

Base Facilities Zone Coverage, Height, Setbacks

Current regulations:

(Apply to all properties in the Base Facilities Zone)

Coverage: 25%

Height: 60'

Setbacks: Individually determined

Proposed recommendations:

Zone A

(Snowpine, Rustler, Alta Lodge)
Deep Powder House

Zone B

(Goldminer's Daughter, Peruvian)

Zone C

(Shallow Shaft, Photohaus)

Coverage: 75%

75%

75%

Height: 25' above the road (SR210)
No more than 4 stories without
a physical or architectural
building step back

60'

individually determined
based on specific criteria

Setbacks: 15' from adjacent private property lines. Individually determined based on specific criteria for property lines adjacent to public lands...(all three zones)

Proposed language for setback and height criteria for Zone C

Yard Regulations (setbacks)

Because of the unique nature of topography and climatic conditions within the Town, the side, rear, and front yard requirements *shall* (this was “will”, changed it for consistency) be determined on an individual basis by the Land Use Authority.

Add: it is the intent of this ordinance to allow structures that blend with the environment, to protect and preserve the natural environment, scenic vistas and view sheds as well as view/ view sheds from adjacent properties. In making setback determinations the Land Use Authority shall consider the following elements:

- A. *Natural setting*
- B. *Relationship with other structures and open spaces*
- C. *Contour intervals and topographic features*
- D. *Access and emergency access considerations*
- E. *Snow removal and snow storage requirements*
- F. *Density and species of adjacent vegetation*
- G. *Other elements deemed appropriate to ensure that the purposes of this article are met*

Height Regulations (*basically to eliminate the recent (2009) allowance of 60’, this reverts back to the underlying definition in the FM zone from which the base facilities zone was created, with minor tweaking and adding intent*)

The unique nature of the topography, vegetation, soils, climatic and aesthetic characteristics of the canyon defy uniform regulations and require that the heights of structures be determined on an individual basis by the *Land Use Authority (was planning commission)*. *It is the intent of this ordinance to allow structures that blend with the environment, to protect and preserve the natural environment, scenic vistas and view sheds, as well as view/view sheds from adjacent properties. In making height determinations the Land Use Authority shall consider the following elements:*

- A. *Natural setting*
- B. *Relationship with other structures and open spaces*
- C. *Contour intervals and topographic features*
- D. *Height, density and species of vegetation*
- E. *Scenic vistas and sight lines*
- F. *Other elements deemed appropriate to ensure that the purposes of this article are met*

Proposed language for screening mechanicals:

Mechanical equipment, elevator penthouses and similar appurtenances defined in section 10-7-12, may be installed on the roof of buildings in the Base Facilities zone. It is the intention of this ordinance that all mechanical equipment and elevator penthouses be architecturally screened so as not to detract from the natural environment of the canyon and not to adversely affect views from neighbors or canyon visitors.

Mechanical equipment in the Base Facilities zone shall be limited to 6' above the maximum building height, and shall be architecturally screened to be aesthetically pleasing and harmonious with both the natural environment of the canyon and the base structure.

Elevator penthouses shall be limited to 8' above the maximum building height and shall be architecturally screened or painted to be aesthetically pleasing and harmonious with both the natural environment and the base structure.

Any mechanical equipment or elevator penthouses, shall be set back at least 5' from the edge of the structure or 15' from the north or south building facades.