

IN RE: ) KETCHUM PLANNING AND ZONING  
WSRR Design Review ) COMMISSION - FINDINGS OF FACT,  
) CONCLUSIONS OF LAW AND  
) DECISION  
)  
File Number: R09-0067 )

**PROJECT:** Warm Springs Ranch Resort  
**FILE NUMBER:** 09-067  
**OWNER:** Helios Development, LLC and DDRM Greatplaces, LLC. (Architects: Allen & Philp, Landscape Architect: Neil Vecchia & Assoc.) Operator: to be announced  
**REQUEST:** Waterways Design Review, Mountain Overlay Design Review and Design Review  
**LOCATION:** The Warm Springs Ranch Resort property is proposed on Tax Lot numbers 8074, 8075, 8076, 8077, 8078, 8079, 8080, 8081, 8082 and the parcels acquired from the Bureau of Land Management all of which are in Sections 11, 12 and 13 and a portion of HES 292, T4N, R17E; all located at 1801 Warm Springs Road (property generally known as the Warm Springs Ranch Restaurant and Golf Course).  
**NOTICE:** Property owners within 600 ft mailed notice on November 4, 2009 Notice was posted at three public locations: Ketchum City Hall, the Ketchum Community Library and Atkinson's Market  
**ZONING:** The property's 78.39 acres (including a 1.62 acre BLM parcel acquired from the BLM) is situated within the city of Ketchum and is zoned Recreation Use District (RU) and Tourist District (T); *See Zoning Chart Table*  
**OVERLAYS:** Floodplain Management Overlay (FP), and with annexation, Avalanche (A) and Mountain Overlay (MO) Districts will apply to portions of the site. \*Areas within 50 feet of the mean high water mark to be managed consistently with other riparian areas, as outlined in the Development Agreement.  
**REVIEWER:** Mark Goodman, Associate Planner  
**NOTE:** Staff comments are in lighter type.

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**ATTACHMENTS INCLUDED AT THE NOVEMBER 17 AND 18, 2009 DR HEARING:**

- Attachment A** - Building Plans, including civil, architectural, landscape and stream restoration documents
- Attachment B** - Submittal packet from applicant
- Attachment C** - Department Comments
- Attachment D** - Placeholder for PUD Findings and Development Agreement
- Attachment E** - Riparian and Stream Restoration Analysis by Trent Stumph, Sawtooth Environmental
- Attachment F** - Eco-Conscious Checklist with highlighted recommendations

## DESIGN REVIEW SUBMITTAL/PRESENTATION INDEX

### **Plans dated October 21, 2009**

#### Civil Plans

- C 0 Cover Sheet
- C 0.01 Existing Conditions Sheet
- C 0.02 Constraints Map (Zoning Overlay)
- C 0.03 Site Survey / Boundaries
- C 0.04 Site Topography
- C 0.05-08 Large Block Plat
- C 1.01-03 Site Road Improvements
- C 4.02 Site Snow Storage

#### Roundabout Design

- C-1 Horizontal Roundabout Design
- C-2 Proposed Roundabout Grading
- C-3 Roundabout Signing & Striping
- C-4 Warm Springs Road Plan & Profile
- C-5 Flowers Drive Plan & Profile
- C-6 Details

#### Landscape Design

- L 1 Master Landscape Plan
- L 2 Core Area Landscape Plan
- L 3 Trails Plan
- L 4 Golf Routing Plan
- L 5 Open Space Plan
- L 6 Tree Conservation Plan
- L 7 Master Circulation Plan
- L 8 Master Cross-Sections
- L 9 Core Area Circulation Plan
- L 10 Core Cross-Sections

#### Waterways Improvement Plans

- S-1 Cover Sheet
- S-2 Vision, Goals & Objectives
- S-3.1 Historic (1943) Site Conditions
- S-3.2 Historic (1943) Land Cover
- S-3.3 Existing Site Conditions
- S-3.4 Existing land Cover
- S-3.5 Proposed Site Conditions
- S-3.6 Proposed Land Cover
- S-4 Existing & Proposed Floodplain Map
- S-5 General Legend & proposed Enhancements
- S-6 Reach Index
- S-6.1-6.5 Stream Plan & Section Reaches 1-5
- S-7.1-7.6 Typical Stream & Floodplain Cross Sections
- S-8.1-8.5 Stream Construction

### Architectural Design Sheets

MP 01 Overall Master Site Plan  
MP 02 Master Phasing Plan  
MP 03 Enlarged Western Site Plan  
MP 04 Enlarged Southern Site Plan  
CA 01-09 Block 1/Core Hotel Building Floor plans  
(Level B2 thru Roof)  
CA 10 Tent Diagram  
CA 11 Tent / Design Overlay Plan  
CA 12-13 Core Hotel Elevations  
CA 14 Core Hotel Building/Site Sections  
CA 15 Design Massing Overlay (P&Z Concept / DR Concept)  
CA 16 Character Sketches  
CA 17-19 Color & Materials Boards  
NCA 01-04 Creek Home Floor Plans (1st Floor thru Roof)  
NCA 05 Creek Home Elevations  
NCA 06 Creek Home Elevations & Building Section  
NCA 07 Warm Springs Restaurant Floor & Roof Plans  
NCA 08 Warm Springs Restaurant Sections & Elevations  
NCA 09-10 Ranch Homes 1st & 2nd Floor Plans  
NCA 11 Ranch Home Elevations & Section  
NCA 12-15 Workforce Housing Floor Plans & Elevations  
NCA 16 Workforce Housing Unit Plans & Building Section  
NCA 17 Event House Floor Plan  
NCA 18 Event House Roof Plan  
NCA 19 Event House Elevations  
NCA 20 Vehicular Bridge plans & Elevations  
NCA 21 Pedestrian Bridge plans & Elevations  
NCA 22 Warm Springs Road Bus Stop plans & Elevations

### **Narrative Documents Received October 21, 2009**

- 2009.10.21 Narrative for DR by DDRM
- Warm Springs Phasing Plan Narrative
- 2009.10.20 Phasing Plan Exhibit
- Warm Springs Phasing Plan Matrix Version 2 10-21-09
- Eco- Conscious Checklist
- 2009.10.21 WSRR Construction Mitigation Action Plan
- Warm Springs Historic Context Narrative Claudia Taylor Walsworth, M.A.  
Walsworth and Associates
- WSRR Environmental Plan, MPE, Inc

### **Additional Materials Presented at November 17-18, 2009 PZ Hearings**

- Bald Mountain Road Transition from Benchmark Associates
- WSRR Environmental Plan Presentation – Power-point
- *REVISED* Warm Springs Historic Context Narrative Claudia Taylor Walsworth, M.A. Walsworth and Associates
- Architectural Power Point Presentation by Michael Marcoux and Mark Phelps

### **GENERAL DESIGN REVIEW BACKGROUND/ANALYSIS**

**1) Required Approvals** - As required through the approved Planned Unit Development (PUD) and Development Agreement for the Warm Springs Ranch Resort (WSRR), all development associated with the project must received formal design review approval. The following is a list of the required design review approvals:

- Design Review Approval for all buildings including the Core Hotel; WSRR Restaurant and Golf Clubhouse; Workforce Housing; Townhomes; Ranch Homes; Creek Side Events House and all landscaping associated with these improvements
- Waterways Design Review Approval for all development within the 100 Year Floodplain. This shall include analysis and approval of the Stream Restoration.
- Mountain Overlay (MO) Design Review Approval for cart path development with the MO Overlay Zone.

**2) Items addressed from the PUD and Development Agreement** - In addition to the previously described design review approvals, several other items have been addressed through the design review process. The following is a list of items taken directly from both the PUD Findings of Fact and Development Agreement:

- Snow storage and removal
- Golf Course Design including MO review of cart path
- Stream Alteration/Restoration
- Bus Stop design
- Green Development practices
- Preliminary review of construction mitigation
- Civil and roundabout design
- The following items are also listed in the Development Agreement: *\*Design of cut/fill areas and retaining walls; design of accessory fences, structures and walls; \*adequate bicycle loading and unloading outside of the parking structure; \*all project signage, particularly signage for the general public related to public amenities within the site; \*exterior lighting plan, including Mountain Rides bus stop; garbage access, location and design for the particular phase; \*design of utility transformers on-site and resolution of power upgrades off-site; \*Parking dimensional requirements for the particular phase; \*Complete landscape plan for the applicable phase that*

*details species size, location and quantities; plan of all existing trees which are to be retained; renderings of the building's exterior elevation of applicable phase viewed from Warm Springs Road and Bald Mountain Roads*

\*Items that have not been addressed with the current submittal be addressed through the WSRR Design Review Subcommittee. These items are listed as conditions of approval at the conclusion of these findings.

- 3) **Staff Report Organization** - Overall, these findings are split into three sections:
  - The first section includes Findings/Conclusions on all of the design review standards from Chapter 17.96. Certain standards are broken up into building types/areas with specific analysis for each individual building/area.
  - The second section includes all waterways design review standards from Chapter 17.88. This section provides analysis of the development within the 100 Year Floodplain as well analysis of the Stream Restoration.
  - The third section covers the Mountain Overlay Design Review Standards contained in Chapter 17.104 Mountain Overlay (MO) District. These standards will be used to evaluate the portion of golf cart path within the MO.
  
- 4) **Golf Course Design** - The golf course has been designed to minimize impacts on the natural landscape and maximize use of natural vegetation. As agreed upon through the development agreement, the course will feature nine par 3 executive holes. The amount of turf use is minimized and will be substantially less than the current course layout. The course will be open to the public as set forth in the Development Agreement.
  
- 5) **Civil/Roundabout Designs** – The applicant has included preliminary civil plans with roadway layouts designed per the requirements of the PUD and large block plat. Designs for the Warm Springs Road Roundabout have also been submitted. The overall diameter of the roundabout is 131 ft which is a significant reduction from the previous 185 ft diameter. The roundabout will require acquisition of private land on the north side of Warm Springs Road. The applicant, as recommended through the PUD approval, has minimized the required land acquisition and scale of the roundabouts impacts. Final review and approval of the roundabout will be done through the City Council.
  
- 6) **Trail System** – The applicant has submitted a trails master plan which includes a variety of trail types. Connector trails to a potential Bald Mountain trail are also shown. A condition has been added requiring final approval of the trail system be done through the WSRR Design Review Subcommittee with recommendations from the Parks Department.
  
- 7) **Design Review Subcommittee** - As outlined in the approved Development Agreement, a design review subcommittee shall be formed that consists of a member of the

Planning and Zoning Department and two Planning and Zoning Commissioners. This committee is empowered to review and approve aspects of the project that are not addressed during this initial design review. This committee will also have the ability to approve/review aspects of the project that change in the future. Due to the enormous complexity and lengthy build out of this project, certain standards are conditionally met and will require more detailed review by the Design Review Subcommittee as the project moves closer to construction. A recommendation from the Planning and Zoning Commission to City Council has also been included under the conditions of approval. The Commission recommends amending the selection process for the Design Review Subcommittee by appointing two Commissioners that were active members of the Commission during the Design Review approval process to be voting members of the subcommittee for the duration of the subcommittee.

#### 8) PUD Conditions

**Building Height** – The following conditions pertain to building height as established through the PUD process:

*Building height and height location shall be restricted by the Tent Diagram, Drawing A.6, titled Development Height Standards. Exceptions to height limits are as follows:*

- *Architectural features such as towers, spires, chimneys, and similar architectural elements that do not include habitable space and covering not more than 5% of the adjacent roof area may exceed the allowed maximum building height by a height of 18 feet. Elevators and other mechanical structures must be fully concealed within the roof form.*
- *The Applicant may request limited interior or exterior space above the maximum building height that is fully available to the public, such as a restaurant or bar. Said request shall be subject to Design Review approval.*

**Building Height Area Restrictions** - *The building mass shall be restricted within the illustrated building envelope boundaries shown on the Tent Diagram, Drawing A.6, titled Development Height Standards, at different elevations by the following standard:*

- *The gross floor area of a building will be limited to 15% of the gross building footprint when located above 80' above site elevation, which is an average of 5' above the mean high water mark of Warm Springs Creek across the length of any individual mass. For example, if the building footprint is 100,000 square feet, then no more than 15,000 square feet may be above 80 feet in height.*
- *The gross floor area of a building will be limited to 25% of the building footprint when located above 70' above site elevation, an elevation which is an average of 5' above the mean high water mark of Warm Springs Creek across the length of any individual mass. For example, if*

*the building footprint is 100,000 square feet, than no more than 25,000 square feet may be above 70 feet in height.*

- *Building mass permitted by subsections G1 and G2 above shall not be fully located at the perimeter of the building.*

**Building Mass:** The following building mass standards were established during the PUD approval:

***Building Blocks.*** *The core hotel building shall be designed to read as a series of buildings through the use of building blocks, limited by the horizontal and vertical dimensions listed below. Within the core hotel building there should be an iconic, recognizable elevated mass, which reads as the primary structure (area shown as 93' max. height area). The core building should also incorporate several distinct steps in mass to the east and west; these steps should average 15%-20% from the floor above.*

***Maximum Horizontal Dimensions.***

- *Large building planes shall be broken into smaller building blocks, which are generally 120, 160 and 180 feet in length.*
- *Building blocks shall vary in size: not all building blocks may be of the maximum dimensional size.*
- *No dominant building block shall be more than 180' long without a "break" (a break shall be an interruption of the building wall plane with either a recess or an offset measuring at least 15' in depth, and 1/8 of the building in length (the offset angle constituting the "break" recess shall be between 30 and 90 degrees to the wall. For example, a façade of 180 feet in length must have a break that is 15 feet in depth by 22.5 feet in length.*
- *No individual façade face w/in the 180' building block shall be longer than 60' without an offset of 8' or greater.*
- *The overall diagonal dimension of any structure shall not exceed 500' without a true building mass "opening" no less than 45' feet wide. Buildings may be connected through transparent openings that allow for light, air and public access. Such openings will not restrict the use of upper story bridges to connect volume as long as these bridges appear subordinate to the openings, a sense of transparency is maintained and the roofline of the bridges and adjacent buildings do not align.*

***Maximum Vertical Dimensions.*** *With the exception to the 93' tall area considered to be the recognizable mass of the core hotel building, no building façade shall be taller than 35' in height without a horizontal articulation of 8' or greater as measured from average of finished grade.*

***Maximum Roof lengths.*** *With the exception to the 93' tall area considered to be the recognizable mass of the core hotel building, no uninterrupted roof*

ridge shall run longer than 180'. An interruption in roof ridge is created through the use of a visible change in ridge elevation.

**ZONING CODE AND LOT AREA SUMMARY**

**Table 1 – Zoning Chart**

Block	Zoning District	Limit Uses to the Following	Size
<b>Block 1 (Urbanized areas north of Warm Springs Creek)</b>	T	Uses/buildings as identified in the Development Agreement	13.72 acres
<b>Block 2 (Golf Course and Open Space)</b>	RU	Golf Course; Open Space, and related open space uses/buildings as identified in the Development Agreement	39.25 acres
<b>Block 3 (Westerly Estate Lot)</b>	T	One family dwelling; as identified in the Development Agreement	2.79 acres
<b>Block 4 (7 residential villas)</b>	T	One family dwelling; duplex; hotel; tourist housing accommodations	2.89 acres
<b>Block 5 (6 residential villas)</b>	T	One family dwelling; duplex; hotel; tourist housing accommodations	2.4 acres
<b>Block 6 (12 residential villas and Hotel Events House)</b>	T	One family dwelling; duplex; hotel	4.5 acres
<b>Block 7 (Open Space)</b>	RU	Golf Course; Open Space, and related open space uses/buildings as identified in the Development Agreement	10.37 acres
<b>Block 8 (Southern Estate Lot)</b>	T	One family Dwelling; as identified in the Development Agreement	2.47 acres

**TOTAL LOT AREA:** 78.39 acres

**LOT COVERAGE/FAR:**

**Tourist Zone Requirement –**

*J. Minimum Open Site Area - To maintain a sense of open space in all new building sites, a minimum amount of open site area of 35% is required of all projects.*

*a. This minimum open site area shall be a percentage of the total development parcel.*

**Staff Analysis:** The total open space proposed by the Applicant is approximately 68.7 acres or approximately 87% percent of the entire site. The total open space includes the Creek and proposed golf course area and events lawn.

The total “useable open space”, land outside of the creek and below 25% slope is approximately 55 acres or approximately 71% percent of the entire site. The total “useable” open space includes the golf course area which is to be semi-public use.

*Minimum Open Space Required = 35%*

*Open Space Provided = 78%*

**Block 1 FAR:**

Permitted = 1.43

Proposed = 1.18

**Block 1 Square Footage:**

Permitted = 620,146

Proposed = 513,875 (including level B-2 of Core Hotel)

**FLOOR AREA:**

For a detailed square footage breakdown including project phasing please refer to the attached phasing schedule that refers to square footage totals by phase and building type. The following shows final build out totals for all building types within the project:

<b>Existing</b>	9,324
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<b>Core Hotel Building</b>	<b>Proposed</b>
Level B-2	111,580
Level B-1	88,530
1st Floor	53,590
2nd Floor	42,405
3rd Floor	44,415
4th Floor	41,470
5th Floor	24,470
6th Floor	10,910
<b>Total</b>	<b>417,370</b>
<b>Total Parking Levels B1/B2</b>	<b>109,750</b>

<b>Non Core Hotel Buildings</b>	<b>Proposed</b>
Townhomes (Creek Houses)	48,400
Villas (Ranch Homes)	77,500
Estate Lots	10,000
Warm Springs Restaurant	6,200
Golf Clubhouse	1,000
Workforce Housing	37,805
Golf Maintenance	1,000
Event House	3,400
Town House Garages	13,200
Villa Garages	15,000
Work Force Housing BOH	1,225
Estate Garages	1,800
<b>Total Non Core Area</b>	<b>=216,530</b>

<b>Total Development</b>	<b>633,900</b>
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**USES:** The following Chart is a general summary of the proposed uses for the project broken down by building type. The zoning chart previously shown also breaks down uses by Block number.

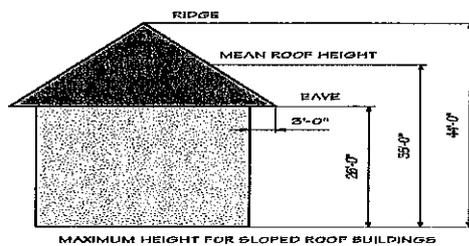
Building Type	Use
Core Hotel	Restaurant, Retail, Residential, Hotel, Spa, Structured Parking
Workforce Housing	Residential Housing for resort employees
Warm Springs Restaurant/Golf Club House	Restaurant, Retail
Creek Side Event House	Events/Private Parties
Typical Townhome	Multi-Family Residential
Typical Ranch Home	Multi-Family Residential

**BUILDING HEIGHT:**

The building heights for the WSRR Project are determined by the PUD and Development Agreement. In addition, areas that are subject to the current height limit are subject to the following Tourist Zone Height limit:

**I. Maximum Height of Buildings**

1. For buildings with a roof pitch under 5:12 or for mansard roof buildings, the maximum building height shall be 35 feet.
2. For buildings with a roof pitch greater than 5:12 the maximum height to the mean point of the ridge or ridges measured from eave line to the ridge top shall be 35'. Roof ridges above the mean point may extend up to a height of 44'.



## **Maximum Building Heights/Tent Diagram Analysis -**

### **Core Hotel Building**

**Proposed** = 93 ft

**Permitted** = 93 ft subject to tent diagram and aforementioned restrictions

#### **Staff Analysis:**

Plans indicate that height limits established through the Planned Unit Development for the core building are followed. Building is contained within established parameters of the tent diagram. See sheet CA11 of the Pre-Application Design Review Plans for tent diagram analysis provided by the applicant. Several roof overhangs extend beyond Tent Diagram parameters. Zoning code permits roof overhangs to extend into setback a maximum of 3 ft. A more detailed analysis of tent diagram compliance will be completed at the time of design review.

### **Workforce Housing Building**

**Proposed** = 43 ft to top of Ridge; 35 ft to roof midpoint

**Permitted** = 44 ft to top of Ridge; 35 ft to roof midpoint (>5/12 roof pitch required)

### **WSRR Restaurant/Golf Clubhouse**

**Proposed** = 38 ft to top of Ridge; Roof midpoint not shown

**Permitted** = 44 ft to top of Ridge; 35 ft to roof midpoint (>5/12 roof pitch required)

### **Creek Side Event House**

**Proposed** = 29 ft to top of Ridge

**Permitted** = 44 ft to top of Ridge; 35 ft to roof midpoint (>5/12 roof pitch required)

### **Typical Townhome (Creek Homes)**

**Proposed** = 35 ft 6 in to top of Ridge

**Permitted** = 44 ft to top of Ridge; 35 ft to roof midpoint (>5/12 roof pitch required)

### **Typical Ranch Home Building**

**Proposed** = 29 ft to top of Ridge

**Permitted** = 44 ft to top of Ridge; 35 ft to roof midpoint (>5/12 roof pitch required)

**PROJECT PROPOSED SETBACKS:**

For a setback analysis of the Core Hotel Building and all periphery buildings, please see the master site plan on sheet MP 02 and Tent Diagram Compliance Diagram on Sheet CA 11. A detailed analysis of all building setbacks will be required at the time of full design review. The following is a general summary of building setbacks based on building type.

<b>Building Type</b>	<b>Proposed Setback</b>	<b>Required Setback</b>
Core Hotel	Building contained within parameters established by attached Tent Diagram. Several roof overhangs extend beyond tent parameters	Subject to 70 ft "No Build Setback" along WS Road and varying setbacks established by Tent Diagram. See Tent Diagram for details.
Workforce Housing	115 ft from Townhouse Lane Property Line	Subject to "No Build Setback" along Townhouse Lane shown on Tent Diagram
Warm Springs Restaurant/Golf Club House	180 ft from current WS Road property line	Subject to 30 ft "No Build Setback" along WS Road and adjacent neighborhood
Creek Side Event House	400 ft from WS Road property line 300 ft to nearest resident property line	Subject to 50 ft Riparian Setback and "No Build Setback"
Typical Townhome	115 ft from Townhouse Lane Residences; 20 ft to 75 ft from Bald Mountain Road Residences	Subject to "No Build Zone" established in Tent Diagram and Tourist (T) Zone setbacks
Typical Ranch Home	Setbacks of 230 ft, 260 ft, 360 ft and 310 ft are maintained for each grouping of Ranch Homes	Subject to 50 ft Riparian setback
West Estate Lot	170 ft to nearest Residence	Setback to 50 ft Riparian Setback and building envelope established in Large Block Plat
East Estate Lot	140 ft to nearest residence	Setback to 50 ft Riparian Setback and building envelope established in Large Block Plat

**CURB CUT:**

The total development parcel will include a number of curb cuts accessing each building.

**Core Hotel Building**

The Core Hotel Building will be accessed via a main porte-cochere entrance off of Warm Springs Road, a fire access lane bisecting the center of the building, and three separate underground garage entrances.

**WSRR Restaurant and Event House**

The WSRR Restaurant and Event Buildings will be accessed via service driveways located at the rears of the buildings.

**Workforce Housing Building**

The Workforce Housing building is adjacent to an underground garage access road and does not require a curb cut directly associate with the building.

**Townhomes (Creek Homes) and Ranch Homes**

The Creekside Townhomes will be configured in 4-7 unit layouts with each unit having its own garage/driveway. Specific curb cuts have not been shown, but will be required along a portion of Bald Mountain Road and the private access drive located directly south of the Core Hotel. Specifically, 13 access points will required along Bald Mountain Road and 9 access points will be required along the private access road. The Ranch Home units will be configured in duplexes, with each unit having a garage entrance. Curb cuts along the private access road on the south side of Warm Springs Creek will be required, but have not been calculated at this time.

**PARKING:****Total Spaces Proposed: 355**

- 314 within parking structure
- 41 provided on grade

**Total Parking Square Footage:**

- Maximum Above Grade Parking Structure Permitted – 109,750 sf
- Above Grade Parking Proposed – Level B-1 = 88,530 sf

**Parking Required:**

No total parking space requirement was established during the PUD process. An appropriate mix is to be determined during design review. A limitation of 109,750 sf was placed on the size of the above ground parking structure. The proposed parking structure is within this requirement.

**PHASING:**

The applicant submitted a detailed phasing plan with Design Review which was approved by the City Council. The following numbers are a summary of the total number of units by unit type:

**Total Number of Keys (Hotbeds): 121**

**Total Number of Townhomes, Ranch Homes and Estate Lots: 49**

**DESIGN REVIEW DISTRICT EVALUATION STANDARDS**

**17.96.090 DESIGN REVIEW**

**17.96.090(B)(1) SITE DESIGN:**

\_\_\_\_\_ The site's significant natural features such as hillsides, mature trees and landscaping shall be preserved. Cuts and fills shall be minimized and shall be concealed with landscaping, revegetation and/or natural stone material.

**Finding:** The site contains several significant natural features. These consist of Warm Springs Creek, mature vegetation and Cottonwood stands and steeply wooded slopes of Bald Mountain. The applicant has provided a tree preservation analysis and site plan indicating which groupings of trees will be preserved. In addition, a comprehensive stream restoration plan has been submitted and is subject to the standards of Waterways Design Review. A riparian and stream restoration expert has been hired by the City to evaluate these plans. Please refer to attachment E that was included as part of the record with the Design Review Staff Report and the Waterways Design Review Background in these findings.

The highest concentration of tree removal will be in the Core Hotel Area. Other smaller groupings of trees will be removed throughout the development where homes, pathways and the golf course will be constructed. Substantial stands of trees will be preserved along the edges of the property as well as along Warm Springs Creek. Some areas are indicated as having trees preserved if possible, likely depending on the affects of stream restoration and overall development.

No development is proposed on the steeply wooded hillside of Bald Mountain except for a golf cart path that will connect the eastern and western portions of the golf course. Plans indicate that cuts and disturbance will be minimized for this pathway. Areas of disturbance will be rehabilitated as shown on plans. The pathway will be carved as a bench in the slope and utilize retaining walls to limit the overall area of disturbance. This pathway is within the Mountain Overlay Zoning District and will be reviewed according to standards in that overlay.

**Conclusion:** The Commission considered this standard and found that it has been met. The site's significant natural features are being maintained or enhanced. Further review of the cart path within the Mountain Overlay Zoning District and the Stream Restoration has been addressed through the Mountain Overlay Design Review Standards and Waterways Design Review Standards.

**17.96.090(B)(2) COMPATIBILITY:**

a. The structure shall be compatible with the townscape and surrounding neighborhoods with respect to height, bulk, setbacks and relationship to the street.

**Finding:**

The following is a list of surrounding developments with density info when available:

<b>PROJECT</b>	<b>DENSITY (units per acre)</b>	<b>LOT COVERAGE</b>	<b>FOOTPRINT SIZE</b>	<b>HEIGHT (AVG)</b>	<b>USEABLE OPEN SPACE</b>
Pineridge PUD	16.58	30%	3,252-4,800	22-28 feet	App. 20%
Fields at Warm Springs	18.6	25%	6,936-13,138	26 feet	17%
Country Club Condominiums	8	9.2%	unknown		
Warm Springs Tennis Condos	14.3	24%	2,000 per bldg.		
Bald Mountain Townhomes; Sun River Townhomes; Pioneer Condos; several others averaged	8	Not Available (NA)	Not Available (NA)	Not Available (NA)	Not Available (NA)
Lots 12-25, Warm Springs Creekside Subdivision, averaged	Single Family Homes	Not Available (NA)	Not Available (NA)	Not Available (NA)	Not Available (NA)
Tax Lots 3082, 2764, 5932	Single Family Homes	Not Available (NA)	Not Available (NA)	Not Available (NA)	Not Available (NA)

**Core Hotel Building**

The Core Hotel Building is the largest and most substantial structure in the development. It reaches 93 feet at its highest point and is subject the Tent Height Diagram approved through the PUD process and Development Agreement. With respect to the surrounding neighborhood, the building will be substantially larger in size and scale than other developments in the area. With that said, the overall mass of the building has been scaled to minimize impacts on surrounding neighborhoods. This is accomplished through the requirements outlined in the PUD and Development Agreement. The main mass of the building will be setback 120 ft from Warm Springs

Road, with lower portions of the building setback more than 80 ft. The building meets and exceeds the required setbacks established through the PUD process. The overall height of the building will be diminished from properties along Warm Springs Road because of the required setbacks and drop in natural topography. A large portion of the building is located below the elevation of Warm Springs Road, helping to conceal the overall scale of the building.

With regard to bulk, the building itself consists of semi-circle form, providing a retreating scale from both Warm Springs Road and surrounding properties. As established through the PUD process, the higher portions of the building exceeding the typical height limit in the surrounding neighborhood are restricted in size and are required to fit within a particular tent volume as referenced on Design Review sheet CA-10. This requirement gives the building a less bulky appearance when considering the overall height. For example, the 6<sup>th</sup> floor and highest portion of the building includes 10,910 square feet, or 9.7% of the building footprint. This creates a wedding cake affect for the upper floors of the building which provides undulation and relief.

#### **Workforce Housing Building**

The workforce housing buildings are located along Townhouse lane to the southeast of the core hotel building and will be 43 ft tall at the high point of the sloped roofs. This is permitted though the Tourist Zoning District and is the current height limit for the area. With regard to compatibility, the structures are designed to complement the overall look of the resort. The scale of the buildings will be similar to those in the neighborhood. The complex is split into three distinct buildings, with two located along Townhouse Lane facing neighborhoods to the east, and one located toward the interior of the property and not highly visible from surrounding properties. The buildings along Townhouse Lane are three stories and utilize sloped roofs. The overall mass along Townhouse Lane is broken up by a substantial separation in the buildings. The facades of these building will be approximately 28 ft in height with sloped roofs extending to approximately 43 ft in height.

#### **WSRR Restaurant/Golf Clubhouse**

The WSRR Restaurant and Golf Clubhouse will be located directly to the west of the core hotel building along Private Road Number 1 (Realignment of Bald Mountain Road). The building is subject to a 65 ft height limit as established through the PUD, but will not extend beyond 38 ft along the roofline. The building meets current height limits and is setback approximately 180 ft from Warm Springs Road. Additionally, the building is not located directly adjacent to any existing neighborhoods. With regard to compatibility, the building will utilize sloped roof forms and match the size and scale of other single family and multifamily homes in the area. The use of sloped roofs reduces the overall scale of the building and eliminates any perceived bulk.

#### **Creek Side Event House**

The Creek Side Event House will be located to the west of the Core Hotel building across Warm Springs Creek. The building will be 29 ft in height along the roof ridge line. The

overall mass of the building is contained within a series of large steeply sloped roofs, providing substantial reduction in overall bulk. The building itself is relatively small in comparison to other buildings in the development. With regard to size, the building is similar to that of a single family home in the neighborhood. Large decks will surround the western side of the building, and large roof overhangs will extend over the decks. With regard to compatibility with surrounding streets and neighborhoods, the building will not be highly visible and the overall size and utilization of steeply sloped roofs will allow the building to blend in with both the resort and surrounding neighborhood.

#### **Typical Townhome (Creek Home)**

A total of 22 of these unit types will be built in a total of four buildings, to be constructed in phases. They will be sited along Warm Springs Creek, with eight 2-story units and fourteen 3-story units. Two buildings will be located directly to the south of the Core Hotel Building and Workforce Housing building. Two other buildings will be built directly to the west of the Core Hotel Building and WSRR Restaurant. The buildings are all similar with regard to mass and scale and will be residential with regard to use and appearance. The townhomes will be adjacent or within close proximity to two existing neighborhoods to the east and west of the overall development and along both Private Road Number 3 and realigned Bald Mountain Road. The maximum heights of the buildings will be 35 ft 6 in to the top of the roof ridgeline, which is well within the overall height limit of the Tourist Zoning District. Again, sloped roofs will be utilized with a mix of dormer roofs breaking up the overall mass of the building. The end units on the buildings drop in height, thus reducing the length of the roofline and overall mass of the building. The building facades also step in and out, providing substantial relief. The overall size and scale of the townhouse units are similar to that of the surrounding neighborhood with regard to bulk and scale.

#### **Typical Ranch Home Building**

The typical Ranch Home or Villas will consist of 25 paired homes (common garage wall) arranged in 13 buildings laid out along the newly designed golf course. They are located within the golf course on the southern side of Warm Springs Creek away from existing development/neighborhoods. Plans indicate that the townhomes will be setback between 360 ft to 230 ft from existing neighborhoods on the north side of Warm Springs Creek. The maximum height of the buildings will be 29 ft to the top of the roof ridgeline. Again, sloped roofs reduce the overall mass of the buildings and relate them to both the resort and surrounding neighborhood. They will be located along a private road that runs the western length of the property. The overall scale of the buildings is similar to those in the surrounding neighborhoods. The buildings size and scale are compatible with the surrounding neighborhood.

**Conclusion:** The Commission considered this standard and found that it has been met. Each building type is within the established height limits of the zoning district and PUD. The buildings meet or exceed required setbacks. The overall use of retreating forms and sloped

roofs reduces the mass and bulk of the aforementioned building types. Additionally, the breakup of buildings into distinct units provides substantial reduction in perceived mass.

\_\_\_\_\_ b. **The project's materials, colors and signing shall be compatible with the townscape, surrounding neighborhoods and adjoining structures.**

**Finding:**

**Core Hotel Building**

The Core hotel building will include a complementary palette of materials with a general theme of heavier materials towards the base of the building and lighter materials on the upper floors. Generally, materials include natural stone, timber, fir poles, glass, copper, zinc, stucco and recycled materials. More specifically, materials will include the following:

*Painted fiber cement shingles; cement plaster; stone cladding on base of building and vertical elements; wood slat siding; standing seam metal roof; clear sealed cedar trellis; exposed heavy timber framing; aluminum clad wood windows; peeled pole timber columns; laser cut copper screen at main entrance; T & G wood soffits; natural stone retaining walls; steel green screens along Townhouse Lane; Frosted glass and peeled pole timber with blackened steel connectors at the base of the southern façade.*

In addition to these materials called out on the plans, the applicant has also submitted a detailed color pallet and materials board. The color palette reflects colors found naturally in the area and is complimentary to both the natural vegetation and existing development in the area. The detailed materials board includes variations in stone materials that will reflect stones used abundantly in the area. Natural wood will also match development throughout the area. In general, the core hotel building features a wide variety of materials and natural colors that reflect current development and the natural environment in the area.

**Workforce Housing Building**

The workforce housing building will utilize the following materials:

*Standing seam metal roof with live green roofs on two story portions; natural stone cladding on base of building; wood slat siding on upper floors; clear sealed timber framing; composite decking; grey cement plaster as base material*

These materials are similar to those used on the Core Hotel, but the palette is simpler in nature. All materials used can be found in abundance through the City and surrounding neighborhood. The proposed materials are complimentary to the adjoining structures and will allow the complex to fit seamlessly within the overall development and neighborhood.

**WSRR Restaurant/Golf Clubhouse**

The materials used for this structure are from a similar palette used throughout the development, with a slight variation in siding and roofing materials, giving the building a unique rustic look. This is complimentary to the both the resort and adjacent neighborhood. The materials and overall size of the structure give the building a more residential feel and will allow the building to stand uniquely from the rest of the development. The materials used consist of:

*Corrugated metal ridge vent and standing seam roof; clear sealed timber framing; stone cladding throughout the building facades; peeled pole log columns; composite decking; aluminum clad wood windows; rough sawn timber siding; reclaimed logs from existing restaurant at main entrance to building; and peeled pole log siding*

### **Creek Side Event House**

The Creekside Event House is defined by a lighter palate of materials and a large overhanging roof. Overall, the building reflects similar materials as those used in the Core Hotel Building, but with a heavier emphasis on glass. Materials in general match those used throughout the development and are complimentary to those used in the surrounding neighborhood. Materials to be used consist of the following:

*Stone and wood built in benches; exterior stone terrace; standing seam metal roof and corrugated metal ridge vent; frosted glass skylight; painted fiber cement shingles; natural stone base; peeled pole timber columns; steel planters; aluminum clad wood windows and doors; natural stone wall around terrace; raw timber sunscreen*

### **Bridges**

Two vehicular bridges will be used to cross Warm Springs Creek. One is existing and one will be newly constructed. The existing bridge will be retrofitted. Both will be designed with the same materials as indicated on the plans. Materials proposed will give the bridges a more natural and lighter appearance. Both bridges will feature wood railings and be transparent in nature, contrasting heavily with the current concrete railings on the existing bridge. Materials include:

*Stone clad wall with timber cap; steel w section strut painted dark grey; clear sealed timber rails; stainless steel tension wires*

In addition to the vehicular bridges, a new pedestrian bridge will also be constructed. The bridge will be smaller in nature and consist of the following materials:

*Composite decking; stainless steel cable rails; timber handrails and framing*

The bus stop will be located along Warm Springs Road and is designed to match the materials used within the resort. The materials include:

*Natural stone base and wall; timber framing with clear sealer; board formed concrete peers; Recycled Resin Windscreen w/Bear Grass Interlayer; blackened steel fasteners; standing seam metal roof*

**Typical Townhome Home (Creek Home) and Typical Ranch Home Buildings**

The townhomes (Creek Homes) and villas (Ranch Homes) will consist of a mix of natural stone and timber materials as well as stucco. The materials include:

*Stone Chimney and base stone cladding; standing seam metal roof and corrugated metal roof vent; aluminum clad wood windows; rough sawn timber siding and wood clad garage doors; clear sealed timber framing; fiber cement shingles; Painted Fiber Cement Panels w/ Wood Slat Accents (villas);*

**Conclusion:** The Commission considered this standard and found that it has been met with condition. Each building within the development uses complimentary materials, with the Hotel Core Building acting as a base palette for all other buildings to compliment. The proposed materials are generally natural and reflect both natural materials found in the Wood River Valley and materials used on developments throughout the surrounding neighborhood. A detailed signage plan has not been submitted at this time. A condition has been added requiring a detailed signage plan be submitted prior to building permit approval and that the signage plan be reviewed by the WSRR Design Review Committee.

\_\_\_\_\_ c. **Consideration shall be given to significant view corridors from surrounding properties.**

**Finding:**

**Core Hotel Building**

The Core Hotel Building is the largest and most substantial building within the development. The building mass and height is subject to the approved Tent Diagram developed through the PUD process. During this process, view corridors were considered with regard to the surrounding neighborhood. The existing grade of the site will help minimize the perceived overall scale of the project. When viewed from properties at grade with Warm Springs Road, the perceived height of the building will be approximately 60 feet. The upper portions of the building are restricted in size and scale, as shown in the tent diagram. The following chart illustrates the overall mass related to height:

Height Plane	Tent Diagram Allowed	Provided
At grade	5820'	Footprint is 111,580 sf
Above 65 ft		41,470 sf (37.2% of the bldg footprint)(9.9% of the bldg gross square feet)
Above 70 ft	Tent diagram allows for 25% of the Core Bldg footprint above this height	24,470 sf (21.9% of bldg footprint)(5.9% of bldg gross square feet)
Above 80 ft	Tent diagram allows for 15% of the Core Bldg footprint above this height	10,910 sf (9.7% of bldg footprint)(2.6% of bldg gross square feet)
Above 93 ft	Architectural features such as spires, chimneys, similar architectural elements that do not include habitable space and covering not more than 10% of the adjacent roof area up to a maximum of 18 ft	

The chart shows that the upper floor sizes have been minimized, helping maintain view corridors. In addition, the massing standards developed in the PUD also minimize the length of facades and help break the building mass into less bulky blocks. The circular design of the building also allows the overall length and perceived scale of the building to be minimize, further maintaining view corridors from all directions.

Required setbacks also limit the impact the building has on view corridors. The building is required to step back from the Warm Springs Property line as well as the eastern and western property lines. The required “no building zone” 75’ setback from Warm Springs Road with the additional setbacks for the upper portions of the building provide for view corridors from all directions.

#### **All Non Core Hotel Buildings**

All of the periphery buildings including the workforce housing, ranch homes and townhomes, event house and WSRR Restaurant, meet or are less than the required height limit of 44 feet. The sizes of these buildings vary, but all utilize sloped roof designs that limit the overall mass and bulk on the higher portions of the buildings. This facilitates preservation of view corridor site lines. In addition, the required setbacks for all building types maintain effective buffers from surrounding neighborhoods, helping maintain view corridors. For example, within Blocks 1 and as shown on the tent height diagram, a “no build” setback along Warm Springs Road and property lines to the east and west helps maintain a substantial buffer for surrounding neighborhood.

Ranch Homes built on the south side of Warm Springs Creek maintain large setbacks from surrounding neighborhoods, ranging from 230 ft to 360 ft. These setbacks, in excess of the length of a standard city block, maintain view corridors. The

events house and WSRR Restaurant are built within the allowable Tourist (T) Zone height limit and setback substantially from surrounding neighborhoods. Again the overall mass of the buildings are minimized due to the use of sloped roofs and should not substantially impact views from surrounding neighborhoods.

**Conclusion:** The Commission considered this standard and found that it has been met. Consideration has been given to view corridors from surrounding properties. The layout of the development maintains view corridors from east to west. In addition, the setbacks and tent height diagram developed through the PUD process help ensure preservation of significant view corridors from surrounding neighborhoods. The view corridors from south to north were also considered and found to be in compliance with this standard.

\_\_\_\_ d. **Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.**

**Finding:** Several significant landmarks exist on site, both cultural and historical. Natural features include Warm Springs Creek and Bald Mountain. Man made landmarks include the golf course and original Warm Springs Ranch Resort and Restaurant. With regard to the natural features, both are being maintained and in the case of Warm Springs Creek, restored to a more natural state. The lower slopes of Bald Mountain are not to be altered while Warm Springs Creek will go through a major restoration. This restoration will negate years of neglect and channelization and restore natural riparian habitat. A thorough review of this restoration is provided in the Waterways Design Review section of these findings.

The existing buildings on site will be demolished. The original L-shaped log building used for the Warm Springs restaurant, was built in 1951 and was associated with two features, an outdoor barbeque bit and footbridge. Several additions were attached to the original building from the 1960s through the 1980s that do not match the siding or windows of the original section. The roofline was altered from a shed roof to a butterfly roof with the addition during the 1970s. All additions and extensive alterations to the building detract from its original architectural integrity and the not eligible for NRHP certification. The applicant will be providing a new WSRR Restaurant that will pay homage to the original. Plans indicate that building materials from the original restaurant will be reused in the new restaurant facility. The original nine hole golf course will be redesigned and made open to the public, as outlined in the PUD and Development Agreement. In addition, the applicant has prepared an environmental plan documenting both the overall history of the property and resort.

**Conclusion:** The Commission considered this standard and found that it has been met. The sites significant landmarks will be preserved. This is accomplished by the Warm Springs Creek restoration and homage to the original restaurant and resort with the construction of a newly designed golf course and restaurant.

### **17.96.090(B)(3) ARCHITECTURAL QUALITY:**

\_\_\_\_ a. **Consideration shall be given to natural light reaching public streets, sidewalks and open spaces.**

**Finding:**

**Block 1 - Core Hotel Building Area**

The Core Hotel Building is located new Warm Springs Road, Townhouse Lane, and the newly realigned Bald Mountain Road. Natural light reaching these public roads will be impacted by the proposed building, but impacts will be minimized by the buildings proximity to both Bald Mountain and the design of the building, which utilizes stepped back facades, receding upper floors and a circular building footprint. The setback of 120 ft from Warm Springs Road and natural topography of the site will also contribute to more light reaching the public bike path along Warm Springs Road. A majority of the bulk for the Core Hotel Building is below the grade of Warm Springs Road, decreasing it's impact on natural light.

**Non Core Hotel Building Area**

The non-core hotel buildings are located adjacent to a variety of public pathways that will be newly constructed with the WSRR Development. Many of these paths center around Warm Springs Creek and all buildings are subject to a substantial setback from the creek, providing significant public light for this area. The size and bulk of the Non-Core Hotel Buildings is substantially smaller then that of the Core Hotel. Heights generally range from 30 ft to 40 ft, helping limit impact on light reaching trails and public road. Townhouse Lane and the newly realigned Bald Mountain Road will be adjacent to Townhomes, the WSRR Restaurant and the Workforce housing. All of these buildings are built to the Tourist Zone Height limit or less, limiting impacts on light reaching these public streets.

**Conclusion:** The Commission considered this standard and found that it has been met. Natural light reaching public roads, trails and spaces has been considered. Required setbacks from Warm Springs Road help reduce impacts to this road and multi use trail, as do the setbacks and circular design of the Core Hotel Building. The Non-Core Hotel Buildings are smaller in nature and are designed to meet the height limits of the Tourist Zoning District. These limited heights will help minimize impacts to adjacent roads and public pathways.

\_\_\_\_\_ b. **The building character shall be clearly defined by use of sloped roofs, parapets, cornices or other architectural features.**

**Finding:**

**Core Hotel Building**

The Core Hotel Building features a variety of roof types. The circular core building features large roof overhangs with a curving and heavily sloped roof. The defining characteristic of this roof form is its circular shape, providing a modern form on the building without detracting from other more traditional elements. The use of steeply sloped dormers on the front façade along Warm Springs Road also clearly defines the main entrance and signature mass of the building. These dormer roofs sharply contrast with the overall roof form, providing unique character to the tallest portion of the building.

In addition to the more modern roof design on the circular portion of the Core Hotel Building, the major wings or extensions of the building feature more traditional sloped roofs. These portions of the building are supplementary in nature and are closest to surrounding residential neighborhoods. The sloped roofs provide context and add to the variety of roof forms on the Core Hotel Building.

### **Non-Core Hotel Buildings**

All of the Non-Core Hotel Buildings feature sloped roofs. The use of sloped roofs clearly defines the look of Non-Core Hotel Buildings and acts as a common thread. Each building type features different uses of dormers and standing seam metal roofs. The roofs provide a residential feel while also providing significant undulation and relief. In addition, many of the Non-Core Buildings, including the Workforce Housing Building and Townhomes, feature green roofs, further adding to the architectural variety and character of the development.

**Conclusion:** The Commission considered this standard and found that it has been met. Both the Core Buildings and Non-Core Buildings are clearly defined by roof forms. These roof forms generally consist of sloped roofs on Non-Core Buildings such as the Townhomes, WSRR Restaurant and Events House. The Core Hotel Building is defined by a more arching, curved and warping roof form with extensive roof overhangs. The Core Hotel roof has a more non-traditional form, which provides unique character when contrasted with the dormer roofs at the main entrance over the porte-cochere.

\_\_\_\_\_ c. **There shall be continuity of materials, colors and signing within the project.**

**Finding:**

#### **Core Hotel Building**

The Core Hotel Building will include a wide variety of materials with a general theme of heavier materials towards the base of the building and lighter materials on the upper floors. Generally, materials include natural stone, timber, fir poles, glass, copper, zinc, stucco and recycled materials. More specifically, materials will include the following:

*Painted fiber cement shingles; cement plaster; stone cladding on base of building and vertical elements; wood slat siding; standing seam metal roof; clear sealed cedar trellis; exposed heavy timber framing; aluminum clad wood windows; peeled pole timber columns; laser cut copper screen at main entrance; T & G wood soffits; natural stone retaining walls; steel green screens along Townhouse Lane; Frosted glass and peeled pole timber with blackened steel connectors at the base of the southern façade.*

In addition to these materials called out on the plans, the applicant has also submitted a detailed color palette and materials board. The color palette reflects colors found naturally in the area and is complimentary both the natural vegetation and existing development in the area. The detailed materials board

includes variations in stone materials that will reflect stones used abundantly in the area. Natural wood will also match development throughout the area. In general, the Core Hotel Building features a wide variety of materials and natural colors that reflect current development and the natural environment in the area.

#### **Workforce Housing Building**

The workforce housing building will utilize the following materials:

*Standing seam metal roof with live green roofs on two story portions; natural stone cladding on base of building; wood slat siding on upper floors; clear sealed timber framing; composite decking; grey cement plaster as base material*

These materials are similar to those used on the Core Hotel, but the palette is simpler in nature. All materials used can be found in abundance through the City and surrounding neighborhood. The proposed materials are complimentary to the adjoining structures and will allow the complex to fit seamlessly within the overall development and neighborhood.

#### **WSRR Restaurant/Golf Clubhouse**

The materials used for this structure are from a similar palette used throughout the development, with a slight variation in siding and roofing materials, giving the building a unique rustic look. This is complimentary to the both the resort and adjacent neighborhood. The materials and overall size of the structure give the building a more residential feel and will allow the building to stand uniquely from the rest of the development. The materials used consist of:

*Corrugated metal ridge vent and standing seam roof; clear sealed timber framing; stone cladding throughout the building facades; peeled pole log columns; composite decking; aluminum clad wood windows; rough sawn timber siding; reclaimed logs from existing restaurant at main entrance to building; and peeled pole log siding*

#### **Creek Side Event House**

The Creekside Event House is defined by a lighter palate of materials and a large overhanging roof. Overall, the building reflects similar materials as those used in the Core Hotel Building, but with a heavier emphasis on glass. Materials in general match those used throughout the development and are complimentary to those used in the surrounding neighborhood. Materials to be used consist of the following:

*Stone and wood built in benches; exterior stone terrace; standing seam metal roof and corrugated metal ridge vent; frosted glass skylight; painted fiber cement shingles; natural stone base; peeled pole timber columns; steel planters; aluminum clad wood windows and doors; natural stone wall around terrace; raw timber sunscreen*

### **Bridges**

Two vehicular bridges will be used to cross Warm Springs Creek. One is existing and one will be newly constructed. The existing bridge will be retrofitted. Both will be designed with the same materials as indicated on the plans. Materials proposed will give the bridges a more natural and lighter appearance. Both bridges will feature wood railings and be transparent in nature, contrasting heavily with the current concrete railings on the existing bridge. Materials include:

*Stone clad wall with timber cap; steel w section strut painted dark grey; clear sealed timber rails; stainless steel tension wires*

In addition to the vehicular bridges, a new pedestrian bridge will also be constructed. The bridge will be smaller in nature and consist of the following materials:

*Composite decking; stainless steel cable rails; timber handrails and framing*

The bus stop will be located along Warm Springs Road and is designed to match the materials used within the resort. The materials include:

*Natural stone base and wall; timber framing with clear sealer; board formed concrete piers; Recycled Resin Windscreen w/Bear Grass Interlayer; blackened steel fasteners; standing seam metal roof*

### **Typical Townhome (Creek Home) and Typical Ranch Home Buildings**

The townhomes (Creek Homes) and villas (Ranch Homes), will consist of a mix of natural stone and timber materials as well as stucco. The materials include:

*Stone Chimney and base stone cladding; standing seam metal roof and corrugated metal roof vent; aluminum clad wood windows; rough sawn timber siding and wood clad garage doors; clear sealed timber framing; fiber cement shingles; Painted Fiber Cement Panels w/ Wood Slat Accents (villas);*

**Conclusion:** The Commission considered this standard and found that it has been met.. A consistent palate of materials has been used. The overall theme of the development revolves around natural colors and materials that reflect both existing development and natural materials found in the Wood River Valley. No signage has been proposed at this time. A condition has been added requiring the WSRR Design Review Subcommittee to review and approve of the signage plan. This shall include monument signage at the entry to the resort.

\_\_\_\_\_ d. **There shall be continuity among accessory structures, fences, walls and landscape features within the project.**

#### **Finding:**

Accessory structures include:

Three Bridges; retaining walls along Warm Springs Road and surrounding the Core Hotel Building; the new bus shelter along Warm Springs Road; terraces and terrace walls adjacent to the Non-Core Hotel Buildings; a surface parking lot immediately below but adjacent to Warm Springs Road; new trail system including golf cart paths and hiking trails; newly designed golf course. Even with the overall variety of accessory uses, an overarching continuity can be found. The entire development is designed to be a signature resort, with all elements of the resort connecting.

The existing bridge will be retrofitted. Both will be designed to match each other and reflect the materials and design of the Core Hotel and Non Core Hotel Buildings. Natural wood materials and stone retaining walls have been incorporated into the design of these bridges. The pedestrian bridge has a more unique purpose and the design reflects this. The bridge consists of two individual spans that meet in the middle of the creek, creating a unique connection. The curving shape of the spans is reminiscent of the Core Hotel Building, and the natural materials of the bridge match those used throughout the project.

All retaining walls identified on the submitted plans reflect natural stone finishes. The most substantial walls are those found along Warm Springs Road and along Townhouse Lane. The walls are stepped to reduce overall mass and bulk. Heavy landscaping treatments are used consistently along the larger wall features. In general, the series of walls used throughout the project are designed to complement the adjacent buildings and again reflect materials used throughout the project.

The new bus shelter features the same materials used in both Core and Non Core buildings and will be indicative of the resort design.

The parking area is clearly buffered by heavy landscaping and will be adjacent to a large retaining wall system along Warm Springs Road. This is the only surface parking lot on the property and is placed out of site below Warm Spring Road.

The trail system and golf course are linked by the common theme of Warm Springs Creek. Both uses follow the linear flow of the creek as a guide. With regard to continuity, the golf course and pathways are being developed to minimally impact the natural environment and blend in with the surrounding landscape. The trail system will include a variety of trail types, some providing circulation with others providing recreation and access to nature. The most substantial trail appears to be the pedestrian pathway, which will circulate throughout the development. In all, the trail system covers the entire development.

**Conclusion:** The Commission considered this standard and found that it has been met. The development will have a broad mix of accessory uses, but overall they are designed to in keeping and complementary to the design theme of the Core Hotel Area. The mix of materials provides a common theme and continuity can be found between all of the proposed accessory structures and features.

\_\_\_\_\_ e. **Building walls which are exposed to the street shall be in scale with the pedestrian.**

**Finding:**

**Core Hotel Building**

Core Hotel Building walls are exposed to Townhouse Lane, Warm Springs Road and the newly realigned Bald Mountain Road. The building is configured in a circular shape and includes several vertical and horizontal breaks. The building is also subject to the setback and massing regulations determined through the PUD process, in addition to the Tent Height Diagram. Although the building is 93 feet in height, the upper portions of the building are limited in size and much of the façade of the building viewed from Warm Springs Road is located below the road grade, helping mask the overall exposed portion of the building. The circular form of the building also creates a retreating façade on all sides, providing a reduced scale for the pedestrian. Along with Townhouse Lane and Bald Mountain Road, the buildings are limited to 65 ft and 80 ft in height, with the closest building having a four story façade.

#### **Work Force Housing and WSRR Restaurant/Golf Clubhouse**

Facades closest to Bald Mountain Road are setback substantially with a below grade garage and WSRR Restaurant closest to the Road. The WSRR Restaurant is scaled appropriately and reaches a maximum height of 38 ft. A portion of the Workforce Housing buildings will front Townhouse Lane, with the maximum height of the roof ridge reaching 43 feet. This façade is broken up by recessed facades and the use of sloping roof forms. The building has a residential appearance and is scaled appropriately.

#### **Creek Side Event House**

The Creek Side Event House is not located directly adjacent to any public roads. Regarding scale, the building is limited in size and height and within an appropriate scale when viewed from Bald Mountain Road and the Private road located directly adjacent to it.

#### **Typical Townhome (Creek Homes)**

The typical townhomes will be 35 feet 6 inches in height and will be adjacent to Bald Mountain Road and the private roads bisecting the development. The buildings feature undulating facades and sloped roofs. Much of the façade of these buildings will be less than 35 feet in height due to the use of sloped roofs and recessed facades. The scale of these facades is appropriate for pedestrians along these roads.

#### **Typical Ranch Home Building**

The Ranch Homes will be located along the newly constructed private road on the south side of Warm Springs Creek. The overall height to the crest of the sloped roofs will be 29 ft and overall size and scale of the facades will be limited. Only limited portions of the building will reach the maximum height of 29 ft due to the use of sloped roofs. Scale for pedestrians is appropriate.

**Conclusion:** The Commission considered this standard and found that it has been met.. The Non-Core Area Buildings feature sloped roofs and undulating facades along public and private roads. Overall building heights are limited and provide a more residential building scale. The

Core Hotel Building facades are generally larger in scale but are limited by the mass and bulk requirements established through the PUD process. The overall length and heights of the building facades are limited and the curving nature of the building allows the building to retreat in size and scale.

\_\_\_\_ f. **Building walls shall provide undulation/relief thus reducing the appearance of bulk and flatness.**

**Finding:**

**Core Hotel Building**

The Core Hotel Building is laid out in a circular design, with the uppermost floor level being at the northern portion of the circle closest to Warm Springs Road. The building's façade along Warm Springs Road is broken by a large first floor porte-cochere that provides views through the development to Warm Springs Road. This lends a level of transparency to the façade. As required through the PUD and Development Agreement, the building mass and bulk is also broken up by requirements concerning the length and height of building masses. Breaks are required to limit the overall scale of the building. Please refer to item 8 in the Design Review background section of these findings for a detailed description of the PUD requirements regarding mass and bulk. In general, overall lengths of building plans are limited both vertically and horizontally. The building is split into three distinct masses with a minimum of 40 ft breaks. In addition, variations in use of materials also provide significant relief. No façade except for that of the 93 ft recognizable mass is greater than 35 ft without a horizontal articulation of 8 ft. The southwestern facades of the building are also broken up substantially due to individual building masses. For example, when viewed from the south of Warm Springs Creek, the building will step back with the highest portions of the building stepped back several hundred feet. Wings of the building also extend to the east and west that are shorter in height and utilize varying materials, providing further undulation and relief.

**Workforce Housing Building**

The work force housing building is divided into three distinct masses connected by transparent bridge elements. The taller portions of the buildings are in the form of sloped roofs. Variations in materials include natural stone on the first floor with stucco and wood siding on the upper floors. This variation in material use provides significant relief in the façade. Articulations in the building facades provide undulation, as do outdoor circulation spaces and decks. The appearance of flatness is also reduced by the use of dormers and heavy glazing that lines up in a vertical pattern.

**WSRR Restaurant/Golf Clubhouse**

Much of the mass of this building is contained in the sloped roof with gable and dormer sections breaking the overall mass of the building. Variations in materials include heavy

use of natural materials provides a high level of variation in the façade. In general, the variation in roof forms and facades reduces flatness. The facades of the building do not follow a simple linear pattern, but instead involve heavy use of step backs and undulation.

#### **Creek Side Event House**

Much like the WSRR Restaurant, this building is defined by the mass of the roof form. Large roof overhangs that extend over the outdoor patio space provide relief, while the heavy use of natural stone and glazing create variation in the façade. In addition, the heavy use of natural timber framing for the roof form also breaks up the facades of the building.

#### **Typical Townhome (Creek Home)**

The townhouse building utilizes a consistent roof form and palette of materials. Relief is provided by extensive variations in the façade planes on all four sides. The third floor is contained with the roof form with dormer windows breaking up this mass. Heavy glazing and variations in materials provides variation from floor to floor and unit to unit, reducing the overall flatness in the building. In addition the ends of the building are reduced in height and broken up by variations in roof forms, with the upper roof mass setback significantly.

#### **Typical Ranch Home Building**

Similar to the Townhomes, the overall length and mass of the facades are broken up by the use of sloped roofs. The intersecting roof lines and corresponding glazing and vertical framing elements also help minimize perceived flatness.

**Conclusion:** The Commission considered this standard and found that it has been met.. The Core Hotel Building facades vary in height and length as required through the PUD. Variations in materials the overall circular form of the building create significant relief and variation. In addition, the circular form creates a receding façade line and reduces the appearance of flatness. The Non-Core Hotel buildings all feature heavy use of sloped roofs with intersecting lines and steps corresponding to floors and vertical treatments. Variations in materials, both vertically and horizontally reduce flatness.

\_\_\_\_ g. **Exterior lighting shall not have an adverse impact upon other properties and/or public streets.**

**Finding:** A detailed lighting plan has not been developed at this time. It will be extremely important for the applicant to comply with the requirements of the Ketchum Dark Sky Ordinance, especially considering the overall height and scale of the Core Hotel Building. A condition has been added requiring the lighting plan be reviewed by the WSRR Design Review Subcommittee prior to building permit approval with particular consideration given to the impacts lighting could potentially have on neighboring properties.

**Conclusion:** The Commission considered this standard and found that it has been met with a condition. The lighting plans for the entire resort shall be reviewed and approved by the WSRR Design Review Subcommittee prior to building Permit Approval.

\_\_\_\_\_ h. **Garbage storage areas and satellite receivers shall be screened from public view.**

**Finding:**

**Core Hotel Building**

A service and delivery bay is shown in the first floor of the underground garage. This will be accessed via Bald Mountain Road and hidden from outside properties. Staff suggests having a condition requiring screening of outside storage of garbage and other similar facilities. No satellites are indicated on the plans. Review of any potential/proposed satellite facilities will require WSRR Design Review Subcommittee as well.

**Workforce Housing Building**

No garbage storage area has been indicated on the site plan specific to the workforce housing building. It is assumed that the Core Hotel Building service area can be utilized. It will be important to screen any garbage facilities from public view for this facility. A condition has been added addressing this concern.

**WSRR Restaurant/Golf Clubhouse**

The rear of this building has direct access to the service drive for the Core Hotel building. Detailed plans for the service area have not been submitted.

**Creek Side Event House**

The events house service area is located along the southwestern façade of the building and will have vehicular access from the adjacent private road.

**Typical Townhome (Creek Home) and Typical Ranch Home Building**

The garbage service areas for these units will be within the private garages. This level of garbage service will be residential in nature and screened via the enclosed garage.

**Conclusion:** The Commission considered this standard and found that it has been met with the condition that all garbage service areas for all buildings within the development be screened from public view. This shall be reviewed and approved by the Warm Springs Ranch Design Review Sub-Committee. In addition, all satellite apparatus shall also be reviewed and approved by the WSRR Design Review Subcommittee. Although service areas are shown on the site plans, no detailed analysis has been provided. Prior to building permit approval the applicant will need to show the locations of garbage storage areas.

\_\_\_\_\_ i. **Utility, power and communication lines within the development site are concealed from public view where feasible.**

**Finding:** A detailed utilities plan has not been submitted at this time. Locations of utility meters have not been addressed. Screening of power boxes and other equipment has not been identified. Power lines will be undergrounded off-site and throughout the resort, as established in the PUD process. This includes all Non-Core Hotel Buildings. A condition of approval has been added. Prior to building permit approval, the WSRR Design Review Subcommittee shall review and approve a detailed utilities plan that addresses screening and public views.

**Conclusion:** The Commission considered this standard and found that it has been met with condition. A condition has been added requiring submittal of a detailed utilities plan to be reviewed and approved by the WSRR Design Review Subcommittee prior to building permit approval. The Committee shall review and approved proposed screening of utility meters and other power equipment.

\_\_\_\_\_ j. **Door swings shall not obstruct or conflict with pedestrian traffic.**

**Finding:** No door swings appear to interfere with pedestrian traffic.

**Conclusion:** The Commission considered this standard and found that it has been met. No door swings appear to obstruct or conflict with pedestrian traffic.

\_\_\_\_\_ k. **Building design should include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or to adjacent properties.**

**Finding:**

**Core Hotel Building**

An overall roof plan has been provided for the Core Hotel Building, but details regarding drainage and snow retention have not been delineated. Building materials included in the plans provide roof details which indicate snow retention devices. A detailed roof plan shall be submitted addressing this standard. This shall be reviewed by the WSRR Design Review Subcommittee.

**Workforce Housing Building**

Snow retention is indicated on the elevations and roof types shown in the building materials submittal. The roof plan does not indicate locations of snow retention devices. A significant portion of the complex will utilize flat roofs and snow sliding will not be a concern for these areas. A detailed roof plan shall be submitted addressing this standard. This shall be reviewed by the WSRR Design Review Subcommittee.

**WSRR Restaurant/Golf Clubhouse**

Snow retention devices and roof slopes are provided. Snow retention is provided over pedestrian circulation areas, including the outdoor dining areas.

**Creek Side Event House**

A detailed roof plan has been submitted indicating roof pitches and locations of snow retention devices. The roof slopes on this building are fairly steep and are angled over a large terrace area. Snow retention will be important over these areas.

### **Typical Townhome (Creek Home)**

The roof plan and elevations for both building types indicates general drainage patterns and also illustrate locations of snow retention devices. Snow retention devices are shown over pedestrian circulation areas.

### **Typical Ranch Home Building**

Roof slopes are indicated, but snow retention devices are not. A detailed roof plan shall be submitted addressing this standard. This shall be reviewed by the WSRR Design Review Subcommittee.

**Conclusion:** The Core Hotel Building, Ranch Homes and Work Force Housing buildings lack specific details on snow retention. A condition has been added requiring the Design Review Sub-Committee review and approve the roof plans for these buildings. The Commission considered this standard and found that it has been met with this condition.

\_\_\_\_ I. **Exterior siding materials shall be of natural wood or masonry origin or similar quality. Metal siding is discouraged in all zoning districts.**

#### **Finding:**

#### **Core Hotel Building**

The Core hotel building will include a wide variety of materials with a general theme of heavier materials towards the base of the building and lighter materials on the upper floors. Generally, materials include natural stone, timber, fir poles, glass, copper, zinc, stucco and recycled materials. More specifically, materials will include the following:

*Painted fiber cement shingles; cement plaster; stone cladding on base of building and vertical elements; wood slat siding; standing seam metal roof; clear sealed cedar trellis; exposed heavy timber framing; aluminum clad wood windows; peeled pole timber columns; laser cut copper screen at main entrance; T & G wood soffits; natural stone retaining walls; steel green screens along Townhouse Lane; Frosted glass and peeled pole timber with blackened steel connectors at the base of the southern façade.*

In addition to these materials called out on the plans, the applicant has also submitted a detailed color palette and materials board. The color palette reflects colors found naturally in the area and is complimentary to both the natural vegetation and existing development in the area. The detailed materials board includes variations in stone materials that will reflect stones used abundantly in the area. Natural wood will also match development throughout the area. In general, the Core Hotel Building features a wide variety of materials and natural colors that reflect current development and the natural environment in the area.

#### **Workforce Housing Building**

The workforce housing building will utilize the following materials:

*Standing seam metal roof with live green roofs on two story portions; natural stone cladding on base of building; wood slat siding on upper floors; clear sealed timber framing; composite decking; grey cement plaster as base material*

These materials are similar to those used on the Core Hotel, but the palette is simpler in nature. All materials used can be found in abundance through the City and surrounding neighborhood. The proposed materials are complimentary to the adjoining structures and will allow the complex to fit seamlessly within the overall development and neighborhood.

#### **WSRR Restaurant/Golf Clubhouse**

The materials used for this structure are from a similar palette used throughout the development, with a slight variation in siding and roofing materials, giving the building a unique rustic look. This is complimentary to the both the resort and adjacent neighborhood. The materials and overall size of the structure give the building a more residential feel and will allow the building to stand uniquely from the rest of the development. The materials used consist of:

*Corrugated metal ridge vent and standing seam roof; clear sealed timber framing; stone cladding throughout the building facades; peeled pole log columns; composite decking; aluminum clad wood windows; rough sawn timber siding; reclaimed logs from existing restaurant at main entrance to building; and peeled pole log siding*

#### **Creek Side Event House**

The Creekside Event House is defined by a lighter palate of materials and a large overhanging roof. Overall, the building reflects similar materials as those used in the Core Hotel Building, but with a heavier emphasis on glass. Materials in general match those used throughout the development and are complimentary to those used in the surrounding neighborhood. Materials to be used consist of the following:

*Stone and wood built in benches; exterior stone terrace; standing seam metal roof and corrugated metal ridge vent; frosted glass skylight; painted fiber cement shingles; natural stone base; peeled pole timber columns; steel planters; aluminum clad wood windows and doors; natural stone wall around terrace; raw timber sunscreen*

#### **Bridges**

Two vehicular bridges will be used to cross Warm Springs Creek. One is existing and one will be newly constructed. The existing bridge will be retrofitted. Both will be designed with the same materials as indicated on the plans. Materials proposed will give the bridges a more natural and lighter appearance. Both bridges will feature wood railings and be transparent in nature, contrasting heavily with the current concrete railings on the existing bridge. Materials include:

*Stone clad wall with timber cap; steal w section strut painted dark grey; clear sealed timber rails; stainless steel tension wires*

In addition to the vehicular bridges, a new pedestrian bridge will also be constructed. The bridge will be smaller in nature and consist of the following materials:

*Composite decking; stainless steel cable rails; timber handrails and framing*

The bus stop will be located along Warm Springs Road and is designed to match the materials used within the resort. The materials include:

*Natural stone base and wall; timber framing with clear sealer; board formed concrete peers; Recycled Resin Windscreen w/Bear Grass Interlayer; blackened steel fasteners; standing seam metal roof*

#### **Typical Townhome (Creek Home) and Typical Ranch Home Buildings**

The townhomes (Creek Homes) and villas (Ranch Homes) will consist of a mix of natural stone and timber materials as well as stucco. The materials include:

*Stone Chimney and base stone cladding; standing seam metal roof and corrugated metal roof vent; aluminum clad wood windows; rough sawn timber siding and wood clad garage doors; clear sealed timber framing; fiber cement shingles; Painted Fiber Cement Panels w/ Wood Slat Accents (villas);*

**Conclusion:** The Commission considered this standard and found that it has been met. As indicated in the detailed materials list for each structure, the general palette of materials includes natural materials. Metal will not be used heavily in the development except on roof structures and for accents. Materials based on a natural origin are used abundantly.

#### **17.96.090(B)(4) CIRCULATION DESIGN:**

\_\_\_\_\_ a. **Pedestrian, equestrian and bicycle access which is adequate to satisfy demands relative to development size shall be provided. These accesses shall be located to connect with existing and anticipated easements and pathways.**

**Finding:** A comprehensive trail system has been developed for the entire resort. Plans indicate that a pedestrian pathway will be the main circulation channel between different elements of the project. This pathway surrounds and connects to the Core Hotel Building at multiple locations, and also connects to the Workforce Housing Building, Creekside Townhomes and WSRR Restaurant. These uses, all on the north side of Warm Springs Creek, will have direct access to the pedestrian pathway.

The pathway will cross Warm Springs Creek and follow along the private access road that connects the Ranch Homes with the rest of the resort. The pathway follows this road all

the way to the western most portion of the property, where it connects with a potential Bald Mountain Connector trail.

Additional trails will include a creek trail that runs the length of Warm Springs Creek providing public access; a series of natural trails that wind through the golf course and connect to the pedestrian pathway and creekside trail; cross country trails in the winter and a proposed mountain linkage trail that will connect the resort to Bald Mountain at two points. In addition, the existing Warm Springs Road multi use trail will be directly connected to the proposed pedestrian pathway system, thereby providing access to the entire Blaine County trail system. Pedestrian and bicycle access is provided for both public access and private access.

**Conclusion:** The Commission considered this standard and found that it has been met. The proposed trail system includes a variety of trail types and connects with the existing Warm Springs Road multiuse trail and potential trail linkages on Bald Mountain. The main pedestrian pathway will be the main connector through the resort, while the creekside trail will provide extensive river access to resort patrons and the public.

\_\_\_\_ b. **The building(s) is primarily accessed from the public sidewalk for the majority of the individual uses proposed. It is the intent to promote exterior circulation with numerous connections to the public sidewalk and exposure to the street. This includes utilizing arcades, courtyards and through block connections. (Commercial buildings only)**

**Finding:**

**Core Hotel Building**

The Core Hotel Building will have a primary entrance off of Warm Springs Road for both vehicles and pedestrians. This access will be in the form of a porte-cochere. In addition two access points to the lower portion of the building, including the underground garage, will serve both vehicles and pedestrians. The pedestrian pathway circles the building providing access to all sides. In addition, the creekside trail will also provide access for pedestrian along Warm Springs Creek.

**Workforce Housing Building**

The workforce housing building will be primarily accessed via outdoor pedestrian entrances. The building is located adjacent to the underground garage and will have direct access to this parking facility. Outdoor circulation connecting the individual buildings and units is a defining feature of the building. The pedestrian pathway is shown along both Townhouse Lane and the private access drives. This will provide pedestrian access on the opposite side of the street from the Workforce Housing Building. It appears that the building will have direct pedestrian access to the street, but no pathway is shown. The applicant has indicated the workforce housing building will have direct access to the pathway system. Final pathway design will be reviewed and approved by the WSRR Design Review Subcommittee.

**WSRR Restaurant/Golf Clubhouse**

The entrance to this facility will be directly adjacent to the pedestrian pathway and will be the primary way to access the building. The parking lot for the building is located across Bald Mountain Road.

### **Creek Side Event House**

The event house will be accessed via the pedestrian pathway system, creekside trail and mountain connector trail. In addition, a new pedestrian bridge will also access the event lawn and event house.

### **Typical Townhome**

The pedestrian pathways system and creekside trail will be located directly adjacent to these units. Each unit will have a primary rear and front entrance that directly connects to each pathway system.

### **Typical Ranch Home Building**

The Ranch Homes will have direct access to the pedestrian pathway along the private drive. In addition, the natural trail running along the golf course will also link the units to the natural trail system.

**Conclusion:** The Commission considered this standard and found that it has been met with condition. Each building type provides pedestrian access and links to the overall trail system. All building types will have pedestrian trail linkage to both the Core Hotel Building and the existing Warm Springs multiuse pathway. A condition requiring final review and approval of the trail system by the WSRR Design Review Subcommittee has been added. The pathway access for the Workforce Housing buildings is of particular importance.

\_\_\_\_ c. **Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.**

**Finding:** The proposed street layout has been designed as established in the PUD and Large Block Plat process. Direct access will be provided via Warm Springs Road via a new roundabout placed at the intersection of Flower Drive. The existing accesses to the site will be abandoned, including the existing Bald Mountain Road layout. The roundabout access will provide access to the resort, Townhouse Lane, and a realigned Bald Mountain Road. Detailed designs for the roundabout have been submitted and will require final approval from the City Council. The City Engineer has reviewed the proposed plans and does not have any significant issues with the overall layout. The new access and circulation plan was studied heavily during the PUD process, and the single main access off of Warm Springs Road via a roundabout was selected as the preferred option. This has been supported by an independent traffic study and analysis by the City Engineer.

From the proposed roundabout vehicles will now filter through the resort in order to access both Townhouse Lane and Bald Mountain Road. The private drive that will access the south side of the resort including the Event House, Ranch Homes and Estate Lots will also be accessed via the proposed roundabout and newly aligned Bald Mountain Road and Townhouse Lane.

In addition to the vehicular access, a pedestrian pathway will circulate through the entire resort and provide access to all of the residential and hotel core uses. Additional

natural, creekside and Bald Mountain Connector trails are also provided, allowing for adequate pedestrian access and circulation.

**Conclusion:** The Commission considered this standard and found that it has been met. The new roundabout at Warm Springs Road will be the main traffic circulator for the resort. Traffic will flow in and out of this intersection and connect to the resort and existing residences along Bald Mountain Road and Townhouse Lane. The road layout and proposed circulation plan conform to the approved PUD and Large Block Plat approval.

\_\_\_\_\_ d. **Parking areas have functional aisle dimensions, backup space and turning radius.**

**Finding:** A detailed parking plan for the underground garages and surface parking area has not been submitted. Parking spaces for the Townhomes and Ranch Homes, provided via garages, meet current requirements. The applicant has indicated that aisle dimension requirements will be met through the building permit submittal.

**Conclusion:** The Commission considered this standard and found that it has been met. The parking aisle dimensions and requirements for the Townhomes and Ranch Homes have been met. The parking dimensions and details for the surface parking areas have not been provided. The applicant has indicated that these aisle dimensions will be met as Chapter 17.124 of the Ketchum Zoning Code.

\_\_\_\_\_ e. **Location of parking areas is designed for minimum adverse impact upon living areas within the proposed development and minimizes adverse impact upon adjacent properties with regard to noise, lights and visual impact.**

**Finding:**

**Core Hotel Building and Workforce Housing Building**

Parking for the Core Hotel and Workforce Housing buildings will be provided via a two level sub grade garage. Three access points are provided on the western, eastern and northern sides of the garage. The service entrance will be accessed via Bald Mountain Road and is located several hundred feet from the road. The orientation of the entrance is towards the interior of the resort and will not be highly visible from neighboring properties. It is shielded from public view. A resort wing containing hotel rooms will be located adjacent to the garage entrance, but the entrance will be shielded and covered by extensive landscape screening.

The southeastern garage entrance is also located towards the interior of the Core Hotel Building and is shielded by the Workforce Housing Building. It will not be visible to adjacent properties. The entrance is also generally concealed by landscaping and the buildings above.

An additional garage entrance is located off of the arrival car court between the hotel and Townhouse Lane. The parking entrance slopes downwards and below the grade of Warm Springs Road and Townhouse Lane. It is adequately concealed by landscaping and will not be highly visible from public or private vantage points. Vehicles entering and exiting the facility via this access point will not impact other properties with regard to noise and headlight trespass.

### **WSRR Restaurant/Golf Clubhouse**

The parking area for this facility is located across Bald Mountain Road in the area designated for surface parking. The surface parking lot will be shielded by landscaping the natural topography of the site. Warm Springs Road is located on the bench above the parking lot, eliminating visibility for residences across the road. The nearest residences are to the West and are called Bald Mountain Townhomes. Plans indicate that a substantial landscape buffer will be used to shield this existing development from the parking area. The lot will be setback from the property line, further minimizing potential noise and light impacts.

### **Creek Side Event House**

No parking is located adjacent to the Events House. This facility will likely be utilized for events at the resort and parking facilities within the Core Hotel and the proposed surface parking lot will be used. Design and location of the service drive was not indicated.

### **Typical Townhome (Creek Home) and Typical Ranch Home Building**

Parking for these unit types is provided via enclosed garages. Impacts from these units should be minimal due to the large distance from other properties and limited size of the garages.

**Conclusion:** The Commission considered this standard and found that it has been met. The proposed locations for the parking areas minimize potential impacts to residences/units both inside and outside the development. Major garage entrances are oriented away from neighboring properties and surface parking is heavily buffered and screened by landscaping.

\_\_\_\_ f. **Curb cuts are located away from major intersections and off high volume roadways where possible.**

**Finding:**

### **Core Hotel Building and Workforce Housing Building**

Curb cuts for this building are located at multiple locations. An entry off of the new Warm Springs Roundabout is located at the front of the building. The underground garage has three separate entrances: one is located at the front of the building off of the porte-cochere entrance; one is located behind the workforce housing building off of the service road and one is the service entrance area located off of Bald Mountain Road. These curb cuts are positioned on low traffic roads. The service entrance area will likely receive delivery traffic. This is located on a private road off of Bald Mountain Road and traffic interference is not anticipated. Through the PUD process, the Warm Springs Road Roundabout was selected as the preferred traffic device at the entrance to the resort. It will allow traffic to flow smoothly into the resort, onto Townhouse Lane and onto Bald Mountain Road.

### **WSRR Restaurant/Golf Clubhouse**

No curb cut is indicated for this building. Parking for this building will be provided via the surface parking lot across Bald Mountain Road. Two curb cuts will be provided at each end of the parking lot. The proposed lot will hold 41 spaces. Neither curb cut is located near a major intersection. Based on the traffic study completed during the PUD process, traffic on Bald Mountain Road is not considered heavy and the proposed curb cuts should have minimal impact on traffic.

#### **Creek Side Event House**

The event house will have a service access off the private road accessing the Ranch Homes and western estate lot. This will not be for general parking and is not located near any high traffic area.

#### **Typical Townhome (Creek Home)**

The Townhomes will be accessed via curb cuts along Bald Mountain Road and the private drive to the southeast of the Core Hotel Building. The private road will is not a major thoroughfare and the proposed curb cuts will not interfere with traffic flow. There are 13 proposed townhouse garages shown to access off of Bald Mountain Road. Each garage will likely require an individual curb cut. Detailed plans for these accesses have not been provided. Bald Mountain Road is not considered a high volume street and traffic impacts should be minimal.

#### **Typical Ranch Home Building**

The Ranch Homes will be accessed via the private drive that accesses the western portion of the property located on the south side of Warm Springs Creek. Each Ranch Home is designed in a duplex configuration. Detailed plans for these curb cuts have not been designed. The private access drive will be a low volume road and impacts to traffic flow will be minimal.

**Conclusion:** The Commission considered this standard and found that it has been met. The applicant has not submitted detailed plans for driveway layouts and curb cuts, but plans do indicate where curb cuts will be required. The Core Hotel Building and Workforce Housing Building are mainly accessed via private entrances and access roads and no high volume roads will be impacted.

The surface parking lot will have two curb cuts off of Bald Mountain road and provide room for 41 parking spaces. The curb cuts are spaced at opposite ends of the parking lot and are not adjacent to any major intersections.

The Townhomes will require a significant number of curb cuts along Bald Mountain Road. Thirteen garage entrances are provided, all accessed from Bald Mountain Road. Traffic volume should not be heavy in this area and there are no major intersections adjacent to the Townhomes. The Ranch Homes will be accesses via a private road with minimal traffic.

\_\_\_\_\_ g. **Adequate unobstructed access for emergency vehicles, snow plows, garbage trucks and similar service vehicles to all necessary locations within the proposed project is provided.**

**Finding:** The proposed Road Widths meet all requirements of the Ketchum Fire and Street Departments. The dead ends at each estate lot shall provide turnaround space for emergency vehicles, as recommended by the Ketchum Fire Chief. The proposed grades and widths do not conflict with access for these types of vehicles. Final approval for emergency access will be completed at the time of building permit.

**Conclusion:** The Commission considered this standard and found that it has been met with condition. All requirements of the Ketchum Street and Fire Departments shall be met prior to building permit approval.

\_\_\_\_\_ h. **The project is designed so as to provide adequate snow storage areas or removal for snow cleared from the parking areas and roadways within the project. (50 percent)**

**Finding:**

**Block 1 – Core Hotel Area**

This portion of the development will include a mix of snow storage areas and snow melt systems. As indicated on the plans, a majority of the roads within Block 1 (Core Hotel Area) will be snow melted. This includes all of the private service/access roads as well as portions of Bald Mountain Road and Townhouse Lane. A portion of the Warm Springs Road Roundabout is also shown as snow melted. The City Engineer and Street Department recommend removing snowmelt from the roundabout and increasing the amount of snowmelt on Townhouse Lane. A condition has been added regarding this recommendation.

In addition to snowmelt, snow storage areas are shown adjacent to the roadways. A total of 30,500 square feet of snow storage areas are provided equaling 50% of the snow removal area. A total of 93,407 square feet will be snow melted. Large snow storage areas are shown along the east side of Townhouse Lane/Private Road #3. Additional snow storage is shown for the surface parking lot along Bald Mountain Road. The Commission considered these snow storage areas carefully, as they are located directly adjacent to neighboring properties along Townhouse Lane and Bald Mountain Road. Concerns were raised about the visual impacts to these properties. In addition, a heavy mix of landscaping is shown in these snow storage areas. This landscaping acts as an important buffer for neighboring properties. The applicant team indicated that the landscaping will be designed to allow for snow storage. A condition has been added requiring the applicant to provide alternate snow storage areas with final review and approval by the WSRR Design Review Subcommittee.

The applicant indicated at the Design Review Hearing that snowmelt will be provided regardless of potential hot water use from Guyer Hot Springs.

**Non Core Hotel Area**

The non core hotel area shows adequate snow storage for private roads traversing the property. Snow storage areas are adjacent to these roads and run their entire length. The Ranch Homes access road will have 65,923 sq ft of hard surface with 56,356 sq ft of snow storage area. The southeast estate lot access road will have 24,482 sq ft of hard surface with 23,364 sq ft of snow storage. Detailed snow storage areas for the Ranch Homes have not been depicted on plans. This will need to be addressed prior to building permit approval.

**Conclusion:** The Commission considered this standard and found that it has been met with conditions. Snow storage for Ranch Homes shall be addressed prior to building permit approval. In addition, with regard to landscaping, the proposed snow storage areas adjacent to Townhouse Lane and the surface parking lot shall be reviewed in detail by the WSRR Design Review Committee. The applicant shall address concerns regarding visual impacts associated with snow storage and impacts and landscape buffering with regard to these snow storage areas. Alternate snow storage areas shall also be identified and reviewed and approved by the Warm Springs Ranch Design Review Subcommittee.

**17.96.090(B)(5) LANDSCAPE QUALITY:**

a. **Substantial landscaping is to be provided, which is in scale with the development and which provides relief from and screening of hard surfaces. Total building surface area and street frontage will be considered when determining whether substantial landscape is being provided. (Landscaping shall be defined as trees, shrubs, planters, hanging plants, ground cover and other living vegetation).**

**Finding:** The applicant has provided several landscape plan documents. As a whole, the project has been broken down into several categories of landscape areas. These include areas that will be maintained as wetlands, creek and ponds; golf course and an event area; existing and proposed cottonwood and willow areas; existing and proposed Aspen mix forests; existing and proposed coniferous forests; proposed riparian areas and transitional areas. Areas directly adjacent to development are generally labeled as transitional areas. This includes a majority of the Core Hotel Area except along Warm Springs Creek. Areas directly adjacent to the proposed Ranch Homes and Estate Lots are also labeled as transitional areas. These transitional areas are defined as enhanced areas and will be designed with a mix of native and native compatible plants. They will be planted in locations where different portions of the project abut each other and neighboring properties. This will create a buffer between uses. Plants in these transitional zones will include Deciduous Trees, Fruit Trees, Conifers; Shrubs; Evergreen Shrubs; Vines/Groundcover and Annuals/Bulbs. Specific species are listed on sheet L-02 of the design review plans. It is important to note that specific sizes and locations of plantings have not been called out. This will need to be addressed prior to building permit approval. A condition has been added with respect to final landscaping approval.

Buffering of the Core Hotel Area will be extremely important. A roadway buffer proposed along Townhouse Lane between the road and neighboring properties is called out. Tree and shrub massing with natural retaining walls will be utilized to provide buffering. A Warm Springs Road buffer is proposed and will include a mix of coniferous and deciduous trees to buffer the roadway. Boulder and stone retaining walls will also be buffered from view with this landscaping mix. In addition to these buffer zones, the landscape plan shows a heavy amount of plantings surrounding the parking structure and surface parking lot. Green roofs for the Workforce Housing Building, Core Hotel Building and Townhomes will also be utilized. The townhomes, workforce housing building and Core building are all generally surrounded by plantings. In addition, the enhancement of the riparian and natural areas within the development will provide more substantial buffering than currently exists.

**Conclusion:** In general, the proposed landscape plan calls for substantial buffering, especially in critical areas along Townhouse Lane and Warm Springs Road. These buffer areas are important in mitigating impacts on neighboring properties. In addition, the enhancement of natural and riparian areas will further buffer the golf course and Ranch Homes. The Commission considered this standard and found that it has been met with a condition. The final landscaping plan with locations and sizes of planting called shall be reviewed and approved by the WSRR Design Review Sub-Committee.

\_\_\_\_\_ b. **Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and compliment the neighborhood and townscape. Consideration should be given to the use of native, drought-resistant plant materials.**

**Finding:** The applicant has provided several landscape plan documents. As a whole, the project has been broken down into several categories of landscape areas. These include areas that will be maintained as wetlands, creek and ponds; golf course and event area; existing and proposed cottonwood and willow areas; existing and proposed Aspen mix forests; existing and proposed coniferous forests; proposed riparian areas and transitional areas. Areas directly adjacent to development are generally labeled as transitional areas. This includes a majority of the Core Hotel Area except along Warm Springs Creek and the areas directly adjacent to the proposed Ranch Homes and Estate Lots. These transitional areas are defined as enhanced areas and will be designed with a mix of native and native compatible plants. They will be planted in locations where different portions of the project abut each and neighboring properties. Plants in these transitional zones will include Deciduous Trees, Fruit Trees, Conifers; Shrubs; Evergreen Shrubs; Vines/Groundcover and Annuals/Bulbs. Specific species are listed on sheet L-02 of the design review plans.

In addition, the applicant has indicated that the golf course will feature a mix of cultivated grasses such as Kentucky and Bent as well as native grasses found naturally in the area. Native areas will also feature a mix of drought tolerant plants native or compatible to the area. Staff suggests conditioning the final approval of the landscape plan. The final mix of plantings shall be reviewed and approved by the WSRR Design Review Subcommittee. In addition all species considered to be invasive and not permitted to grow within the state are not permitted.

**Conclusion:** The proposed species for each zone of landscaping are appropriate for this area. Species are generally native to this area, compatible to this climate and drought tolerant. Refer to sheets L-01 and L-02 of the Landscape Plans for a complete list of proposed plantings. The Commission considered this standard and found that it has been met with condition. Spotted Knapweed shall be removed from the landscaping palette and the final planting palette shall be reviewed by the WSRR Design Review Subcommittee.

\_\_\_\_\_ c. **The preservation of existing significant trees, shrubs and important landscape features (mapped in accordance with Site Design, Paragraph 1) shall be encouraged.**

**Finding:** The applicant has provided both a master landscape plan separated into different zones and a trees preservation plan. Both documents call out areas that will be preserved or generally maintained. The tree preservation plan and analysis shows that the highest concentration of tree removal will be in the Core Hotel Area. Other smaller groupings of trees will be removed throughout the development where homes, pathways and the golf course will be constructed. Substantial stands of trees will be preserved along the edges of the property as well as along Warm Springs Creek. Some areas are indicated as having trees preserved if possible, likely depending on the affects of stream restoration and overall development. In general, the applicant is making significant efforts to maintain natural vegetation when possible.

**Conclusion:** The Commission considered this standard and found that it has been met with condition. The applicant shall retain the services of a certified arborist when removing or preserving existing trees.

\_\_\_\_\_ d. **Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate shall be encouraged.**

**Finding:**

The applicant has provided several landscape plan documents. As a whole, the project has been broken down into several categories of landscape areas. These include areas that will be maintained as wetlands, creek and ponds; a golf course and event area; existing and proposed cottonwood and willow areas; existing and proposed Aspen mix forests; existing and proposed coniferous forests; proposed riparian areas and transitional areas. Areas directly adjacent to development are generally labeled as transitional areas. This includes a majority of the Core Hotel Area except along Warm Springs Creek and the areas directly adjacent to the proposed Ranch Homes and Estate Lots. These transitional areas are defined as enhanced areas and will be designed with a mix of native and native compatible plants. They will be planted in locations where different portions of the project abut each and neighboring properties. This will create a buffer between uses. Plants in these transitional zones will include Deciduous Trees, Fruit Trees, Conifers; Shrubs; Evergreen Shrubs; Vines/Groundcover and Annuals/Bulbs. Specific species are listed on sheet L-02 of the design review plans. It is important to note that specific sizes and locations of plantings have not been called out. This will need to be addressed prior to building permit approval. A condition has been added with respect to final landscaping approval.

Buffering of the Core Hotel Area will be extremely important. A roadway buffer proposed along Townhouse Lane between the road and neighboring properties is called out. Tree and shrub massing with natural retaining walls will be utilized to provide buffering. A Warm Springs Road buffer is proposed and will include a mix of coniferous and deciduous trees to buffer the roadway. Boulder and stone retaining walls will also be buffered from view with this landscaping mix. In addition to these buffer zones, the landscape plan shows a heavy amount of plantings surrounding the parking structure and surface parking lot. Live Green roofs for the Workforce Housing Building, Core Hotel Building and Townhomes will also be utilized. The townhomes, workforce housing building and Core building are all generally

surrounded by plantings. In addition, the enhancement of the riparian and natural areas within the development will provide more substantial buffering than currently exists.

**Conclusion:**

In general, the proposed landscape plan calls for substantial buffering, especially in critical areas along Townhouse Lane and Warm Springs Road. These buffer areas are important in mitigating impacts on neighboring properties. In addition, the enhancement of natural and riparian areas will further buffer the golf course and Ranch Homes. The Commission considered this standard and found that it has been met with a condition. The final landscaping plan with locations and sizes of planting called shall be reviewed and approved by the WSRR Design Review Subcommittee.

**17.96.090(B)(6) ENERGY DESIGN:**

\_\_\_\_\_ a. **Consideration shall be given to proper solar orientation within the project. Recognition shall be given to the solar benefits of adjoining properties. (A sun chart as a means of understanding the solar possibilities and limitations shall be encouraged)**

**Finding:**

**Core Hotel Building and Workforce Housing Building**

The Core Hotel Building will impact solar access in the surrounding area, but because of required upper floor setbacks/size limitations as established in the tent height diagram, impacts will be minimized substantially. The Core Hotel Building will be setback substantially from surrounding neighborhoods and properties. In addition, the circular nature of the building will also provide better solar access for both the building and adjacent properties. A detailed solar analysis was completed through the PUD process, and layout and requirements of the tent height diagram help maintain solar access for the surrounding area. Solar access of the building has been considered as well. The south facing portion of the building has excellent solar exposure and heavy glazing on each level is utilized. The upper floors of the building are especially designed for advanced solar access, as they are heavily exposed to sunlight and feature significant amounts of glazing.

The workforce housing building is much smaller in scale and will also have excellent solar exposure from the south. The building is setback substantially from neighboring properties and should have minimal impacts on solar exposure.

**WSRR Restaurant and Creek Side Event House**

Both of these buildings utilize heavy glazing and appear to have excellent solar access. The Creek Side Events House is most heavily glazed and features a series of skylights. Neither of these buildings will impact neighboring properties with regard to solar access.

**Townhomes (Creek Homes) and Ranch Homes**

The Townhomes feature a venting skylight system that provides natural light and air circulation depending on the season. In addition, the southern facades of these buildings are heavily glazed and should have good solar exposure. The Ranch Homes are heavily glazed with large second story window elements oriented for proper solar gain. They are not located in close proximity to any neighboring properties and should not impact solar exposure.

**Conclusion:** The Commission considered this standard and found that it has been met. Consideration has been given to solar orientation for buildings within the development and neighboring properties. The setback and height limitations established for the Core Hotel Building help minimize solar impacts to surrounding properties and other buildings within the development.

**17.96.090(B)(7) PUBLIC AMENITIES:**

\_\_\_\_\_ a. **Pedestrian amenities are encouraged for all projects and shall be required for commercial uses. Amenities may include, but are not limited to benches and other seating, kiosks, telephone booths, bus shelters, trash receptacles, restrooms, fountains, art, etc. The use of "Ketchum Streetscape Standards" shall be encouraged.**

**Finding:** Public amenities include the following:

- New public access trail along Warm Springs Creek running the length of the property. Trail will include two seating areas. A public beach area will also be provided pending state and federal approval.
- A pathway that circulates throughout the entire resort which connects to the existing Warm Springs Road multi-use path
- A new natural trail running through the golf course and riparian areas
- Future connections to potential new Bald Mountain trail
- New bus shelter along Warm Springs Road

**Conclusion:** The Commission considered this standard and found that it has been met. Pedestrian amenities are provided. A new trail network will be constructed with public access and connections to existing and future trails.

**17.96.090(B)(8) GREEN BUILDING:**

\_\_\_\_\_ a. **Consideration shall be given to green building features within the project. Recognition shall be given to projects that achieve the United States Green Building Council's LEED Certification or earn the Environmental Protection Agency's Energy Star Label. Projects are encouraged to consider energy conservation, indoor air quality, water use, location, waste reduction, recycling, and use of sustainable construction materials.**

**Finding:** As required through the Development Agreement, the applicant is required to provide information regarding green design and eco-conscious development being incorporated into the development of the project. In addition to the stream restoration and preservation of a significant amount of mature vegetation, the applicant has included a "Eco-Conscious Checklist" highlighting green elements of the project that the project team has either "Committed to Doing" or "Seriously Considering". This list broken up into the following categories:

*Sustainable Sites; Water Efficiency; Energy and Atmosphere; Materials and Resources; Indoor Environmental Air Quality; Innovation and Design Process; Living Climate Interiors; Energy Efficiency; Setting Benchmarks and Measurement*

In light of this comprehensive list, City Staff met with the Ketchum Community Development Corporation (KCDC) Energy Solutions Team in order to provide a thorough evaluation. During this evaluation the Energy Solutions Team and staff focused on items designated as “Seriously Consider” and highlighted those items that both groups felt should be changed to “Commit to Doing”. Please see Attachment G “Eco-Conscious Checklist”. Items that are “seriously considered” that the Energy Solutions Team and staff feel are vital to a sustainable project have been highlighted. Staff recommended requiring these highlighted items be changed to “Commit to Doing”, as they are essential elements of a green and eco-conscious resort. A condition has been added requiring the applicant to come before the Commission at a later date to outline in more detail the eco-conscious elements of the project. This discussion shall focus on energy use, water use, commissioning and the eco-conscious checklist.

**Conclusion:** The Commission considered this standard and found that it has been met with condition. A condition has been added requiring the applicant to come before the Commission to consider eco-conscious elements of the project in more detail in addition to more detailed discussion of water use, energy use and commissioning.

**FLOODPLAIN OVERLAY DISTRICT**  
**WATERWAYS EVALUATION STANDARDS**

**WATERWAYS DESIGN REVIEW BACKGROUND/ANALYSIS**

- 1) Elements of the development that required waterways design review approval include the following:
  - Stream Restoration and Stream Bank Stabilization: The overall restoration of this section of Warm Springs Creek required initial City approval and in addition to approval from IDWR, FEMA, the EPA and the Army Corps of Engineers. A detailed plan for this restoration has been submitted. This plan has been reviewed by an outside consultant with experience and background in stream restoration work. See attachment E.
  - New vegetation within riparian areas and 100 Year Floodplain will need review.
  - Two new bridges: one new vehicular bridge and one new pedestrian bridge will be constructed over Warm Springs Creek. Each bridge will completely span the 100 Year Floodplain limits. Both will be located within the 25 ft riparian setback.
  - The southeast estate lot is located with the proposed 100 Year Floodplain. Plans indicate that the proposed building envelope will not be located within the proposed 100 Year Floodplain. A portion of the lot will be filled bringing the building envelope for the site out of the 100 Year Floodplain.
  - The driveway access to the southeastern estate lot will not be located within the proposed 100 Year Floodplain.
  - Based on the proposed 100 Year Floodplain resulting from the stream restoration, no habitable residential/commercial space will be constructed within the 100 Year Floodplain. No portions of the golf course are located within the 100 Year Floodplain.
  
- 2) The following are standards taken directly from Chapter 17.88 of the Ketchum Zoning Code pertaining to development in the floodplain and stream restorations:
  - *17.88.050.D.5. Prior to issuance of any floodplain development permit, the property owner or his or her authorized agent shall acknowledge by executed written affidavit that said property is located within the 100-year floodplain as defined herein and that a violation of the terms of this article shall cause the city to seek legal remedies.*
  - *17.88.060.D.4 Alteration Of Watercourses:*
    - a. *Notify adjacent communities and all state agencies with jurisdiction over the special flood hazard areas identified in subsection 17.88.050A of this article and/or with jurisdiction over the corresponding watercourse, river, stream or tributaries prior to any alteration or riprapping, or relocation of a watercourse, and submit evidence of such notification to the federal insurance administration.*
    - b. *Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.*

- 3) Please see Attachment E “Comments from Trent Stumph”. Due to its inherent complexity and importance to the overall success of the project, the City has had an outside consultant, Trent Stumph with Sawtooth Environmental Consulting LLC, review the proposed stream restoration plan. In addition, Trent Stumph has also reviewed the project in light of the waterways design review standards and made recommendations for conditions of approval. His recommendations and analysis were included in the staff analysis for the waterways design review standards. Generally, his analysis found that the goals and methods outlined in the proposed stream restoration are acceptable. He has recommended several conditions of approval which will ensure proper permitting, quality control and follow up monitoring. His recommendations were incorporated into the initial staff report and these findings of fact.

### **17.88.060(E) WATERWAYS DESIGN REVIEW:**

\_\_\_\_ 1. **Preservation or restoration of the inherent natural characteristics of the river and creeks and floodplain areas. Development does not alter river channel.**

**Finding:** The submitted environmental plan dated October 2009 has a thorough description of the history and current conditions of Warm Springs Creek. The report explains how prior alteration (within the last 60 years) to the creek has eliminated aquatic habitat, side channels, a greater flood-carrying capacity of the site, riparian vegetation including a cottonwood forest, and wildlife habitat. The Report also emphasizes that there is not a great deal of natural vegetation remaining on the flat portions of the site, but does point out the existing cottonwood forest on the south portion of the lot and remnant patches and thin bands along the creek upstream from the former restaurant.

#### Stream Restoration

The proposed Warm Springs Creek stream restoration/enhancement project is designed to improve existing degraded stream conditions by reconfiguring the stream and floodplain to create a naturally appearing, naturally functioning, self-maintaining and self-sustaining stream corridor and to enhance aquatic and riparian habitats while improving floodplain function and stream bank stability within the given constraints of the existing and proposed land uses. Page 20 of the updated Environmental Report, dated April 29, 2008, has a through description of the history and current conditions of Warm Springs Creek. The report explains how prior alterations (within the last 60 years) to the creek have degraded aquatic habitat, eliminated side channels, reduced flood-carrying capacity within the site, removed riparian vegetation, and degraded wildlife habitat. The proposed restoration/enhancement applications will require significant alterations to the stream channel to achieve goals and objectives. Proposed alterations include:

- Selective in-stream alterations; sculpting pools, riffles, runs and glides;
- Incorporating large woody materials and boulders to direct flows and restore in-stream habitat structure and function
- Bank sloping and enhancement; slope stream banks and adjust/remove existing riprap to improve riparian function and habitat benefits

- Floodplain alterations; selectively excavate to widen and lower floodplain to improve function and habitat benefits

The project is designed to accommodate the physical, practical and regulatory site constraints. Proposed work associated with the stream restoration project will be conducted in accordance to the applicable local, state and federal regulations and approval (Idaho Department of Water Resources, U.S. Army Corps of Engineers and Idaho Department of Environmental Quality). Accepted best management practices (BMP's) and construction phasing will be utilized to ensure natural resource protection, resource conservation and regulatory compliance. The proposed restoration project will create a significant amount of site disturbance during the construction phases but over time, will work to reestablish and restore the structural and functional elements associated with the degraded Warm Springs Creek project reach, providing long term benefits for fish and wildlife. The proposed development will alter the river channel and change the current characteristics of this portion of stream. In light of the history and alterations that have occurred and the overall channelization and degradation of the stream, the proposed alteration will bring the stream closer to it's original form and meets the intent of this standard.

#### Floodplain Alteration

As indicated is sheet S-4 of the Stream Restoration Plan, the 100 Year Floodplain will be altered substantially from its current state. A new 100 Year Floodplain Boundary has been proposed and will require approval from FEMA. The applicant has proposed an estate lot in the southeast corner of the property. This area is currently located in the 100 Year Floodplain. Plans indicate that the approved building envelope will not be located within the new boundaries of the proposed 100 Year Floodplain along with a portion of the driveway access. This appears to be the only area with that type of alteration in the 100 Year Floodplain. The applicant has stated that the building envelope will be taken out of the 100 Year Floodplain through the use of fills and also as a result of the overall stream restoration. The Commission considered the impacts of such fills and found it to be acceptable considering the overall improvement in flood carrying capacity resulting from the stream enhancement. In addition, the applicant team stated at the hearing that the proposed fill will not negatively affect floodplain areas downstream.

#### Re-vegetation

The Applicant proposes to re-vegetate the riparian zone with a twenty-five foot (25') wide area on the existing north and with a fifty foot (50') wide area on the south side. A landscape palette has been submitted. This palette includes a general mix of cottonwood, willows and aspen forest mixes along the river. In addition, the applicant has submitted a detailed chart with plant species specified by zone. A wide variety of grasses, shrubs and forbs will be utilized both in the riparian areas and 100 Year Floodplain. The Applicant proposes to re-vegetate the riparian areas within their property that are in essence the waterfront portion of other people's properties. This is of great benefit to the creek, specifically if trees are planted, and could be a contentious issue (from property owners who want to maintain their view of the creek). It will be important for the City to evaluate this part of the proposal and to be specific to those areas with any approved landscape plans and/or conditions of approval. The

Environmental Consultation states that the Applicant has been working closely with the neighbors and intends to continue that relationship.

### Bridges

The Applicant also proposes to construct two (2) new bridges (one for vehicles and one for pedestrians) for access to the south side of the property. The Applicant proposes that the bridges will span the mean high water mark and the floodplain. This is an important component to minimize impacts up and down stream and to hopefully, eliminate future needs for bank stabilization around the bridge. These bridges will need to receive approval from the appropriate state and federal agencies (IDWR, Army Corps and Idaho Department of Environmental Quality). The bridge proposed for vehicular travel will provide access to one home and for maintenance vehicles for a section of the golf course. The construction of the bridge will likely cause short-term impacts to the stream. The vehicular bridge is proposed for access to one lot and the south portion of the golf course. Elevations of the bridges have been provided in both the stream restoration plans and architectural/civil plan. Plans show the bridges spanning the riparian areas of the creek.

**Conclusion:** The Commission considered this standard and found that it has been met with condition. As outlined in the PUD approval and Development Agreement, the applicant is required to complete a stream restoration of Warm Springs Creek. As a result of years of channelization and reduction in riparian habitat, the current condition of the creek is considered degraded. The proposed stream alteration plan will improve the overall habitat and stream quality and also increase riparian habitats and growth. The stream will be altered to a more natural form. None of the proposed stream alteration is proposed in order to provide for development of buildings or structures. All proposed structures are located outside of the newly established 100 Year Floodplain. The southeast estate lot will be located within the 100 Year Floodplain, but the approved building envelope will not. The southeast estate lot will be accessed by a driveway which may have a bridge and/or culvert to optimize flood conveyance around the lot's building envelope. The driveway, bridge/culvert and building envelope will be constructed to be above the proposed 100 Year Flood Elevation and therefore beyond the proposed 100 Year Floodplain. This was reviewed by the Planning and Zoning Commission and found to be acceptable due to the overall impacts of the Stream Restoration and enhancement of flood carrying capacity.

\_\_\_\_ 2. **Preservation of riparian vegetation and wildlife habitat, if any, along the stream bank and within the required minimum twenty-five (25) foot setback or riparian zone.**

**Finding:**

Restoration application objective is to preserve, enhance and minimize disturbance to high-value habitat and resources. Existing native riparian vegetation will be retained and new riparian landscape materials will be installed within the 25-foot (25') setback zone, and select existing trees will be removed. A condition has been added requiring the applicant to submit a detailed riparian vegetation plan, outline Best Management Practice to preserve existing

riparian vegetation and define clearing limits for vegetation within the riparian zone(s) (with reference to Reach 5.0, Sections 5.1 & 5.2) for approval prior to commencement of work.

#### South Portion of Property

The south portion of the lot currently contains a cottonwood riparian forest and other riparian vegetation along the Creek. This vegetation and the habitat for wildlife will be affected by the proposed estate lot and golf course (Holes 6-9). The estate lot has a building envelope that is proposed within a clearing. It appears that there are only a few trees that would need to be removed for the house, but a portion of the forest would also need to be removed for the driveway. The golf course would require further removal of the existing vegetation. In addition to removal of habitat, the development within the south site would disturb existing wildlife that currently utilizes the site. The Applicant proposes to preserve as much of the vegetation as possible and also proposes to require only native vegetation around the estate lot and to minimize the turf areas for the golf. In addition, a number of Blue Spruce Trees have been planted in this portion of the lot. These plantings are not appropriate for floodplain areas and will need to be removed and replanted onsite and outside of the floodplain. The Applicant does a commendable job trying to balance the ecological needs of the site with the economical desires of the development.

#### West Portion

The Applicant proposes to preserve as much of the existing riparian vegetation as possible. The Applicant proposes to construct a foot trail for passive recreation along the Warm Springs Creek with portions meandering through the 25 ft riparian setback. This pathway location was approved through the PUD and Development Agreement. A tree preservation plan has been provided indicating which trees will be preserved and which will not. The plan also indicates areas where trees will be preserved if possible. In general, the western portion of the lot will have a majority of the existing trees preserved, especially those along the Creek and in riparian areas. Trees to be removed are generally located in areas of development for villas and the golf course.

#### North side

There is little riparian vegetation within the north portion of the property. The Tree Conservation Plan shows that majority of the vegetation on the north side will be removed. The proposed hotel and townhomes are proposed to be constructed right up to the twenty-five foot (25') setback line. Trees along this portion of riparian area are indicated as being preserved if possible. Regardless, the applicant has submitted a detailed stream restoration plan that indicates these areas will be preserved or if replanted, will be replanted with native vegetation.

#### Construction

The Applicant has submitted construction mitigation plan with a detailed description of dewatering, erosion and silt control. The plan also indicates that a certified arborist and landscape architect will be retained for consultation on tree removal, tree relocation and tree preservation and protection. A Storm Water Pollution Prevention Plan (SWPPP) will be

submitted with the building permit application detailing use of silt fencing, waddles and other mitigation techniques. The mitigation plan indicates that the stream restoration plan created by GeoEngineers will be coordinated with the construction team.

**Conclusion:** The Commission considered this standard and found that it has been met with the conditions regarding restoration and vegetation management within the riparian area. The preservation of riparian vegetation has been considered. Plans indicate that existing riparian vegetation will be preserved to the greatest extent possible with the intent of optimizing the long-term ecological balance of the stream and riparian corridor. In addition, the stream restoration will increase the overall riparian habitat and areas currently lacking riparian vegetation will be restored. The applicant will mitigate construction impacts through a SWPPP plan which will be required with the building permit submittal.

\_\_\_\_ 3. **No development other than development by the City of Ketchum or development required for emergency access shall occur within the twenty-five (25) foot riparian zone with the exception of approved stream stabilization work. The Planning and Zoning Commission may approve access to property where no other primary access is available. Private pathways and staircases shall not lead into or through the riparian zone unless deemed necessary by the Planning and Zoning Commission.**

**Finding:** The applicant proposes two new bridges, a paver or boardwalk trail system and a stream restoration project, all which will cause development within the twenty-five foot (25') riparian zone. The stream work requires approval as a stream stabilization project and is reviewed within this staff report. A vehicular bridge will need to be constructed to access one home site and a portion of the golf course. No other primary access exists for the south portion of the development. Both the new vehicular bridge and pedestrian bridge will span the 100 Year Floodplain but will be located within the 25 ft riparian zone. These bridges are permitted through the approved PUD and Development Agreement. The creekside trail in the riparian Zone to the north of Warm Springs Creek is permitted through the PUD approval. This pathway is a public trail providing access to the creek and will have two creek seating areas. Plans indicate that the bridges and pathway will be constructed to have minimum impacts on the riparian areas.

**Conclusion:** The Commission considered this standard and found that it has been met. As approved through the PUD and Development Agreement, the applicant is permitted to construct the two additional bridges with landings in the riparian setback. In addition, the applicant is permitted to construct a creekside trail that will be accessed by the public.

\_\_\_\_ 4. **Plan and time frame are provided for restoration of riparian vegetation damaged as a result of the work done.**

**Finding:** The applicant states that all stream restoration work will be completed during construction of Phase One of the project. Vegetation reclamation will occur during and immediately following the completion of the restoration project. The project will commence as soon as the project has been approved by the applicable regulatory agencies, in-stream restoration project work will not take place from April 1 to July 15 in accordance with Idaho Department of Fish and Game regulations to protect salmonid spawning. Staff recommends a

condition that the applicant submits a detailed riparian vegetation plan, outline Best Management Practice to preserve existing riparian vegetation and define clearing limits for vegetation within the riparian zone(s) for approval prior to commencement of work.

**Conclusion:** The Commission considered this standard and found that it has been met with the condition that a detailed riparian vegetation plan be submitted prior to building permit approval.

\_\_\_\_ 5. **New or replacement planting and vegetation includes plantings that are low-growing and have dense root systems for the purpose of stabilizing stream banks and repairing damage previously done to riparian vegetation. Examples of such plantings include: red osier dogwood, common choke cherry, service berry, elder berry, river birch, skunk bush sumac, beb's willow, drummond's willow, little wild rose, gooseberry, and honeysuckle.**

**Finding:** A detailed riparian vegetation plan has not been submitted. However, preliminary plan specifications include native riparian plants: Black cottonwood (predominant riparian tree species in the Wood River Valley drainages), Quaking aspen, Mountain Alder, willows, woods rose, elder berry, common choke cherry, Currant, gooseberry, red osier dogwood, Rush and Sedge herbaceous species.

**Conclusion:** The Commission considered this standard and found that it has been met with the condition that a detailed riparian vegetation plan be submitted prior to building permit approval for review and approval by the WSRR Design Review Subcommittee.

\_\_\_\_ 6. **Landscaping and driveway plans to accommodate the function of the floodplain to allow for sheet flooding. Flood water carrying capacity is not diminished by the proposal. Surface drainage is controlled and does not adversely impact adjacent properties including driveways drained away from paved roadways. Culvert(s) under driveways may be required. Landscaping berms are designed to not dam or otherwise obstruct floodwaters or divert same onto roads or other public pathways.**

**Finding:** A portion of the private driveway to the southeastern estate lot and the southeastern estate lot itself will be constructed within the limits of the existing 100 Year Floodplain. The applicant has indicated that the existing 100 Year Flood depths in this area are minimal; generally less than one-half to one foot deep. Plans do show the driveway and building envelope for this estate lot as being out of the proposed 100 Year Floodplain. The southeast estate lot will be accessed by a driveway which may have a bridge and/or culvert to optimize flood conveyance around the lot's building envelope. The driveway, bridge/culvert and building envelope will be constructed to be above the proposed 100 Year Flood Elevation and therefore beyond the proposed 100 Year Floodplain. This will be accomplished through the use of fills and as a result of the overall stream enhancement. Grading plans have not been submitted for this portion of roadway.

**Conclusion:** The Commission considered this standard and found that it has been met. The Commission found that the proposed fill for the driveway and estate lot is acceptable. The overall stream enhancement will result in an improved flood carrying capacity. The applicant has also stated that the proposed stream enhancement and revisions to the 100 Year Floodplain will result in an improved flood carrying capacity.

\_\_\_ 7. **Impacts of the development on aquatic life, recreation, or water quality upstream, downstream or across the stream are not adverse.**

**Finding:** Construction of the project infrastructure, buildings and restoration applications will need to be in compliance with federal (Clean Water Act - Section 309) and state water quality regulatory requirements. Bridges are designed and will be built to span the floodway and floodplain in order to avoid and/or limit adverse impacts to the stream system. The applicant should address how the project will ensure water quality protection during construction phases and future operations with regards to surface water runoff, landscape management and the use of pesticides, herbicides and fertilizers.

**Conclusion:** The Commission considered this standard and found that it has been met with conditions regarding compliance with federal and state requirements and the maintenance of restored riparian vegetation in perpetuity.

\_\_\_ 8. **Building setback in excess of minimum required along waterways is encouraged.**

**Finding:** The Applicant proposes a riparian zone of twenty-five feet (25') (which matches the City's requirement) on the plat and a riparian zone of fifty feet (50') (which matches the County's requirement) on the landscape plan. The west end buildings along the south side of Warm Springs Creek are far in excess of the minimum required. The southeast estate lot has a fifty foot (50') setback. On the north side, the Core Hotel Building and town homes are proposed to be constructed at the minimally required twenty-five foot (25') required setback. The applicant has submitted a preliminary construction mitigation plan which considers the stream restoration and potential impacts to Warm Springs Creek. A final construction mitigation plan is required to be submitted with the building permit.

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

\_\_\_ 9. **The bottom of the lowest floor in the floodplain is a minimum of one (1) foot above the Base Flood Elevation (100 Year Floodplain).**

**Finding:** No Buildings or living space is proposed within the newly proposed 100 Year Floodplain. This standard does not apply.

**Conclusion:** The Commission considered this standard and found that it does not apply.

\_\_\_ 10. **The back fill used around the foundation in the floodplain provides a reasonable transition to existing grade, but is not used to fill the parcel to any greater extent.**

**Finding:** No homes or structures are proposed within the proposed 100 Year Floodplain. The southeastern estate lot is located within the proposed 100 Year Floodplain. The building envelope for this lot will be taken out of the 100 Year Floodplain as a result of filling and the overall stream restoration.

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

\_\_\_ 11. **Driveways comply with effective Street Standards; access for emergency vehicles has been adequately provided for.**

**Finding:** Access to the southeast estate lot requires a portion of the private access drive and future driveways be located within the existing 100 Year Floodplain. The proposed construction/grading and stream enhancements will remove the driveway(s) from the proposed 100 Year Floodplain. The location of the private access drive has been permitted through the PUD and Large Block process and meets the requirements of the Ketchum Fire Department. Specific driveway plans for the southeastern estate lot have not been submitted and will require approval at the time of building permit.

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

\_\_\_ 12. **Landscaping or revegetation conceals cuts and fills required for driveways and other elements of the development.**

**Finding:** A landscape master plan has been submitted which indicates that all vegetation within the development will be preserved, or if removed, will be replanted with native or native compatible vegetation. The landscape master plan calls out several different planting zones that cover the entirety of the development. In addition, riparian areas will be restored and replanted, increasing the overall diversity of plantings. No areas within the development will be left disturbed or bare.

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

Landscape plans indicate that all disturbed areas will be landscaped according to the landscape mater plan contained on sheet L-01 of the design review plans.

\_\_\_ 13. **(Stream Alteration) The proposal is shown to be a permanent solution and creates a stable situation.**

**Finding:** The proposed stream restoration applications are designed to improve existing degraded stream conditions by reconfiguring the stream and floodplain to create a naturally appearing, naturally functioning, self-maintaining and self-sustaining stream corridor and to enhance aquatic and riparian habitats while improving floodplain function and stream bank stability within the given constraints of the existing and proposed land uses. With the goal of the proposed project being to restore the degraded stream reach to a naturally functioning, self-sustaining stable stream system. If the project is implemented with accepted best management practices (BMP's) and construction phasing to ensure natural resource protection, resource conservation and regulatory compliance, and is constructed as designed, the project should create a stable stream channel that works to reestablish the general structure, function and dynamic of a self-sustaining stream system.

**Conclusion:** The Commission considered this standard and found that it has been met with condition 7.a.

\_\_\_ 14. **(Stream Alteration) No increase to the 100-year floodplain upstream or downstream has been certified by a registered Idaho engineer.**

**Finding:** Required "No Rise" Certification was not included within the project materials submitted for Waterways Design Review for the proposed Warm Springs Creek stream restoration/enhancement project. However Idaho Department of Water Resources requires a

“No Rise” certification as a condition of approval (Item: 7g) on the Joint Application for Permits for stream alteration projects. In addition, the applicant has indicated that the overall flood carrying capacity of the site will be increased as a result of the stream restoration work.

**Conclusion:** Staff recommends that a condition of approval require “No Rise” Certification from a licensed engineer in the State of Idaho. The Commission considered this standard and found that it has been met with conditions.

\_\_\_\_ 15. **(Stream Alteration) The recreational use of the stream including access along any and all public pedestrian/fisherman’s easements and the aesthetic beauty is not obstructed or interfered with by the proposed work.**

**Finding and Recommendation:** The proposed project will restore the degraded stream reach to a naturally functioning, self-sustaining stable stream system, in doing so recreational use and aesthetic values should be enhanced. Listed benefits associated with the proposed restoration applications include improved conditions for: access, fishing, swimming and active uses, passive uses and improved aesthetic values. In addition, the Commission recommends installation of a beach area adjacent to the resort where one is indicated on the plans. This recommendation is dependent on state and federal approval. The Commission considered this standard and found that it has been met.

\_\_\_\_ 16. **Wetlands are not diminished.**

**Finding:** Jurisdictional wetlands have been identified on the site. The Environmental Report states (pg 30) that wetlands will be protected from development, that residential structures will be set back a minimum of seventy-five feet (75’), and that jurisdictional wetlands will be protected and managed in accordance with federal regulations and permitting requirements. The Updated Report, dated April 29, 2008, states that portions of the wetlands will be “excavated in order to regain hydraulic connectivity between the stream and floodplain and to appropriately manage flooding. These impacts will be offset by reestablishing wetlands in these exact locations, increasing hydraulic connectivity to the reclaimed wetlands, enhancing wetland complexity, and by reestablishing the historic cottonwood/willow corridor along the majority of the project reach. Disturbances to riparian vegetation will be mitigated by increasing the amount, extent and diversity of the existing riparian areas”

**Conclusion:** A condition of approval has been added requiring that wetland resources not be diminished and/or degraded by the proposed site alterations, and that a follow-up analysis of the impacted wetland resources be performed after the project is completed to ensure wetland resources have been reclaimed and/or enhanced to a pre-disturb condition. The Commission considered this standard and found that it has been met with conditions regarding wetland restoration.

\_\_\_\_ 17. **(Stream Alteration) Fish habitat is maintained or improved as a result of the work proposed.**

**Finding:** Stated project objective is to: “Enhance Stream and Riparian Habitat to Sustain Healthy Fishery; Enhance Wild Fishery On Site and in Neighboring Stream Reaches, Create Diverse and Complex In-Stream Habitat for a Full Life Cycle of Fish - *Pools, Riffles, Runs, Glides, Bars, Rock and Wood Habitat Structures, Riparian Vegetation, Complete Aquatic Food Chain,*

*Cool Water (Shade, Geothermal Water/Heat Extraction)*. Proposed improved fish habitat benefits include: holding water, rearing habitat, cover and refuge, food sources, and spawning habitat. If the project is implemented with accepted best management practices (BMP's) and construction phasing to ensure natural resource protection, resource conservation and regulatory compliance, and is constructed as designed, the project will improve water quality, riparian vegetation and fish and wildlife habitat.

**Conclusion:** The Commission considered this standard and found that it has been met with the condition that the submitted BMP's are adhered to. See condition 7.a listed under "Waterways Design Review Conditions of Approval".

\_\_\_\_ 18. **(Stream Alteration)** The proposed work is not in conflict with the local public interest, including, but not limited to, property values, fish and wildlife habitat, aquatic life, recreation and access to public lands and waters, aesthetic beauty of the stream and water quality.

**Finding:** The proposed stream restoration is designed to improve degraded stream conditions by reconfiguring the stream and floodplain to create a naturally appearing, naturally functioning, self-maintaining and self-sustaining stream corridor and to enhance aquatic and riparian habitats while improving floodplain function and stream bank stability within the given constraints of the existing and proposed land uses. Proposed project applications meet the restoration needs within this ecosystem. It is believed that the proposed restoration applications and treatments are based on accepted principles, processes and practices of stream corridor restoration, and will work to best achieve the stated goal and objectives.

**Conclusion:** The Commission considered this standard and found that it has been met with the condition that the project follow the proposed BMP practices. See condition 7.a and 7.d listed under "Waterways Design Review Conditions of Approval".

\_\_\_\_ 19. **(Stream Alteration)** The work proposed is for the protection of the public health, safety and/or welfare such as public schools, sewage treatment plant, water and sewer distribution lines and bridges providing particularly limited or sole access to areas of habitation.

**Finding:** The project entails the restoration and enhancement of existing degraded stream conditions within the designated project reach and will not have anticipated impacts to public health, safety and/or welfare.

**Conclusion:** The Commission considered this standard and found that it has been met with conditions. See the conditions listed under 7.d under "Waterways Design Review Conditions of Approval".

**MOUNTAIN OVERLAY DISTRICT  
EVALUATION STANDARDS**

**MOUNTAIN OVERLAY DESIGN REVIEW BACKGROUND/ANALYSIS**

- 1) This Mountain Overlay (MO) Design Review pertains specifically to development within this overlay. Development within the area designated as MO includes construction of a golf cart path on the hillside above the development. For the purposes of the WSRR, the Mountain Overlay District is defined as areas with slope greater than 25%, not including several bench areas exempted through the PUD process. The WSRR PUD findings of fact require that the design of this portion of golf cart path be reviewed according to the MO Standards.
- 2) The portion of golf cart path subject to MO Design Review runs along the south side of Warm Springs Creek and is cut into the lower slope of Bald Mountain. The portion of pathway under review is located on the south facing side of the slope. The length of the pathway located on slope greater than 25% is approximately 300 ft. This number is not exact, as the precise portion of pathway within the designated MO (area of 25% slope or greater) is not depicted.
- 3) Current plans for the golf cart path are not highly detailed. Due to the sensitive nature of the steeply sloped hillside and potential impacts to view corridors, more detailed plans will be required for review by the WSRR Design Review Subcommittee. Plans will be required to show precise locations of the golf cart path, illustrate the heights and designs for the required retaining walls and a visual analysis of hillside impacts. More detailed re-vegetation plans will also be considered. These more detailed documents by the WSRR Design Review Subcommittee prior to building permit approval to ensure that the pathway meets the standards provided into Chapter 17.104 Mountain Overlay District. See the Mountain Overlay Condition of Approval under "Conditions".

**17.104.070(A) MOUNTAIN OVERLAY:**

YES            1.        **There is no building on ridges or knolls which would have a material visual impact on a significant skyline visible from a public vantage point entering the City or within the City. Material, as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this Ordinance.**

**Finding:** A proposed golf cart path cart is the only development proposed within the MO District. Plans indicate that the path will be built on a steep hillside of Bald Mountain providing access to the southeastern portion of the golf course. The pathway is not proposed on a ridge or knoll and will be built into the heavily forested mountainside. A thorough visual analysis of the proposed pathway has not been provided. Plans indicate that the pathway will be cut into the hillside preserving down slope vegetation and minimizing hillside impacts. The applicant will be required to submit a more thorough visual analysis of the pathway prior to the WSRR Design Review Subcommittee.

**Conclusion:** There is no building on ridges or knolls. The Commission considered this standard and found that it has been met with condition. Detailed plans showing potential impacts to

views from public vantage points have not been provided. A condition has been added requiring more detailed plans and future review by the WSRR Design Review Subcommittee.

YES            2.        **Building, excavating, filling and vegetation disturbance on hillsides which would have a material visual impact visible from a public vantage point entering the City or within the City is minimized. Material, as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this Ordinance.**

**Finding:** The proposed pathway is located on the lower slopes of Bald Mountain and will traverse the toe of the slope. Plans indicate that the proposed bench design will minimize impacts to the hillside and that existing vegetation below the pathway will be preserved. Significant cuts will be required along with retaining walls. Detailed grading plans have not been submitted. The applicant has indicated that all disturbed areas requiring grading will be restored to natural conditions.

**Conclusion:** Plans indicated that a bench design with retaining walls will be utilized for the proposed cart path. This plan appears to minimize visual impacts and required re-grading. Disturbed areas will be restored to natural conditions. The Commission considered this standard and found that it has been met with condition. Detailed plans showing potential impacts to views from public vantage points have not been provided. A detailed grading plan has not been provided. A condition has been added requiring more detailed plans and future review and final approval by the WSRR Design Review Subcommittee.

\_\_\_\_            3.        **Driveway standards as well as other applicable standards contained in Street Standards Chapter 12.04 are met.**

**Finding:** No driveways are proposed within the Mountain Overlay Zoning District. A golf cart path is proposed in the Mountain Overlay. The path will traverse the mountain slope and will be built as a bench in the hillside. Detailed grading plans for the pathway have not been developed.

**Conclusion:** The Commission considered this standard and found that it has been met with condition. No driveway is proposed within the Mountain Overlay. A condition has been added requiring the golf cart path to meet all requirements of the City Engineer.

\_\_\_\_            4.        **All development has access for fire and other emergency vehicles to within 150 feet of the furthest exterior wall of any building.**

**Finding:** No building is proposed within the Mountain Overlay.

**Conclusion:** The Commission considered this standard and found that it does not apply.

\_\_\_\_            5.        **Significant rock outcroppings are not disturbed.**

**Finding:** Significant rock outcroppings exist above the slope outside of the project boundaries. These outcroppings will not be disturbed. Potential rock outcroppings exist in the location of the path, but are not highly visible. These should not be disturbed and shall be reviewed by the WSRR Design Review Subcommittee.

**Conclusion:** The Commission considered this standard and found that it has been met. Potential rock outcroppings exist where the path is located. The WSRR Design Review Subcommittee shall review the golf cart path final design.

\_\_\_           **6.       Uniform Building Code (UBC) and Uniform Fire Code (UFC) and Ketchum Fire Department requirements are met.**

**Finding/Conclusion:** All requirements of the Ketchum Building and Fire Departments shall be met through the building permit process for the entire project. The adopted versions of the IBC and IFC shall apply. No buildings are proposed within the Mountain Overlay Zoning District. The Commission considered this standard and found that it does not apply.

\_\_\_           **7.       Public water and sewer service comply with the requirements of the City.**

**Finding:** No public water and sewer service will be required for the golf cart path.  
**Conclusion:** The Commission considered this standard and found that it does not apply.

\_\_\_           **8.       Drainage is controlled and maintained to not adversely affect other properties.**

**Finding:** Drainage plans have not been provided for the golf cart path. Regardless, there are no properties directly adjacent to the cart path and drainage should not impact surrounding properties. A condition of approval will require that final designs including drainage plans shall be reviewed and approved by the City Engineer prior to building permit approval for the project. The WSRR Design Review Subcommittee will also review the final design for the golf cart path. Detailed grading and drainage plans will be submitted for review.  
**Conclusion:** The Commission considered this standard and found that it has been met with the condition that the recommendations of the City Engineer be met prior to building permit approval. In addition, the WSRR Design Review Subcommittee shall review and approved the final design for the golf cart path prior to building permit approval.

\_\_\_           **9.       Cuts and fills allowed for roadways are minimized; lengths of driveways allowed are minimized; all cuts and fills are concealed with landscaping, revegetation and/or natural stone materials. Revegetation on hillsides with a clear zone of thirty (30) feet around all structures is recommended. Said clear zone shall include low combustible irrigated vegetation with appropriate species on file with the Ketchum Planning Department.**

**Revegetation outside of this clear zone should be harmonious with the surrounding hillsides.**  
**Finding:** The golf cart path will be 10 ft in width and cut into the hillside and placed on a newly created bench. This will minimize the amount of re-grading required and set the pathway into the hillside, minimizing potential visual impacts. A retaining wall system is proposed to support the hillside above the path. The applicant has indicated that all disturbed areas will be restored to natural conditions and that all existing trees will be preserved where possible. Native plantings appropriate for the mountain hillside will be used, although a detailed plant schedule has not been submitted. Plans indicate that portions of the hillside below the pathway will remain undisturbed.  
**Conclusion:** All disturbed areas will be restored with native plantings. No roadways are proposed. The pathway will be cut into the hillside to minimize its affects and visibility. Plans indicate that all disturbed areas will be replanted with native and natural vegetation. The Commission considered this standard and found that it has been met with condition. As

detailed plans for re-vegetation have not been submitted, a condition has been added requiring more detailed plans and final review by the WSRR Design Review Subcommittee.

\_\_\_\_ 10. **There are not other sites on the parcel more suitable for the proposed development in order to carry out the purposes of this Ordinance.**

**Finding:** The proposed pathway provides a needed connection between the eastern and western sections of the golf course. Because of the location of Warm Springs Creek at the toe of Bald Mountain, the pathway cannot be located on flatter terrain without disturbing riparian areas or crossing Warm Springs Creek into the Core Hotel Area. This pathway concept was reviewed through the PUD Process. Through this process it was recommended that a more detailed review of the pathway take place during design review. As the current golf cart plans are not highly detailed at this time, additional review of the pathway by the WSRR Design Review Sub-Committee is required. More thorough visual analysis, grading plans and re-vegetation plans are also required to be submitted.

**Conclusion:** The Commission considered this standard and found that it has been met with conditions. The proposed addition is located on a suitable site. The proposed pathway will be built into the hillside to minimize visual impacts. A condition has been added requiring the portion of the golf cart path located within the Mountain Overlay be further evaluated by the WSRR Design Review Subcommittee prior to building permit approval.

\_\_\_\_ 11. **Access traversing 25% or greater slopes does not have significant impact on drainage, snow and earth slide potential and erosion as it relates to the subject property and to adjacent properties.**

**Finding:** Approximately 300 ft of the golf cart path will traverse 25% or greater slope. Directly below the pathway is Warm Springs Creek. There are no neighboring properties adjacent or within close proximity to this portion of pathway. Detailed grading plans have not been submitted for this portion of pathway. The pathway will be built into a newly cut bench which will be supported by retaining walls. A condition has been added requiring limits of disturbance fencing to be incorporated into the building permit plans for the pathway. Said fencing will need to be erected prior to commencement of construction. Because of the close proximity to Warm Springs Creek, it is also recommended that the applicant submit an erosion control plan and use silt fencing to mitigate potential impact down slope.

**Conclusion:** The Commission considered this standard and found that it has been met with condition. A condition has been added requiring the applicant to erect limits of disturbance fencing which should also include erosion control measures to protect the slopes and Warm Springs Creek below. This condition will need to be verified by the WSRR Design Review Subcommittee prior to building permit approval.

\_\_\_\_ 12. **Utilities shall be underground.**

**Finding/ Conclusion:** No utilities are required for the proposed cart path. The Utilities for the surrounding development will be underground. The Commission considered this standard and found that it does not apply.

\_\_\_\_ 13. **The development is consistent with the Ketchum Comprehensive Plan.**

**Finding:** The entire development has received PUD approval by the City of Ketchum and is subject to the PUD requirements as well the requirements found in the approved development agreement. A detailed comprehensive plan analysis was completed for the project. Overall, the development was found to be consistent with the Ketchum Comprehensive Plan. Please see the Warm Springs Ranch Resort PUD Findings dated April 7<sup>th</sup>, 2009.

**Conclusion:** The Commission considered this standard and found that it has been met. A detailed Comprehensive Plan analysis was completed during the PUD process for the site. The proposed development was found to be consistent with the Ketchum Comprehensive Plan as long as visual impacts to the hillside are minimized.

\_\_\_\_ 14. **Limits of disturbance shall be established on the plans and protected by fencing on the site for the duration of construction.**

**Finding:** Plans do not indicate limits of disturbance fencing but do indicate that impacts to the hillside will be minimized by the bench design and use of retaining walls. A condition has been added requiring limits of disturbance fencing to be incorporated into the building permit plans for the pathway. Said fencing will need to be erected prior to commencement of construction. Because of the close proximity to Warm Springs Creek, it is also recommended that the applicant submit an erosion control plan and use silt fencing to mitigate potential impact down slope.

**Conclusion:** The Commission considered this standard and found that it has been met with condition. A condition has been added requiring the applicant to erect limits of disturbance fencing which should also include erosion control measures to protect the slopes and Warm Springs Creek below. This condition will need to be verified by the WSRR Design Review Subcommittee prior to building permit approval.

\_\_\_\_ 15. **Excavations, fills and vegetation disturbance on hillsides not associated with the building construction shall be minimized.**

**Finding:** No building construction is taking place within the Mountain Overlay. A golf cart path is proposed. This will require significant excavation. The applicant intends to cut a bench into the hillside on which the pathway will sit. Plans indicate that the pathway will be 10 ft in width. Retaining walls will be used to minimize the total amount of excavation required. Plans also indicate that all disturbed vegetation will be replaced with appropriate and native vegetation. A detailed grading plan has not been submitted and full extent of excavation is not known. In general, the proposed method will work to minimize the total disturbance/excavation required.

**Conclusion:** The proposed design minimizes the amount of disturbance and will maintain down slope vegetation. Final design of this golf cart path shall be reviewed by the WSRR Design Review Subcommittee to ensure that the proposed design is effective. The Commission considered this standard and found that it has been met with condition that more detailed plans be submitted and that final design of the pathway be approved by the WSRR Design Review Subcommittee prior to building permit approval.

\_\_\_\_\_ 16. **Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.**

**Finding/Conclusion:** No significant landmarks have been identified within the Mountain Overlay portion of the property.

### **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, Waterways Design Review and Mountain Overlay Design Review Applications pursuant to Chapter 17.96, 17.88 and 17.104 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 17.96, 17.88 and 17.104 of Zoning Code Title 17.

## DECISION

**THEREFORE**, the Ketchum Planning and Zoning Commission **approves** this Design Review Application this 18<sup>th</sup> day of November, 2009, subject to the following conditions:

### **CONDITIONS:**

1. Design Review Approval is based on the 21 October 2009 Design Review Submittal, as well as information provided in conjunction with public hearings conducted the 17<sup>th</sup> & 18<sup>th</sup> of November, 2009.
2. The Design Review Approval term shall be governed by the *Development Agreement* dated August 13, 2009 between DDRM and the City of Ketchum.
3. Architectural/construction drawings submitted for a building permit(s) must conform with the Planning and Zoning Commission's conditions of approval and the WSRR Design Review Subcommittee as formalized in the *Findings of Fact and Conclusion of Laws*, and shall comply with governing ordinances pertinent to fire, health, safety, utilities, streets and civil engineering adopted by the City of Ketchum as of the date the building permit application is submitted, except as otherwise provided in the development agreement.
4. A detailed construction mitigation plan pursuant to *Resolution 785* shall be provided in addition to the 20 October 2009 plan submitted by Okland Construction. The detailed plan must be reviewed and approved by the WSRR Design Review Subcommittee, Planning and Building Departments prior to commencement of on-site excavation. The plan shall cover all portions of the site including the Mountain Overlay and Floodplain Areas.
5. The applicant shall come back to the Planning and Zoning Commission to further discuss the "eco-conscious checklist" including items highlighted in Attachment F as "Commit to Doing" and including but not limited to enhanced commissions, energy and water use/grey water reuse.
6. All service areas, garbage storage areas, satellite antennas, electrical transformers, Cable TV and HVAC equipment shall be obscured from public view by screening or location.

7. Waterways and Stream Restoration Conditions of Approval

- a) In order to mitigate impacts to vegetation, wildlife habitats/populations, waterways and wetlands, the on-site mitigation measures and best management practices outlined in the Environmental Plan date October 2009 and prepared by MPE, Inc. shall be employed.
- b) The Planning Department shall be notified prior to commencement of work and as-built drawings shall be required to be submitted upon completion of the work.
- c) Riparian landscaping installed as part of the restoration shall be maintained in perpetuity. The riparian area shall be maintained according to the current City Of Ketchum Zoning Code Ordinance.
- d) Prior to commencement of any work the following shall be completed and/or submitted to the Planning Department:
  - i. Copies of all State and Federal agency permits and approvals, including:
    - 1. Copies of notifications to the federal insurance administration, adjacent communities and state agencies regarding the special flood hazard areas indentified in Ketchum's Zoning Code § 17.88.050A.
    - 2. Copies of notification(s) to agencies or governing entities with jurisdiction in connection with alteration, restoration or relocation of a watercourse, river, stream or tributary.
  - ii. Copy of a State of Idaho licensed engineer's *No Rise Certification*;
  - iii. *A Monitoring and Maintenance Plan* quantifying performance standards and guidelines relative to maintenance relative to the proposed restoration;
  - iv. *A Riparian Vegetation Plan* in sufficient detail to include plant species, size, quantity and location within the delineated riparian zone;
  - v. *A construction mitigation plan* specific to the methods and best management practices to be incorporated to ensure protection of the riparian habitat throughout construction phasing;
- e) Mitigation measures and best management practices outlined in MPE, Inc.'s *Warm Springs Ranch Resort Environmental Plan and Tree Conservation Plan* dated October 2009 shall be applied.
- f) Blue Spruce Tees located within the southeastern portion of the lot and within the 100 Year Floodplain shall be transplanted or removed from the 100 Year floodplain.

- g) No plant species identified as “invasive” by the State of Idaho shall be included or added to the *Landscape Palette L 01 and L 02*. When found, such invasive species shall be removed and properly disposed.

8. Mountain Overlay Additional Conditions of Approval

- a) Prior to construction of the section of golf cart path located in the Mountain Overlay, limits of disturbance fencing and silt fencing shall be erected to protect both the mountain slope and Warm Springs Creek below. This shall be reviewed by the WSRR Design Review Subcommittee prior to building permit approval.
- b) The design for the golf cart path located within the Mountain Overlay District shall meet the requirements of the City Engineer. Drainage and landscaping impacts shall be considered and detailed in the building permit plans.
- c) A detailed grading plan, visual analysis and re-vegetation plan shall be submitted to the WSRR Design Review Subcommittee for review and approval prior to building permit approval. The recommendation from the WSRR Design Review Subcommittee shall include a maximum width and length for the path.

9. Additional WSRR Design Review Subcommittee Conditions of Approval

As a condition of approval the following items shall be reviewed and approved by the WSRR Design Review Subcommittee prior to building permit approval:

- a) A detailed signage master plan shall be submitted and approved prior to building permit approval. This may include off-site way-finding signs.
- b) A detailed lighting plan shall be submitted prior to building permit approval. . All lighting shall meet the requirements of the Dark Sky Ordinance and special consideration shall be given to the lighting of the Core Hotel Building with regard to neighboring properties. The lighting plan shall include all outdoor lighting including site and façade lighting.
- c) Detailed roof plans for the Core Hotel Building, Ranch Homes and Workforce Housing buildings shall be submitted with the building permit application. These plans shall show snow retention details and roof pitch directions.
- d) The final design of the proposed trail system shall be reviewed and approved by the WSRR Design Review Subcommittee with input from the Ketchum Parks Department prior to building permit approval.
- e) In addition, the following will need to be addressed by the WSRR Design Review Subcommittee prior to building permit approval: *adequate bicycle loading and unloading outside of the parking structure; design of utility transformers on-site and resolution of power upgrades off-site; Complete landscape plan for the*

*applicable phase that details species size, location and quantities; garbage and satellite screening; retaining walls design and alternate snow storage areas.*

- f) All snowmelt infrastructure within the Warm Springs Roundabout shall be reviewed and approved by the WSRR DR Subcommittee, Planning Department, Street Department and City Engineer. The extent of snowmelt at the Warm Springs Road entrance shall meet the requirements of the City Engineer and Street Department.
- 10) Due to the long duration of the project build-out, the Commission recommends that the Council amend the Development Agreement to modify selection of the Design Review Subcommittee to allow for continuity of this committee beyond the term of individual Commissioners. These appointments should be made by the City Council with a recommendation by the Commission.

Findings of Fact **adopted** this 21<sup>st</sup> day of December, 2009 and signed this ~~21<sup>st</sup>~~<sup>4<sup>th</sup></sup> day of December, ~~2009.~~  
2010. January



Rich Fabiano, Co-Chair

Or

Deborah Burns, Co Chair