



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF JANUARY 31, 2023

PROJECT: Appellation Hotel (formerly Harriman Hotel)

FILE NUMBER: P22-059 and P22-059A

APPLICATION TYPE: Design Review (P22-059A)
Development Agreement Amendment (P22-059)

PROPERTY OWNER: Harriman Ketchum Hotel, LLC (formerly Trail Creek Fund, LLC)

REQUEST: Request for an amendment to Design Review approval 08-007 and amendment to the Amended and Restated Development Agreement and subsequent development agreement amendments

LOCATION: 300 E. River Street (Ketchum Replat Blk 83 Lot 2)

ZONING: Tourist (T)

OVERLAY: Floodplain/Waterways

REVIEWER: Morgan Landers, AICP – Senior Planner

NOTICE/PROCESS: The first public hearing on the application was held on December 13, 2022. A public hearing notice for that date was mailed to all owners of property within 300 feet of the project site and all political subdivisions on October 14, 2022. The public hearing notice for that date was published in the Idaho Mountain Express the on October 19, 2022. A notice for that date was posted on the project site and the city’s website on October 19, 2022. At the December 13, 2022 meeting, the Planning and Zoning Commission continued the hearing to January 10, 2023. The January 10, 2023 hearing was continued to January 24, 2023 to allow the applicant additional time to prepare revised application materials. A public hearing was held on January 24, 2023 and continued to a special meeting on January 31, 2023.

ATTACHMENTS

- A. Revised Design Review Renderings – Dated 1/26/23

EXECUTIVE SUMMARY

At the January 24, 2023 hearing of the Planning and Zoning Commission (the “Commission”), staff indicated that most outstanding design review items had been resolved except for the following:

- Wall height and materials along Hwy 75 including around the Gateway Plaza
- Placement of balconies on the southern portion of the Leadville Ave façade
- Landscape buffer between paver terrace and riparian area
- Roof overhang above the southwest corner on the fourth floor

During the meeting, the Commissioner provided feedback on the first two items that were accepted by the applicants. The revised elevations and renderings (Attachment A) show the addition of four Juliet balconies on the Leadville Ave façade above the delivery bay entrance and the railing detail around the Gateway Plaza and the restaurant patio. The applicant has agreed with the Commission’s recommendation to further refine the landscape plan to establish an appropriate landscape buffer between the paver terrace and the riparian area with one access point to Trail Creek. Staff will craft a condition of approval to ensure this is achieved at the time of building permit application.

The outstanding issue is the request to extend the roof overhang on the fourth floor from the approved 6 feet to 18 feet. The Commission requested additional renderings to illustrate the various configurations so the Commission could determine the potential impact on the request to the building’s overall bulk and mass on the southwest corner. Attachment A provides a set of elevations and renderings that show:

- A 6-foot overhang – approved with the 2008 design review approval
- A 10-foot overhang – approved administratively by city staff in 2016
- Current Request: An 18-foot total overhang with a notched/reduced width canopy after the first 6 feet

Based on the information provided, staff believes the 10-foot overhang to be noticeable but does not significantly increase the perceived bulk and mass of the building more than the 6-foot overhang. Staff appreciates the notched concept provided by the applicant and believes this could also be a good solution. One concern staff has with the notched option is that the portion of the roof overhang past the first 6 feet is in the same general plane as the roof below which appears cluttered. If the roof overhang was 16 feet rather than the 18 feet, there may be better visual separation between the two roof forms.

STAFF RECOMMENDATION

Staff recommends the Commission review the various renderings and provide direction to staff and the applicant on the acceptable roof overhang for the southwest corner of the building. Staff will then prepare the conditions of approval, findings of fact, conclusions of law, and decisions for approval at the next Commission meeting.

Appellation | Sun Valley

KETCHUM, IDAHO

DESIGN REVIEW PRESENTATION

January 24, 2023

Update: January 26, 2023

Hornberger + Worstell

Architects and Planners
170 Maiden Lane
San Francisco, CA 94108

415.391.1080
design@hwiarchitects.com

Prepared for:
Harriman Ketchum Hotel LLC
Sun Valley, Idaho

Building Elevation Comparison - East

Harriman
Ketchum
Hotel, LLC

Hornberger
Worstell

APPELLATION
SUN VALLEY

DRP Revisions 01.26.23
Update 08.18.22
Design Review 09.14.22
Design Review Update 01.8.23

Project Name
Number 14001
Scale Not to Scale

Hornberger + Worstell
11100 NE 28th Street, Suite 100
Portland, OR 97218
www.hornbergerworstell.com

Design Review:
Elevation
Comparison:
East

A3.12

NOT FOR CONSTRUCTION

Added
4 Juliet Balconies

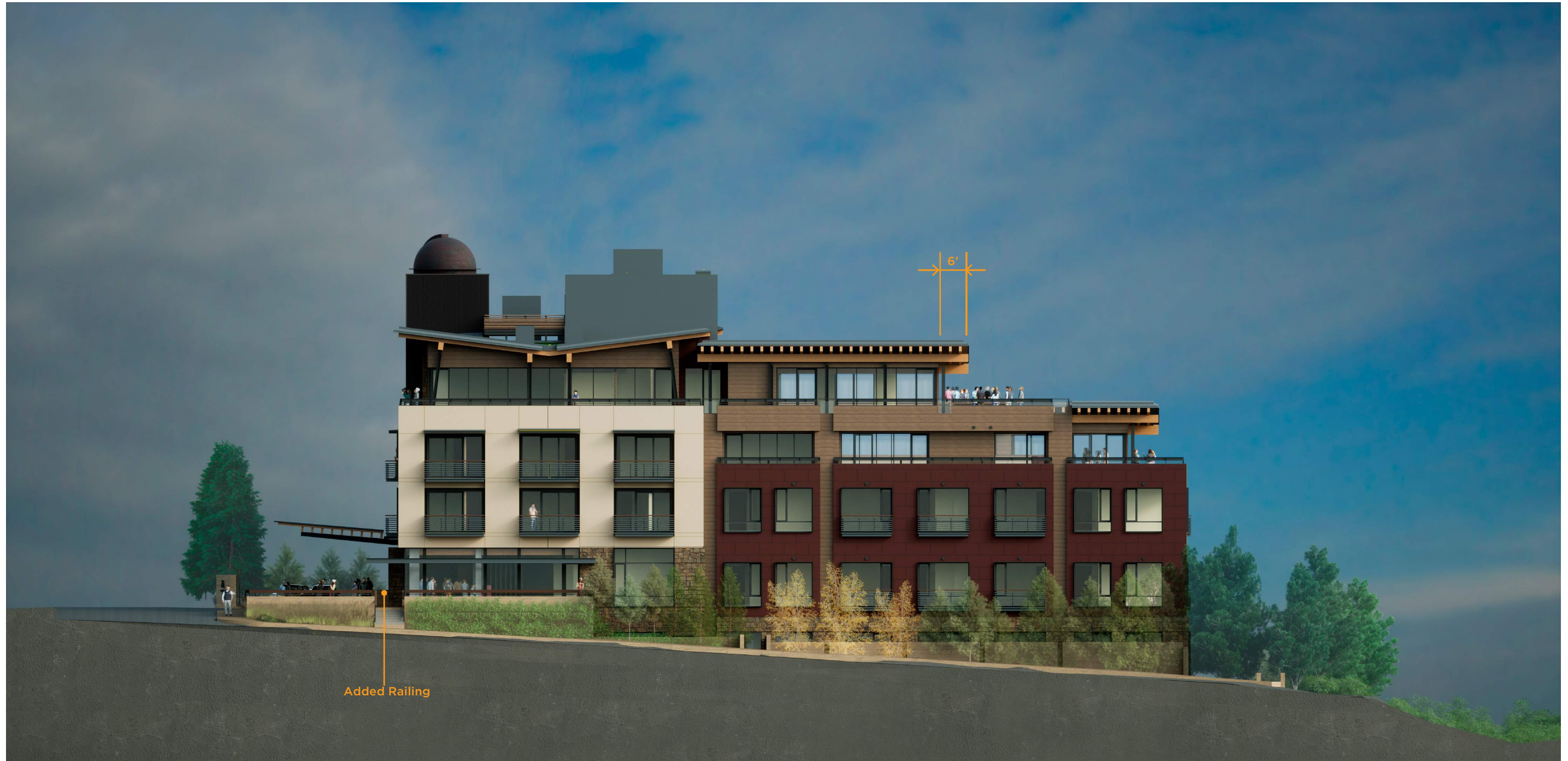


2023 DESIGN



PROPOSED 2022 APPELLATION DESIGN

West Elevation



WEST ELEVATION - 6' CANOPY OPTION

Approaching from Highway 75



WEST ELEVATION - 6' CANOPY OPTION

West Elevation



WEST ELEVATION - 10' CANOPY OPTION

Approaching from Highway 75



HIGHWAY 75 VIEW - 10' CANOPY OPTION

West Elevation



WEST ELEVATION - PROPOSED OFFSET CANOPY

Approaching from Highway



HIGHWAY 75 VIEW - PROPOSED OFFSET CANOPY



HIGHWAY75 APPROACH



WEST ELEVATION VIEW



RIVER AND MAIN