 11, 2010 Meeting:
  - April 23, 2009 Pre-Application Meeting
  - July 13, 2009 Pre-Application Meeting
  - December 2-3, 2009 Design Review and PUD Meeting
  - January 11, 2010 continued Design Review Meeting

*Summary* - The Commission ended the meeting with a specific list of items to be addressed by the applicant:

- Create more verticality through the use of materials
  - Examine the three-bay elements of building and the roof pitch over these portions of the building
  - Consider changing the railing materials, especially the "X" patterns created on certain floors
  - Further explore the "tower" element on the SE corner of the building: The Commission preferred the preliminary "tower" design developed by Gary Wakatsuki, Project Architect.
  - Further explore the proposed materials: The Commission preferred the stone example provided at the meeting and did not prefer the wood siding shown at the meeting. The Commission reacted positively when Gary Wakatsuki, Project Architect proposed using other materials such as Cor-Ten and steel.
  - Emphasize the main entrance to the hotel on Main Street. Examine the lighting/treatment of the porte-cochere and the entry arbor
  - Examine the 5<sup>th</sup> floor balconies that extend outward and how the floor plates will be treated. Adding articulation to these balconies was also recommended.
  - Commission recommended making the building facades appear more unified rather than with apparent material distinction between the upper and lower floors.
  - First Floor interaction was discussed, including the "Activity Center" and how this use will function with regard to street level activity.
5. Because of the complexity of the proposed hotel and the overall length and scope of the development process, a condition of approval requiring several elements of the project to be approved by sub-committee prior to building permit approval has been included. This sub-committee would consist of two members of the Planning and Zoning Commission and a member of the Community and Economic development staff as further defined in the development agreement. This committee's scope of review would be limited to certain portions of the hotel's design, such as final composition of approved materials and final tower design. Please see condition eight (8) on the final page of these findings of fact. The design review subcommittee will be incorporated into the development agreement for the project.
6. An exception for a portion of wall along River Street has been granted. The portion of wall not associated with the underground parking entrance is permitted to extend higher than 6 ft. Please see standard DR.S.1.d.
7. A workforce housing plan was not presented by the applicant during the PUD or Design Review process. The workforce housing requirement and plan is to be determined through the PUD process by the City Council.

**COMPLETE PLAN SET LIST:**

**Applicant Submittal dated September 22, 2009 and supplemented by plans received January 18, 2010 and March 8, 2010 (Note that drawings do not reflect actual sidewalk design. Drawings will be updated as part of final approval by City Council):**

Landscape Plans

L1.0 – Site Plan and Sections

L1.1 – Site Lighting

L1.2 – Site Planting

L1.3 – Site Furnishings

Architectural

Building Height Diagrams

Cover Page with perspective

A1.01 – Vicinity Map and Area Summary

A1.02 – Site Plan

A1.03 – Parking Level P2 - Plan

A1.04 – Parking Level P1 - Plan

A1.05 – Ground Level Plan

A1.06 – Level 2 Hotel

A1.07 – Level 3 Hotel

A1.08 – Level 4 Plan - Residential

A1.09 – Level 5 Plan - Residential

A1.10 – Roof Plan

A2.01 – Building Sections

A2.02 - Building Elevations (See March 8, 2010 Plan Set)

A2.03 - Building Elevations (See March 8, 2010 Plan Set)

A3.01 – Aerial View (See March 8, 2010 Plan Set)

A3.02 – Aerial View (See March 8, 2010 Plan Set)

A3.03 – Approach from Main Street (See March 8, 2010 Plan Set)

A3.04 – Main Street Looking North

A3.05 – Main Street Looking South (See March 8, 2010 Plan Set)

A3.06 – River Street Looking West (See March 8, 2010 Plan Set)

A3.07 – First Street Looking East (See March 8, 2010 Plan Set)

A3.08 – Washington Ave Looking South (See March 8, 2010 Plan Set)

A3.09 – River and Washington Aerial View (See March 8, 2010 Plan Set)

A3.10 – Northwest Aerial View (See March 8, 2010 Plan Set)

A4.01 – Snowmelt Plan

A4.02 – Signage Plan

Civil

Topographic Survey dated 12/12/06

Bald Mountain Lodge Large Block Plat dated October 2006

C1 – Preliminary civil plan (will be updated based on final sidewalk design)

C2 – Civil details

### WAIVER REQUESTS

The following waivers have been requested, including several to the Community Core Building Type 6 Standards. This includes the Commission recommendations to the City Council.

Code Section Zoning Ord.	Requirement	Waiver Requested	PZ Recommendation
<b>Subdivision Ordinance:</b> 16.08.080(A)(1)	Minimum lot size of three acres	Lot is 0.92 acres	Approve: Unanimous
<b>Conditional Use Permits:</b> 17.116.080	12 month Term of CUP Approval	5 Years Requested	4 Years Recommended: Unanimous
<b>Community Core:</b> 17.64.010.L: Use Specifications	G. Private outdoor space: All residential uses shall have a private outdoor space (such as a deck, balcony, or private porch). The area of each private outdoor space shall be at least 50 square feet, with no dimension less than 6 feet.	On 4 <sup>th</sup> and 5 <sup>th</sup> floor residential units, decks have dimensions less than 6 ft	Approve: Unanimous
<b>Community Core:</b> <b>17.64.010.L:</b> Site Specifications	D. Building zone: 60 to 100 percent of this area shall be occupied by 1 or more buildings. 1. The minimum building depth shall be 50 feet as measured from the front and rear property line, except a portion of the building may be built anywhere within 30 feet of the front property line.	Rear Building Zone along Washington Avenue – 36% of this zone is building; 60% is required  *not including outdoor terrace area as building	Approve: Unanimous
<b>Community Core:</b> 17.64.010.L: Mass and Height Specifications	D.2. On streets and avenues the fourth floor and fifth floor shall be set back from the property line a minimum of 10 feet with an average of 15 feet. The average setback shall be calculated based on the built portion of the fourth and fifth floor facades and shall be calculated for each street or avenue elevation; the calculation of the average setback is not cumulative. In addition to the minimum and average setback requirement from the property line, the fourth and fifth floors shall be set back a minimum of 5 feet from the wall of the third floor.	4 <sup>th</sup> and 5 <sup>th</sup> floors do not meet 10 ft minimum setback from avenues and streets. Average setback of 15 ft has not been verified. 4 <sup>th</sup> and 5 <sup>th</sup> floors are setback from third floor minimum of 5 ft and meet this portion of the requirement.	Approve: 4 votes for approval, 1 vote against -Also subject to Design Review Approval* -Dissenting vote because of Gateway Massing Study; overhangs of roof and relationship to property line and floor plates not setback because of decks
<b>Community Core:</b> 17.64.010.L: Façade Elements	A. Awnings/marquees may project 3 feet to 6 feet from the facade. At major pedestrian entrances to the hotel, marquees may extend between 6 feet and up to $\frac{2}{3}$ the distance between the front facade and the curb line of the sidewalk. Supporting posts are permitted at these entrances.	Marquees extend 7.5 to 12 feet from all four building facades at multiple locations. Only main entrances to the hotel may extend beyond 6 feet.	Approve: Unanimous
<b>Community Core:</b> <b>17.64.010.L: Mass and Height Specifications</b>	B. Upper floor ceiling heights: 8 feet minimum and up to 80 percent of the height of first floor ceiling.	5 <sup>th</sup> floor ceiling height exceeds 80% of the height of the first floor ceiling height	Approve: Unanimous (approved up to 118% of the first floor ceiling height)

\*The 4<sup>th</sup> and 5<sup>th</sup> Floor setback waiver was subject to design review approval, as required through the PUD process. The waiver was approved by the Commission with a 3-2 vote.

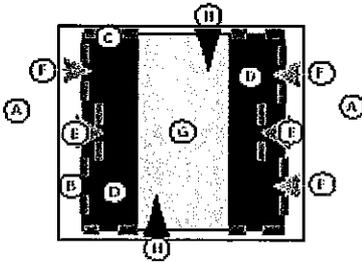
## STANDARDS FOR DESIGN REVIEW

### SITE SPECIFICATIONS:

“Yes” (meets standard), “No” (does not meet standard),  
“?” (for Commission discussion), or “N/A” (not applicable)

### Building Type 6: Hotel

#### Site Specifications:



#### Legend:

Yes A. Main Street or an avenue.

Yes B. Sidewalk.

Yes C. Setback line: Minimum average setback of 5 feet from the front property line, except in Subdistrict A, where no setback is required.

Yes D. Building zone: 60 to 100 percent of this area shall be occupied by 1 or more buildings.

1. The minimum building depth shall be 50 feet as measured from the front and rear property line, except a portion of the building may be built anywhere within 30 feet of the front property line.

2. Portions of this area not occupied by a building shall be occupied by courtyards, landscaping, hotel entryways, a porte cochere, or other open space.

3. Storefronts, building entrances, and upper floor balconies may be recessed into the facade.

**Finding:** The applicant has requested a waiver to this standard. The proposed building does not meet this requirement along the rear building zone (Washington Avenue). The front building zone requirement (Main Street) has been met. The Commission recommended approval of this waiver to the City Council.

**Conclusion:** A waiver to this building type standard has been requested and will require final approval by the City Council through the PUD process. This standard has been approved by the Planning and Zoning Commission.

Yes E. Pedestrian entrance: The main pedestrian entrance(s) shall be from Main Street or an avenue.

**Yes F. All ground floor uses that are intended to serve both hotel guests and the general public (such as a restaurant or retail store) shall have a pedestrian entrance directly from the street.**

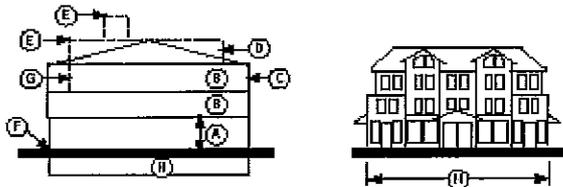
**Yes G. Multifunctional zone: This area may be occupied by buildings, usable open space, porte cochere, loading and unloading zone, valet parking service area, and access to parking facilities. Garbage disposal facilities shall be located in the multifunctional zone.**

**Yes H. Vehicle access points: Access to parking and loading and unloading facilities shall be provided by the alley, except where the development is on a whole city block, then vehicle access, including driveways to a porte cochere, parking facilities, and loading and unloading zones may be from the side property lines.**

**Finding:** The applicant has requested a waiver to this standard through the PUD process. The proposed porte-cochere exit is located along Main Street. This has been thoroughly analyzed through the pre-application meetings and PUD. Please see the PUD findings of fact for further analysis of this waiver request, specifically the attached traffic impact analysis.

**Conclusion:** A waiver to this building type standard has been requested. This is permitted through the PUD application. The waiver must be granted by the City Council through the PUD process. This standard has been approved by the Planning and Zoning Commission.

### **Mass and Height Specifications**



#### **Legend:**

**Yes A. First floor ceiling height: 12 feet to 20 feet. 16 ft**

**Yes B. Upper floor ceiling heights: 8 feet minimum and up to 80 percent of the height of first floor ceiling.**

**Finding:** The applicant has not submitted detailed analysis of the ceiling heights for each floor. Plate heights for each floor are indicated which do not meet this requirement. The applicant has requested a waiver to this standard. The Commission recommended approval of this waiver to the City Council. The proposed ceiling height is 118% of the first floor height.

**Conclusion:** A waiver to this standard has been requested. This standard has been approved by the Planning and Zoning Commission. The maximum height of the upper floors exceeds 80 percent of the first floor ceiling height. This waiver requires City Council approval through the PUD process.

**NA C. Minimum number of floors: 3.**

**Yes D. Maximum number of floors: 4.**

**1. Five (5) floors may be allowed in locations as designated by city council.**

*Site meets criteria for five stories as outlined in the Community Core Zoning Code.*

**2. On streets and avenues the fourth floor and fifth floor shall be set back from the property line a minimum of 10 feet with an average of 15 feet. The average setback shall be calculated based on the built portion of the fourth and fifth floor facades and shall be calculated for each street or avenue elevation; the calculation of the average setback is not cumulative. In addition to the minimum and average setback requirement from the property line, the fourth and fifth floors shall be set back a minimum of 5 feet from the wall of the third floor.**

**Finding:** The applicant has requested a waiver. The 4<sup>th</sup> and 5<sup>th</sup> floors do not meet the minimum 10 ft setback along River Street or First Street, nor are these floors setback an average of 15 ft.

- The 4<sup>th</sup> and 5<sup>th</sup> floors are setback approximately 8 ft along River Street with the 15 ft average setback being met.
- The 4<sup>th</sup> and 5<sup>th</sup> floors are setback approximately 8 ft along Washington Avenue with the 15 ft average setback being met.
- The 4<sup>th</sup> and 5<sup>th</sup> floors are setback more than 10 ft along Main Street and meet the 15 ft average setback.
- The 4<sup>th</sup> and 5<sup>th</sup> floors along First street are setback approximately 8 ft and the 15 ft average setback is not met.

**Conclusion:** The Commission, on a vote of 4-1 (Commissioner Doty dissented for non compliance with the Gateway Mass and Scale Study guidelines, overhangs of roof and relationship to property line and floor plates not setback because of decks) recommended waiving this standard in approving the applicant's PUD, however the Commission conditioned its recommendation on design review approval. By a vote of 3-2, the Commission recommended waiving this standard at design review (Commissioners Doty and Cook dissented)

**Yes E. Maximum building height:**

**1. Three-story hotel, 48 feet.**

**2. Four-story hotel, 58 feet.**

**3. Five-story hotel, 68 feet.**

**4. All buildings greater than 48 feet shall require final approval from the city council.**

**5. A stairway/elevator shaft providing access to a roof garden may exceed the maximum height by up to 10 feet, provided it is stepped back at least 20 feet from the front and rear property line.**

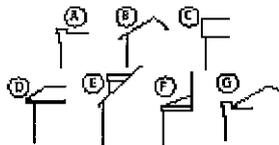
**Finding/Conclusion:** This standard has been recommended for approval by the Planning and Zoning Commission. The City Council will consider this at the time of PUD review.

Yes F. If the building is not set back from the sidewalk, then the entrance shall be at the grade of the sidewalk. If the building is set back from the sidewalk, then the entrance may be elevated above the sidewalk grade by up to 4 feet.

Yes G. Third floors may be stepped back.

Yes H. Building width: 55 feet minimum.

### Roof Forms



#### **Legend:**

NA A. Flat roof with parapet or cornice.

Yes B. Hip roof.

Yes C. Gabled roof.

NA D. Full mansard roof.

Yes E. Dormers.

Yes F. Shed roof: Only allowed where building step backs occur.

Yes G. Appropriate combinations of the above roof forms.

## Facade Specifications



### **Legend:**

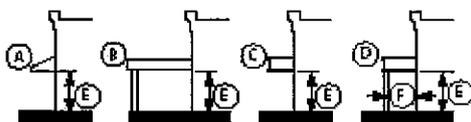
**Yes A. Building cap:** The top of the building shall be defined by a cap, such as a cornice or eaves. The top floor of a 4 or 5 story hotel shall consist of a sloped roof form with dormer or gable end windows.

**Yes B. Upper floor facade window fenestration:** 30 to 70 percent of each upper floor facade shall be occupied by windows or doors. 40%

**Yes C. Ground floor facade window fenestration:** 60 to 90 percent of each ground floor facade shall be occupied by transparent windows and doors. This specification does not apply to ground floor facades within the multifunctional zone. 65%

**Yes D. Entry door:** At least 1 entry door is required for each business with ground floor street frontage.

## Facade Elements



### **Legend:**

**Yes A. Awnings/marquees** may project 3 feet to 6 feet from the facade. At major pedestrian entrances to the hotel, marquees may extend between 6 feet and up to  $\frac{2}{3}$  the distance between the front facade and the curb line of the sidewalk. Supporting posts are permitted at these entrances.

**Finding/Conclusion:** The Commission recommended approving the requested waiver to this requirement, allowing awnings to extend more than 6 ft over the sidewalk.

Awnings/marquees will extend 7.5 ft – 12 ft into the public right of way. This standard has been approved by the Planning and Zoning Commission. Final City Council approval of the waiver request is required. Final awning design will be subject to the requirements of the International Building Code (IBC) as adopted by the City of Ketchum.

**Yes B.** Porte cocheres may project up to 32 feet from the facade. They are not allowed to project over the public sidewalk.

**Yes C.** Balconies/decks may project 3 feet to 6 feet from the facade.

**NA D.** Colonnades (supporting either a shed roof or balcony/deck) may project from 5 feet to 6 feet from the facade. Supporting posts shall have a square width or diameter of 6 inches to 12 inches.

*No colonnades indicated on Plans.*

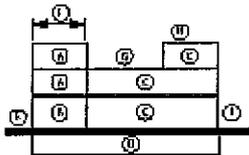
**Yes E.** Vertical clearance: 8 feet minimum.

**NA F.** Clearance from inside of post/column to facade: 5 feet minimum.

**Yes G.** Prohibited facade elements include external chimneys, external staircases, window security bars, and security roll up doors are prohibited on facades that front a street, avenue, park, and/or plaza.

*No prohibited elements are shown on building facades.*

### **Use Specifications**



### **Legend:**

**Yes A.** Upper floor with street frontage: Accommodation, retail trade and retail service uses as permitted by table 1 in subsection D of this section. Parking is prohibited.

**Yes B.** Ground floor with street frontage: Active uses shall occur on the street frontage of ground floors within the building zone (refer to site specifications). Active uses include, but are not limited to, lobby space, guest registration, restaurants, bars, business center, workout facilities, conference facilities, office space and retail stores. This specification does not apply to ground floor uses within multifunctional zone (refer to site specifications, subsection L9b of this section).

**Yes C.** Floors without street frontage: Accommodation, retail trade and retail service, and residential uses as permitted by table 1 in subsection D of this section. Structured parking is permitted.

**Yes D.** Basement: Parking, storage, and accessory uses associated with ground floor and upper floor principal building uses are permitted. A minimum of 50 square feet of storage space is required for each community housing unit within a building.

Yes E. Street frontage.

Yes F. Depth for street frontage uses: Minimum 20 feet.

Yes G. Private outdoor space: All residential uses shall have a private outdoor space (such as a deck, balcony, or private porch). The area of each private outdoor space shall be at least 50 square feet, with no dimension less than 6 feet.

**Finding:** Portions of the 4<sup>th</sup> and 5<sup>th</sup> floors residential balconies contain dimensions less than 6 ft with a minimum square footage of 50 sq ft being met.

**Conclusion:** The Commission recommends waiving the minimum dimensional component of this standard through the PUD process.

NA H. Roof gardens (private and public) are allowed.

NA I. Utility meters, garbage disposal areas, surface parking lots, and loading and unloading facilities shall be located to the rear of the building. Utility meters are allowed in the setback zone if they are enclosed within a utility box.

## 17.64.020 Design Review Regulations and Guidelines

### **17.64.020.4.E.All Building Facades**

**DR.E.1.a: Facades shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and glass curtain walls. Blank walls on all facades that front a park, street, avenue, alley, plaza, or other public spaces are prohibited.**

**Finding:** Glass is used extensively on the street facing façades of the building. Variations in materials in both vertical and horizontal elements provide variation in the building façade. The composition of materials has been altered substantially from the original design review submittal. Materials are used more consistently throughout floors 2 – 5. The retaining wall along Washington Avenue steps up to the pool deck and a mix of landscaping is incorporated. No blank walls face a park, street, avenue, alley, plaza or other public space.

**Recommendation:** The Commission considered this standard and found that it has been met.

**DR.E.1.b: On all facades, a clear visual distinction between each floor shall be provided.**

**Finding:** The verticality of the building has been increased through the use of materials that carry through all the floors. This use of materials and addition of verticality was based on the direction given by the Commission. Each floor features heavy glazing, but distinction between floors is achieved through the use of stone, stucco, wood siding and steel trims. In addition, the revised design provides more consistency between all floors of the building while still providing clear visual distinction between floors.

**Recommendation:** The Commission directed the applicant to provide less distinction between the residential and hotel portions of the building, by the remaining distinction between floors this standard is met.

**DR.E.1.c: Stairways shall have a design that is compatible with overall structure. Stairs shall not have a tacked-on appearance or look like their design was an addition or afterthought.**

Finding: No exterior stairways are proposed.

Recommendation: The Commission considered this standard and found that it does not apply. There are no exterior stairways proposed.

**DR.E.1.d: All sides of the facade shall be designed with similar architectural elements, materials, and colors as the front façade. However, the design of side and rear facades may be simpler, more casual, and more utilitarian in nature.**

Finding: All facades are designed with similar architectural features including stone, wood siding, steel trims and stucco. Some elements of cor-ten metal are used to highlight portions of the building, such as the tower element at the corner of Main Street and River Street. Railings have been redesigned since the original design review submittal and are consistent throughout the building facades. All facades of the building feature similar architectural elements and materials. The newly added tower element does stand out from the other corners of the building, but is consistent with the materials and overall composition of the building. The Commission discussed the use of the cor-ten metal siding and suggested that it may be beneficial to use this material on additional portions of the façade.

Recommendation: All facades of the building feature similar architectural elements. The Commission considered this standard and found that it has been met.

**DR.E.1.e: If a portion of an existing building is modified, it shall use the same building materials, details, and color applications as the rest of the building. For example, if a portion of a brick facade with wood-framed windows and doors is modified, the modified portion of the facade shall use bricks, details, and wood-frame windows and doors that are compatible with the other parts of the building.**

Finding/Recommendation: N/A. The building is new construction.

**DR.E.1.f: Additions to existing buildings shall be designed with a style, materials, colors, and details that are compatible with the existing structure.**

Finding/Recommendation: N/A. The building is new construction.

#### **17.64.020.4.F. Mixed-Use/Hotel building Facades**

**DR.F.1.a: Front building facades, as well as all facades that front a plaza, or pedestrian walkway, shall be designed with:**

- (1) Ground floor storefront windows and doors that utilize clear transparent glass in order to provide clear views of storefront displays from the street, and/or to allow natural surveillance of the street and adjacent outdoor spaces. Mirror and tinted glass, including solar bronze and interior film, is prohibited.**
- (2) Upper floor window openings that have a vertical orientation and proportion. Mirror and tinted glass is prohibited on upper floor facades.**

**Finding:** Storefront windows are used extensively throughout the first floor façade. The type of glass has not been identified, but any use of mirror or tinted glass is prohibited. The upper floors feature heavy glazing as well, but reduced in scale. The upper floor windows align vertically and are divided both vertically and horizontally. No mirror or tinted glass is proposed for these upper windows.

**Recommendation:** All facades of the building feature similar window designs. The first floor feature storefront windows with upper floor windows having a vertical orientation. The Commission considered this standard and found that it has been met.

**DR.F.1.b: Elements of traditional “Main Street” storefronts shall be used in the facades of traditional mixed-use buildings. These elements include recessed entry door(s), display windows, the kickplate or bulkhead, transom windows, cornice and pediment.**

**Finding:** Large storefront windows are utilized. Marquees extend out above the windows. Main entrances are emphasized through the use of these marquees and are also recessed. The proposed windows, especially at the restaurant and retail locations can be considered display windows. Several entrances are shown to be recessed as well.

**Recommendation:** Traditional “Main Street” elements are utilized. The Commission considered this standard and found that it has been met.

#### **17.64.020.4.H. Historic Buildings**

**Finding/Recommendation:** N/A. The building is new construction.

#### **17.64.020.4.I. Roofs**

**DR.I.1.a: Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.**

**DR.I.1.b: A relatively consistent roof design (including overhangs, pitch, fascia, materials, and eaves) shall be provided on all sides of the building.**

**DR.I.1.c: All roofs shall be designed with snow clips, gutters, and downspouts to prevent water damage and stains on building facades, and to protect pedestrians and adjoining properties from dripping water and sliding snow.**

**Finding DR.I.1.a through DR.I.1.c:** A series of large sloped roofs will be utilized that will be a defining feature of the building. Roof pitches range from 3:12 to 4:12 with several gable elements that feature roof pitches of 8:12. Portions of the roof were modified from the original design review submittal. Two bay dormer elements have been reintroduced into the design along River Street and First Street. Asphalt shingles are proposed for the roof. The applicant has included a roof plan with roof pitch information with the original design review submittal. Also included was a general narrative on snow retention. A detailed gutter and drainage plan has not been provided. The overall design of the roof is consistent with regard to pitch, fascia and eaves and the overall roof form is consistent throughout the building..

**Conclusion:** The Commission considered this standard and found that it has been met with a condition. The overall design of the roof is consistent and will be a defining feature of the building. No reflective materials are proposed. Detailed drainage plans have not been

submitted, but the applicant has submitted a narrative on how snow retention will be accomplished. A condition has been added requiring that final review of the snow retention and drainage plan be reviewed and approved by a subcommittee prior to building permit approval.

**DR.I.1.d: Mechanical equipment on roofs shall be screened from public views from all sidewalks, plazas, parks, public spaces, and pedestrian walkways.**

Finding:

The roof plan indicates that all rooftop mechanical equipment shall be screened from public view. The equipment will be located towards the center of the building on the roof. The central location of the equipment will provide screening, but a detailed mechanical plan has not been provided. Mechanical equipment shall not exceed the 68 ft height limit.

Conclusion: The Commission considered this standard and found that it has been met with a condition. Detailed roof plans shall be provided illustrating how mechanical equipment will be screened prior to building permit approval.

**DR.I.1.e: Roof overhangs, such as cornices, and eaves, may extend out from the façade of the building. However, roof overhangs shall not extend over a neighboring parcel or more than 3 feet over a public sidewalk.**

Finding: The building will feature large roof overhangs but none extend over the public sidewalk or over an adjacent property. The building does feature marquees on each façade that will extend over the public right of way.

Conclusion: The Commission considered this standard and found that it has been met. No roof overhangs extend over public right of way or over a neighboring parcel.

**17.64.020.4.J. Awnings and Marquees**

**DR.J.1: The following standards apply to projecting awnings and marquees:**

- a. The valance, or front face, of an awning shall not exceed 18 inches in height
- b. Awnings and marquees shall not obscure views into storefront display windows or cover architectural expression lines or details
- c. Awnings may have signs (refer to Sign Ordinance).
- d. High gloss or plastic materials are prohibited

Finding: A series of marquees are proposed on each façade. The valance of these marquees will be 12 inches. They are located above storefront windows and are integrated into the building design. They do not obscure storefronts or windows. Proposed sign locations have been submitted and several of the marquees will feature signage. This signage will require separate sign permit approval by the Design Review Subcommittee.

Recommendation: The Commission considered this standard and found that it has been met with a condition. The proposed marquees meet this standard.

**17.64.020.4.K. Balconies**

**DR.K.1: The following standards apply to projecting balconies:**

- a. Balconies may be open or covered with a roof or upper story balcony.

- b. The distance between roof-supporting columns, piers, or posts on balconies shall not exceed their height.**

**Finding:** Balconies are located on all facades of the building. The second and third floor balconies are called out as “Juliet Balconies” and are recessed into the building façade. No roof supporting columns or piers are proposed. The fourth and fifth floors feature larger outdoor spaces that are integrated into the building. No roof supporting columns or piers are proposed for these outdoor spaces.

**Conclusion:** The Commission considered this standard and found that it has been met. All facades feature outdoor balconies, none of which require roof supporting columns or piers. They are integrated into the vertical columns of the building.

#### **17.64.020.4.L. Colonnades**

- a. Colonnades may be covered with a roof or a balcony. An enclosed habitable space may occur above the colonnade, as long as it does not occur over the public sidewalk.**
- b. Supporting columns and posts shall be spaced and sized so that they do not block views of storefront windows from the street.**

**Finding/Recommendation:** N/A. No colonnade is proposed.

#### **17.64.020.4.N. Front Porches/Stoops**

**DR.N.1: The following standards apply to front porches and stoops:**

- a. Front porches and stoops may be covered with a roof, a balcony, or an enclosed habitable space. However, an enclosed habitable space may not occur within the setback zone.**
- b. Front porches and stoops shall not be enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials.**
- c. The raised platform of a front porch (not including stairways) shall be at least 50 square feet in size with no one dimension less than 6 feet in length.**
- d. The raised platform of a stoop (not including stairways) shall be at least 25 square feet in size with no dimension less than 5 feet in length.**

**Finding/Recommendation:** This is a hotel and no front porches or stoops are proposed. The Commission considered this standard and found that it does not apply.

#### **17.64.020.4.O. Public Open Space**

**DR.O.1.a: Public open spaces shall be designed to enhance the site and/or building as a place for pedestrians and shall include the following:**

- (1) Trash receptacles.**
- (2) A combination of landscaping and paved surfaces.**
- (3) Pedestrian scaled lighting.**
- (4) Amenities or features that encourage people to gather. Such features include (but are not limited to) outdoor seating, spas/hot tubs, pools, barbeque**

**facilities, outdoor fireplaces, public art, fountains, kiosks, planters, and outdoor dining areas.**

Finding: No formal public open spaces on the building site are proposed and none are required. The proposed development will have pedestrian scaled lighting as part of an entirely new streetscape design. The design of the streetscape improvements has not been finalized, but the overall widths of the new sidewalks will be no less than 10 ft in width. Bulb outs may be utilized providing greater pedestrian space, but this must be done in coordination with the City Engineer and Street Department. Ketchum standard streetlights, benches and trash receptacles are proposed by the applicant. The proposed building lighting is scaled to the pedestrian, as indicated on the lighting plan. The applicant will also be required to provide bike racks and street trees around the entire project.

In addition to the enhanced sidewalks, the hotel will feature a large outdoor terrace located off of Washington Avenue. This space will be for hotel guests only and feature a pool and outdoor seating. This area will also incorporate spa uses and feature a public outdoor seating area along Washington Avenue.

Recommendation: The Commission considered this standard and found that it does not apply. No formal public open space is proposed or required. A new public sidewalk with differing dimensions will replace the existing sidewalk around the entire block. In addition, hotel guests will have access to a new outdoor terrace that will feature a pool and outdoor seating.

**DR.O.1.b: Public open spaces shall be useable throughout the year. These spaces shall either be heated for snow removal or maintained to remove snow during the winter months.**

Finding: No public open space is proposed or required. Both the public sidewalk and outdoor terrace will feature snow melt and will be available for use throughout the year.

Finding/Recommendation: The Commission considered this standard and found that it does not apply.

#### **17.64.020.4.P. Service Areas**

**DR.P.1.a: Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right-of-way and shall be screened from public views from streets, avenues, alleys, pedestrian walkways, sidewalks, plazas, and public spaces. Trash disposal areas with appropriately designed enclosures or screens may be allowed within rear parking lots, but in no case shall the disposal area be allowed along the street frontage.**

**DR.P.1.b: Trash disposal areas shall be screened from public views from all sidewalks, streets, plazas, and public spaces. Trash enclosures shall be used to store outdoor garbage containers or dumpsters.**

**DR.P.1.c: Garbage containers or dumpsters shall be kept in enclosures at all times, except when being emptied.**

**DR.P.1.d: Trash enclosures shall be maintained and the surrounding area kept free of debris.**

**DR.P.1.e: The location of trash enclosures shall not interfere with vehicular and pedestrian access and movement.**

**DR.P.1.f: The number of trash receptacles per unit shall be provided based on formulas provided by trash disposal companies**

DR.P.1.a through DR.P.1.f Finding: The service area will be located within the building and will be accessed via a garage entrance on First Street. This location has been reviewed thoroughly and has been deemed the least impactful location with regard to surrounding properties. This entrance is located at the mid-point of the block where the alley would typically be located. Plans indicate that this area will be used for deliveries and trash. Space for 35 ft and 24 ft trucks is provided and plans indicate that the sidewalk will be accessible when the service area is in use. An overhead door will shield this service area from public view. A letter from Clear Creek Disposal has been provided indicating that the applicant is working with them to ensure proper service levels.

Conclusion: The Commission considered these standards and found that they have been met. The proposed service area, including trash and garbage facilities, will be located in an enclosed garage. The garage will have an overhead door and will not be visible from public streets and sidewalks. The service area provides adequate space and is located so as not to interfere with traffic.

#### **17.64.020.4.Q. Mechanical and Electrical Equipment**

**DR.Q.1: The following shall not be located within the public right-of-way and shall be screened from public views from streets, pedestrian walkways, sidewalks, plazas, and public spaces:**

- a. Electric and water utility meters
- b. Power transformers and sectors
- c. Heating/ventilation/cooling equipment
- d. Irrigation and pool pumps
- e. Satellite dishes greater than 18" in diameter
- f. Antennas
- g. Rooftop mechanical equipment
- h. Other mechanical equipment

Finding: Plans indicate that utility meters will be located at the corner of Washington Avenue and River Street within the outdoor terrace area. They will be located in the landscaped retaining wall area and are on private property. Two rooftop locations are shown for mechanical equipment. These locations are towards the center of the building. No mechanical equipment may exceed the established height limit for this building. Detailed plans for all mechanical equipment have not been provided, although general locations indicate that no public right of way will be required.

Conclusion: The Commission considered this standard and found that it has been met with a condition. Locations for utility and mechanical equipment have been indicated. Detailed plans

have not been submitted. A condition has been added requiring further review of screening and location of utility equipment be done prior to building permit approval by the proposed subcommittee.

**DR.Q.2: Appropriate methods of screening include fencing, landscaping, roof parapets, and equipment enclosures. The design of screening devices shall be compatible with the main structure and conform to other sections of this Code. Noise levels of mechanical equipment shall be minimized. All utility and communication lines serving the site shall be underground.**

Finding: Plans indicate that utility meters will be located at the corner of Washington Avenue and River Street within the outdoor terrace area. They will be located in the landscaped retaining wall area and are on private property. Two rooftop locations are shown for mechanical equipment. These locations are towards the center of the building. Detailed plans for all mechanical equipment have not been provided. The rooftop mechanical equipment will likely be concealed by the surrounding roof structure. The utility meters and equipment at the outdoor terrace will likely be screened with landscaping.

Conclusion: The Commission considered this standard and found that it has been met with a condition. Locations for utility and mechanical equipment have been indicated. A condition has been added requiring further review of screening and location of utility equipment be done prior to building permit approval by the proposed subcommittee. Detailed screening plans have not been submitted. Plans will need to illustrate how this equipment is screened from public view.

#### **17.64.020.4.R. Landscaping**

**The regulations and guidelines in this section apply to private property, including parking lots. Regulations and guidelines for the landscaping of streets are provided in Section 4.T. Streets and Streetscapes.**

#### **Design Regulations:**

**DR.R.1.a: The following areas shall be landscaped and regularly maintained to be free of weeds, overgrown vegetation, and litter:**

- 1) Unpaved portions of the site visible from public streets, sidewalks, plazas, parks, and other public spaces.**
- 2) Common outdoor areas within any development**
- 3) Private and public surface parking lots.**

Finding: Landscaping is proposed for the outdoor terrace at the corner of Washington Avenue and River Street. This area will feature a pool, spa and water fall feature. The terrace will feature a retaining wall directly adjacent to the sidewalk. This retaining wall will feature several steps and landscaping will be integrated into these steps. This will provide substantial screening and buffering along the public sidewalk on Washington Avenue and River Street. Plantings will include shrubs (Dogwoods, Cinquefoil, Dwarf Blue Willow), several pine trees (Blue Spruce), several deciduous trees (vine maple) and planters with ornamental grasses. These plantings are located within and along the outer edge of the outdoor terrace. As this is a key outdoor space for the hotel it is likely that it will be well maintained. Flagstone paving will be the walking surface and boulders will also be integrated into the landscape. In addition, a

rooftop planting area is shown above the first floor within the outdoor terrace area of the site and lattice work with plantings is also shown along the outdoor terrace facades at the second floor level of the building.

Conclusion: The Commission considered this standard and found that it has been met. The outdoor terrace will feature landscaping and will be a key amenity for the resort. As a key amenity, it is assumed that it will be maintained appropriately.

**DR.R.1.b: Landscaping treatments shall include a combination of trees, grasses, shrubs, flowering plants, and flowers.**

Finding: Landscaping is proposed for the outdoor terrace at the corner of Washington Avenue and River Street. This area will feature a pool, spa and water fall feature. The terrace will feature a retaining wall directly adjacent to the sidewalk. This retaining wall will feature several steps and landscaping will be integrated into these steps. This will provide substantial screening and buffering along the public sidewalk on Washington Avenue and River Street. Plantings will include shrubs (Dogwoods, Cinquefoil, Dwarf Blue Willow), several pine trees (Blue Spruce), several deciduous trees (vine maple) and planters with ornamental grasses. These plantings are located within and along the outer edge of the outdoor terrace. Flagstone paving will be the walking surface and boulders will also be integrated into the landscape. Hanging baskets are also proposed on the Main Street facade of the building along with a planter. In addition, a rooftop planting area is shown above the first floor within the outdoor terrace area of the site and lattice work with plantings is also shown along the outdoor terrace facades at the second floor level of the building. In general, a mix of trees, shrubs and grasses are proposed. See sheet L1.2 "Landscape Palette" for a detailed list of plantings.

Conclusion: The Commission considered this standard and found that it has been met. The outdoor terrace will feature abundant landscaping and will be a key amenity for the resort. A combination of trees, grasses and shrubs is proposed. In addition, the front façade of the building will feature seasonal hanging baskets.

**DR.R.1.c: All landscaped areas shall be irrigated with automatic drip irrigation systems that do not produce over-spray on surfaces outside the planting area.**

Finding: The applicant has indicated that all landscaping will be drip irrigated. Please see the letter from the landscape architect dated September 24, 2009. They are proposing a Toro DL 2000 automatic subsurface drip irrigation system for all plantings within the development. This will include the main entrance, outdoor terrace, street trees and second floor green roof.

Conclusion: The Commission considered this standard and found that it has been met. All landscaped areas will be irrigated with automatic drip irrigation.

**DR.R.1.d: All new trees planted in the Community Core shall be species that are recommended and approved by the City Arborist. All new trees shall have a caliper size of 3 inches measured 12 inches from the ground. If the species is not available in this size, a caliper of 2 ½ inches measured 12 inches from the ground will be acceptable. Evergreen trees shall be at least 8 feet tall when planted. All trees shall have a minimum height of 14 feet when fully grown.**

Finding/Conclusion: Specific tree sizes have not been indicated. The City Arborist shall review and approve all landscaping prior to building permit approval. A condition has been added regarding this requirement. The Commission considered this standard and found that it has been met with a condition.

**DR.R.1.e:** In order to provide adequate pedestrian clearance, trees shall be pruned regularly so that there is at least 7 feet of vertical clearance between the lowest branches of the tree and the grade of the adjacent sidewalk or pedestrian walkway. They shall also be pruned to maintain the health, vigor, and natural shape of the tree, and to maintain vehicular clearance and sight lines.

**DR.R.1.f:** All trees shall have an adequately sized planting area. The size of the planting area shall be based on the amount of room needed for tree roots. Root barriers shall be used when trees are planted near pedestrian walkways and sidewalks.

**DR.R.1.g:** Shrubs shall have a minimum 5-gallon container size.

**DR.R.1.h:** An exception to a development specification or design regulation (such as the built-to-line specification) is allowed if the exception will protect and preserve an established, healthy, and mature tree on the site. In cases where such a tree is protected and preserved, the exception to the development specification or design regulations shall be granted with verification of the City Arborist, and shall not require approval by the Planning and Zoning Commission or City Council. When proposed underground parking prohibits the preservation of mature and healthy trees, an assessment of alternatives shall be made by the Planning Department, City Engineer, City Arborist and the applicant. Such an assessment will include consideration of a parking demand plan.

**DR.R.1.a.i:** When a healthy and mature tree is removed from a site, it shall be replaced with a new tree. Replacement trees may occur on- or off-site.

**DR.R.1.j:** All landscaping shall be maintained in a healthy and attractive state and shall be watered, weeded, generally maintained, and replaced (if necessary) by the property owner/property manager.

**DR.R.1.k:** Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within a tree wells that are covered by tree grates.

**DR.R.1.l:** The City Arborist shall approve all parking lot trees. Trees that do not drop heavy cones, sap, fruit, and seedlings shall be selected to minimize potential damage to cars in the parking lot.

**DR.R.1.m:** All surface parking lots shall be designed with the following landscaping features:

- (1) The use of porous or pervious surfaces in the parking lot design. These surfaces reduce the volume and rate of storm water runoff and can add to the visual character of the parking lot
- (2) Landscaped planters: Landscaped planters shall be located between public sidewalks and parking lots. Landscaped planters shall be at least 5 feet wide and shall be planted with a combination of shrubs, trees, and flowering plants. Planter walls shall be limited to a height of 24".
- (3) Trees: Trees may be planted in landscaped planters, tree wells in pedestrian walkways, and/or diamond shaped planter boxes located between parking rows. Diamond-shaped planter boxes and tree wells shall be at least 5 feet square. Tree grates and root guards shall be required for trees planted within pedestrian walkways.
- (4) Ground cover, low-lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways.

Finding DR.R.1.e-m: The landscaping plan will be reviewed by the City Arborist. All plantings and planting types will be reviewed. No surface parking lots are proposed.

Conclusion: The City Arborist shall review and approve all landscaping prior to building permit approval. A condition has been added regarding this requirement. The Commission considered this standard and found that it has been met with a condition.

#### **17.64.020.4.S. Fences, Walls, and Gates**

**DR.S.1.a: The design of fences and walls shall be compatible with the architecture of the building.**

Finding: No fences are proposed. The applicant is proposing a large retaining wall along portions of Washington Avenue and River Street. The maximum height of the wall above the adjacent sidewalk will be 13 ft. This portion will be stepped back. During pre-application hearings the Planning and Zoning Commission directed the applicant to soften this wall and make sure it was compatible with pedestrians. The proposed wall is stepped and will feature landscaping within each step. The proposed wall will have a stone veneer that will complement the outdoor terrace. The wall will not detract from the building architecture.

Conclusion: The Commission considered this standard and found that it has been met.

**DR.S.1.b: Entrance arbors are allowed on fences/walls.**

Finding: The main entrance of the hotel now features a large covered entry arbor made of wood and glass. This has been change from the original design and provides greater emphasis for the entrance.

Conclusion: The Commission considered this standard and found that it has been met. An entrance arbor is proposed.

**DR.S.1.c: Fences and walls shall have an articulated design. Articulation can be created by having regularly spaced posts, changing the height of the fence/wall, and by using different**

**building materials at the base, posts, or the cap of the fence/wall. Flat walls, chainlink fences, and barbed wire fences are prohibited.**

Finding: No fences are proposed. The applicant is proposing a large retaining wall along portions of Washington Avenue and River Street. The maximum height of the wall above the adjacent sidewalk will be 13 ft. This portion of the wall will be stepped back. During pre-application hearings the Planning and Zoning Commission directed the applicant to soften this wall and make sure it was compatible with pedestrians. The proposed wall is stepped and will feature landscaping within each step. The proposed wall will have a stone veneer that will complement the outdoor terrace. The wall varies in height and steps back consistently. The Commission found that a substantial portion of the wall is to be considered building, as it is part of the underground entrance to the garage.

Conclusion: This standard has been met. The wall will feature articulation and landscaping will be integrated into the wall steps.

**DR.S.1.d: The maximum fence and wall height is four feet (4') within thirty feet (30') of the front property line and six feet (6') beyond thirty feet (30') of the front property line.**

Finding: No fences are proposed. The applicant is proposing a large retaining wall along portions of Washington Avenue and River Street. The maximum height of the wall above the adjacent sidewalk will be 13 ft. The wall is stepped back with different portions having different heights. Plans indicate that portions of this wall will exceed 6 feet in height. The Commission found that a substantial portion of the wall is to be considered building, as it is part of the underground entrance to the garage. These portions of wall are not subject to the six (6) ft height limitation. The Commission granted an exception for the portion of wall along River St that is greater than six (6) ft in height and not associated with the underground parking entrance.

Conclusion: Portions of the wall are shown to be greater than 6 ft in height along River St. The Commission granted an exception to this standard with regard to the portion of wall along River Street that is greater than six (6) ft in height. The Commission considered this standard and found that it has been met with the aforementioned exception.

#### **17.64.020.4.T. Site Lighting**

**DR.T.1.a: The following areas shall be illuminated at night to insure the safety of users and to minimize opportunities for crime. Illumination shall conform to the City of Ketchum Dark Sky Ordinance.**

- (1) Intersection of streets.**
- (2) Intersection of alleys and streets.**
- (3) Surface parking lots.**
- (4) Parking structures, including access points elevators, and stairwells.**
- (5) Pedestrian walkways and paths.**
- (6) Plazas.**
- (7) Sidewalks.**
- (8) Automated Teller Machines (ATMs).**

**(9) All entrances to buildings, including rear and service entrances.**

**(10) Garbage disposal areas.**

**(11) Alleys.**

**(12) Other areas that are routinely used by pedestrians.**

Finding: Exterior lighting will meet the standards of the Dark Sky Ordinance. A majority of the lighting will be done through recessed wall lights. An overhead lighting plan indicates that all areas of the project will be appropriately lighted. Street lights will be installed according to the requirements of the Ketchum City Engineer and Planning Department.

Conclusion: The Commission considered these standards and found that they have been met with a condition. All lighting shall be reviewed and approved by the design review subcommittee prior to building permit approval. Up-lighting and sidewalk up-lighting is recommended by the Commission subject to compliance with the dark sky ordinance.

**DR.T.1.b: Site, building, and sign lighting shall be located and directed to light the intended area of illumination and to prevent off-site glare impacts on adjacent buildings or properties.**

Finding: The lighting plan indicates that lighting will be soft in nature and that recessed wall lights will be utilized. Lighting for signage has not been detailed.

Conclusion: The Commission considered this standard and found that it has been met with a condition. Lighting detail shall be reviewed and approved by the proposed subcommittee prior to building permit approval.

#### **17.64.020.4.U. PLAZAS, PEDESTRIAN WALKWAYS, AND COURTYARDS**

Finding/Conclusion:

N/A No plazas, pedestrian walkways, or courtyards are proposed with this project.

#### **17.64.020.4.V. Parks**

Finding/Conclusion:

N/A No parks are proposed with this project.

#### **17.64.020.4.W. BICYCLE PARKING**

**DR.W.1.a:**

**(1) All developments within Downtown are required to have bicycle parking. The minimum number of bicycle racks shall be determined by whichever of the following is greater:**

**(A) 2 bicycle racks per use or business.**

**(B) A number of bicycle racks that equal 20% of the required auto parking.**

**(C) 2 bicycle racks per lot.**

**(2) Schools are required to provide a minimum of 1 bicycle rack per 10 students or 10% of required auto parking, whichever is greater. Recreation uses are required to provide a minimum of 5 bicycle racks or 10% of required auto parking, whichever is greater.**

**DR.W.1.b: A single bicycle rack shall meet the following criteria:**

**1) Support the bicycle upright by its frame in two places.**

- 2) Prevent the wheel of the bicycle from tipping over.
- 3) A U-lock should be able to lock the front wheel and the down tube of an upright bicycle or lock the rear wheel and seat tube of the bicycle.

**DR.W.1.c:** Two or more single racks may be mounted in a row on a common base or attached in a row to a frame.

**DR.W.1.d:** Inverted "U" racks mounted in a row should be placed 30 inches apart (on center) allowing enough room for two bicycles to be secured to each rack and providing easy access to each bicycle.

**DR.W.1.e:** The rack should be anchored so that it cannot be stolen with the bikes attached. Racks that are large and heavy enough such that the rack cannot be easily moved or lifted with the bicycles attached do not have to be anchored.

**DR.W.1.f:** Bicycle racks may be placed on private property and public sidewalks. In both cases, the racks shall not be placed so that they block the entrance or inhibit pedestrian flow in or out of the building. If placed on a sidewalk or pedestrian walkway, they should be placed so that at least 5 feet of sidewalk width is maintained.

**DR.W.1.g:** Where multiple racks are installed in rows with aisles separating the rows the following dimensions apply:

- 1) Minimum aisles width should be 48 inches. The aisle is measured from tip to tip of bike tires across the space between racks.
- 2) Minimum depth should be 72 inches for each row of parked bicycles.
- 3) Areas with a high turnover rate should have a minimum aisle width of 72 in and should have more than one entrance.

**DR.W.1.h:** Racks shall be mounted within 50 feet of the entrance it serves, or as close as the nearest car parking space, whichever is closer.

**DR.W.1.i:** Racks shall be clearly visible from the entrance it serves.

Finding DR.W.1.a through DR.W.1.i: Locations of bike racks have not been indicated. A total of 23 bicycle racks are required based on the total parking requirement. The Commission found that bicycle racks should be placed on all building facades, with a larger amount along Washington Avenue. The sidewalk along Washington Avenue is directly adjacent to the Forest Service Park and bicycle racks in this area will be important. A detailed bicycle rack plan will be required prior to building permit approval. This shall be reviewed and approved by the proposed subcommittee prior to building permit approval. The final number of bicycle racks required shall also be determined by the Design Review Subcommittee.

Recommendation: The Commission considered this standard and found that it has been met with a condition. Bicycle racks shall be placed on all building facades, with a larger amount along Washington Avenue. A detailed bicycle rack plan shall be reviewed and approved by the Design Review Subcommittee prior to building permit approval. The final number of bicycle racks required shall be determined by the Design Review Subcommittee.

**17.64.020.4.X. STREETS AND STREETSCAPES**

**DR.X.1.a:** Streetscape improvements shall be designed in compliance with the City approved cross-sections for Downtown Streets.

**DR.X.1.b:** On-street parallel parking spaces shall have a dimension of 8 feet by 20 feet (for non ADA accessible spaces). On-street angled parking spaces shall be provide at a 45- to 60-degree angle. Angled parking spaces shall have a depth of 18' (as measured perpendicular from the curb face), and a width of 9' (as measured perpendicular to the stripes of the parking stall). A minimum distance of 20 feet is required from the crosswalk or stop sign line to the first parking space.

**DR.X.1.c:** The sidewalk radius at street intersections shall be minimized to shorten the length of pedestrian crossings and to prevent vehicles from making turns at high speeds. The City of Ketchum Streets Department and Fire Department shall determine the minimum sidewalk radius when designing streetscape improvement plans.

**DR.X.1.d:** All streetlight fixtures, traffic signals, traffic and directional signs, pedestrian wayfinding signs, parking signs, bicycle racks, and parking meters, and fire hydrants shall be located within one to three feet of the curb face.

**DR.X.1.e:** All streets shall be designed with streetlights. Streetlights shall be provided along all sidewalks at spacing intervals not to exceed 60 feet.

**DR.X.1.f:** Streetscape furniture and amenities shall be located to maintain a clear pedestrian path of at least five feet in width.

**DR.X.1.g:** If permitted, tables, chairs, and other obstructions used for sidewalk dining shall be located to maintain at least five feet of unobstructed sidewalk width.

**DR.X.1.h:** All streetlights, streetscape furniture, and amenities shall be consistent with a City approved list of approved furniture.

**DR.X.1.i:** Streetlights shall be scaled to pedestrians and shall be no taller than 14 feet.

**DR.X.1.j:** Streetlights shall be equipped with hardware to allow flowerpots and banners to hang from the streetlight. At least 7 feet of vertical clearance shall be provided from the sidewalk to the bottom of the flowerpot or banner.

**DR.X.1.k:** Community organizations are allowed to hang banners from public streetlights with the approval of a sidewalk use permit. The Planning Director shall approve all banners that

are hung from public streetlights. The Ketchum Streets Department shall be responsible for hanging all streetlight banners. The City reserves the right to charge a fee for the banners.

**DR.X.1.l: All new public sidewalks shall be heated to facilitate the removal of snow.**

**DR.X.1.m: All sidewalks shall be constructed of concrete pavers. Special paving features may be allowed on the sidewalks of unique streets within the Downtown, such as Fourth Street and First Avenue.**

**DR.X.1.n: The project applicant shall be required to pay for new sidewalk, curbs, and gutters within the public right-of-way adjacent to the project site when the value of construction exceeds \$20,000.**

Finding DR.X.1.a-n: The applicant will install a new sidewalk constructed of pavers that will include a snowmelt system. Street lights are indicated on the site lighting plan, but final design and location will need to be approved by the Planning Department and City Engineer. The applicant has indicated that all street furniture and amenities will match the Ketchum Streetscape standard. Ketchum Streetscape standards require that a minimum 10 ft sidewalk be installed. Because of the large scale of the building and location of the lot, a wider sidewalk in areas may be appropriate. The Planning Department, City Engineer and Street Department have reviewed this design and suggest maximizing the widths of the sidewalk when possible. The final design of the sidewalk will need to be determined by the City Council through the PUD process. A condition has been added with regard to final sidewalk design. Due to street width and parking constraints, sidewalks along Main Street and First Street are limited to in width. Sidewalks along River Street and Washington Avenue may extend further depending on the makeup of parking. See the recommendations found page 23 of the Planning and Zoning Commission PUD Findings of Fact.

Conclusion: The Commission considered these standards and found that they have been met with a PUD condition. The final design of the streetscape, including sidewalk widths, shall be determined by City Council.

**DR.X.1.o: Root guards shall be installed for each street tree to minimize damage to the sidewalk.**

Finding/ Conclusion: Root guards shall be installed according to the requirements of the City Arborist. The Commission considered this standard and found that it has been met.

**DR.X.1.p: All street trees shall be irrigated with automatic drip irrigation systems that do not produce over-spray on the sidewalk.**

Finding/ Conclusion: The applicant has indicated that an automatic drip irrigation system will be used for all street trees. The Commission considered this standard and found that it has been met.

**DR.X.1.q: All new trees shall have a caliper size of 3 inches measured 12 inches from the ground. If the species is not available in this size, a caliper of 2 ½ inches measured 12 inches**

from the ground will be acceptable. Evergreen trees shall be at least 8 feet tall when planted. All trees shall have a minimum height of 14 feet when fully grown.

**DR.X.1.r:** In order to provide adequate pedestrian clearance, trees shall be pruned regularly so that there is at least 7 feet of vertical clearance between the lowest branches of the tree and the grade of the adjacent sidewalk or pedestrian walkway. They shall also be pruned to maintain the health, vigor, and natural shape of the tree, and to maintain vehicular clearance and sight lines.

**DR.X.1.s:** All trees shall have an adequately sized planting area. The size of the planting area shall be based on the amount of room needed for tree roots. Root barriers shall be used when trees are planted near pedestrian walkways and sidewalks.

**DR.X.1.t:** All street trees planted in the Community Core shall be species that are recommended and approved by the City Arborist.

Finding/Conclusion DR.X.1.g-t: All street trees shall meet the requirements of this section and the requirements of the Ketchum City Arborist. A condition has been added requiring final review and approval of street trees to be done by the City Arborist prior to installation. The Commission considered this standard and found that it has been met.

#### **SUMMARY OF DESIGN GUIDELINES:**

**Recommended Design Guidelines:** Design guidelines are recommendations that are intended to further define the desired image and character of development within the community core district. Design guidelines provide additional guidance to architects, landscape architects, engineers, and other designers. Compliance with design guidelines is not required, but is strongly encouraged

#### **17.64.020.E.2 All Building Facades – Guidelines**

The building facades feature a revised material palate consisting of horizontal high density wood siding, natural stone and stucco. Cor-ten metal siding and steel are also used as complimentary materials. The stone, wood siding and stucco are used consistently throughout the project, with the stone finish being used more heavily on the first floor. The proposed materials are similar to those used in the downtown area. A precise ratio of primary to secondary materials usage has not been provided although it appears that the proposed base materials are used evenly. The revised drawings reflect a more consistent composition of materials, with more blending between floors. Vertical columns through the building are clad in natural stone and stucco. Natural colors are utilized that are more rich in nature than previously proposed. No fluorescent or neon colors are proposed. Plans indicate that the building will feature three general colors resulting from the material choices: cream stucco, natural wood siding and grey stone. Highlight colors will include rust colored cor-ten metal and steel. Window shapes are generally rectangular and align vertically between each floor.

#### **17.64.020.F.2 Mixed-Use/Hotel Building Façade – Guidelines**

All facades are articulated. Each façade features a significant amount of windows and the building is capped with a defining sloped roof. The base is defined by the large storefront windows and marquees as well as natural stone finishes. Both vertical and horizontal lines finished with natural stone separate the building floors and windows providing three dimensional expression lines. The hotel is not separated into different buildings as recommended in the design guidelines. The lot is a square and approximately 219 ft x 219 ft. The ground floor facades feature more glazing, especially on the Main Street façade. Building columns and horizontal expression lines are a defining feature of the building. These elements are typically clad in natural stone. The ground floor spaces feature the recommended structural bays for each window opening. The extensive use of natural stone lends a general quality of permanence to the building. The changes to the material palette also accentuate the articulation in the building, and the tower element also provides contrast within the overall design. The proposed materials also have a more refined a permanent appearance than the original design review submittal.

#### **17.64.020.I.2 Roofs – Guidelines**

The roof will feature asphalt shingles. Details provided for drainage and snow retention indicate that the recommended guidelines will be met. A detailed roof drainage and snow retention plan will need to be reviewed and approved prior to building permit approval. The overall roof design did not change substantially from the original design review proposal. Two bay elements along River Street and First Street have been incorporated into the roof design.

#### **17.64.020.J.2 Awnings and Marquees – Guidelines**

A series of marquees are proposed on each façade. Plans indicate that the marquees are designed to match the building design with regard to materials.

#### **17.64.020.K.2 Balconies – Guidelines**

The proposed balconies are located on all of the upper floors. The 2<sup>nd</sup> and 3<sup>rd</sup> level balconies are for hotel uses and are smaller in nature. The railing design for all of the balconies has been substantially altered from the original design review submittal. A consistent and more modern railing has been selected. In addition, the fifth floor balconies are now finished in steel and feature greater articulation. The balconies are set between stone and stucco clad columns. The 4<sup>th</sup> and 5<sup>th</sup> floor balconies are located between stone and/or stucco columns and are integrated into the stepped back facades. The balconies in general do not have a tacked on appearance.

#### **17.64.020.L.2 Colonnades – Guidelines**

No colonnades are proposed.

#### **17.64.020.M.2 Bay Windows – Guidelines**

No bay windows are proposed.

#### **17.64.020.N.2 Front Porches/Stoops – Guidelines**

No front porches or stoops are proposed.

#### **17.64.020.4.O. Public Open Space – Guidelines**

The outdoor terrace will provide a substantial outdoor space for hotel guests and residents. This space will have open views towards Bald Mountain. The outdoor terrace will have substantial landscaping and be located above the grade of the adjacent sidewalk, providing privacy. This space will connect with Washington Avenue and River Street. The Washington Avenue connection will provide a connection for pedestrians and to the adjacent Forest Service Park.

#### **17.64.020.P.2 Service Areas – Guidelines**

Plans indicate that trash and all other service areas will be enclosed within a private garage accessed off of 1<sup>st</sup> Street.

#### **17.64.020.4.R. Landscaping – Guidelines**

All species and sizes will be reviewed by the City Arborist prior to building permit approval. This will include plantings located on-site and within the public right of way. All existing trees and vegetation will be removed. No parking lots are proposed. The applicant has not indicated that public art will be incorporated into the landscape design. Hanging flower baskets are shown on the landscape plan.

#### **17.64.020.4.S. Fences Walls and Gates – Guidelines**

A series of walls are proposed along the Washington Avenue and River Street facades. Plans indicate that walls will be clad in stone to match the building. The walls will be built in a stepped manner with higher walls set farther back.

#### **17.64.020.4.T. Site Lighting – Guidelines**

The proposed lighting plan shows that lighting will be provided at regular intervals and that there will be no substantial dark pockets in or around the building. Meeting the lighting standards will be a condition of approval. A lighting cut sheet has been provided showing recessed wall lights as the main form of outdoor lighting.

#### **17.64.020.4.U. Plazas, Pedestrian Walkways and Courtyards – Guidelines**

No plaza, pedestrian walkways or courtyards are proposed. An outdoor terrace is proposed that will be distinguished from the adjacent sidewalk. Flagstone pavers will be utilized with substantial landscaping incorporated into the design. This area will feature a swimming pool, spa and water feature as well as an outdoor fireplace.

#### **17.64.020.4.W. Bicycle Parking – Guidelines**

Detailed bike rack plans have not been submitted. There will be room on the newly constructed sidewalk for bike racks. A condition has been added requiring review and approval of a bike rack plan prior to building permit approval.

**17.64.020.4.X. Streets and Streetscapes – Guidelines**

Tree wells with metal grates will be required as part of the final approval of the streetscape plan. The Street Department and City Engineer recommend bulb outs except along Washington Avenue and River Street. No bulb outs may extend into Main Street. A bulb out at the corner of Main Street and River Street extending out into the River Street ROW would be appropriate. This would provide room for public art and add to the gateway entrance to downtown. The final streetscape design will be reviewed and approved by the Ketchum City Council.

**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 code, Title 17.
3. The Commission has authority to hear the applicant's Design Review Application pursuant to Chapter 17.64 of Ketchum Code Title 17.
4. The City of Ketchum Planning Department provided adequate notice for the review of this application.
5. The project **does** meet the standards of approval under Chapter 17.64 of Zoning Code Title 17.

## DECISION

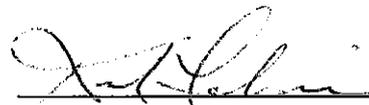
**THEREFORE**, the Ketchum Planning and Zoning Commission **approves** this Design Review Application with a 3-2 vote this 8<sup>th</sup> day of March, 2010, subject to the following conditions:

### **CONDITIONS:**

1. Ketchum City Engineer, Utilities, Street, Fire and Building Department requirements shall be met through the building permit approval;
2. Design Review approval shall expire according to the requirements set forth in the PUD Development Agreement for the project;
3. All Design Review elements as depicted in the design review plans dated September 22, 2009, as amended in the revised plans dated March 8, 2010 and as required through the conditions of approval shall be completed prior to final inspection/occupancy;
4. This Design Review approval is based on the plans and information presented and approved at the meeting on the date noted herein. Building Permit plans must conform to the approved Design Review plans unless otherwise approved in writing by the Commission or City Planner. Any building or site discrepancies which do not conform to the approved plans or conditions of approval will be subject to removal;
5. This Design Review Approval is subject to the Planned Unit Development and Development Agreement approval for Bald Mountain Lodge, LLC.
6. Prior to issuance of a building permit the applicant shall receive a right of way encroachment agreement from the City for all right of way encroachments associated with the project.
7. The City Arborist shall review and approve all landscaping within the public Right of Way and within the resort prior to building permit approval. This shall include review and approval of tree grates, guards, species and caliper sizes.

8. A design review subcommittee consisting of two Commissioners and a member of the Community and Economic Development Department shall review and approve the following building elements prior to building permit approval:
- a) Final design of the tower element including use of materials
  - b) Final composition of materials including placement of stucco, cor-ten, steel and wood siding
  - c) Final lighting plan - All proposed outdoor lighting, including all balcony, façade and terrace lighting shall be detailed in the building permit plans and shall be dark sky compliant.
  - d) Final bike rack plan - Bike racks shall meet all requirements of Chapter 17.64 of the Ketchum Zoning Code and shall be installed prior to certificate of occupancy. The final number of required bike racks shall be determined by the subcommittee. Washington Avenue shall be prioritized with regard to bike rack placement.
  - e) Location and screening of utility meters, transformers, pedestals and traffic light equipment. Plans will need to illustrate how this equipment is screened from public view.
  - f) Prior to building permit approval the applicant shall submit a detailed plan illustrating how rooftop mechanical equipment will be screened and how rooftop snow retention and drainage will be achieved and to ensure protection of public pathways, sidewalks and other public areas.
  - g) Master Sign Plan including circulation prior to building permit approval.

Findings of Fact **adopted** this 22<sup>nd</sup> day of March, 2010 and signed this \_\_\_\_ of April, 2010.

  
\_\_\_\_\_  
Rich Fabiano, Co-Chair or  
Deborah Burns, Co-Chair