
PCM BASE AREA

Request to Amend the 1998 Development Agreement

Planning Commission Meeting November 18, 2020



Application

To amend the [1998 Park City Mountain Resort \(PCMR\) Development Agreement \(DA\)](#), and to replace expired Exhibit D of the DA, the [1998 PCMR Base Area Master Plan Study Concept Master Plan](#), with a new Master Plan, known as the [Park City Base Area Lot Redevelopment Master Plan Study](#).



Tonight's Agenda

- 1. Revisions to Parcel B**
- 2. Building Setbacks**
- 3. Building Height**
- 4. Applicant's Presentation**
- 5. Public Comments and Planning Commission Discussion**

Planning Commission is next scheduled to meet on 12/16 for this project.



Compliance with 1998 DA

In July 2020, PC determined applicant's new site plan was a "substantive modification" to the MPD and would therefore justify review of the entire Master Plan and DA.

Although Density (# units or unit equivalents) is vested under 1998 DA, the applicant's site plan has been newly applied for and is being reviewed under the current MPD Code, and exceptions to Setbacks and Building Height have also been newly applied for and will be evaluated under the current MPD Code, and do not have to comply with the 1998 DA.



| Topic | How Reviewed | Relevant Code |
|---------------------------------------|--|---|
| Density | 1998 DA including allocation between parcels and maximum gross square footage allowance; net reduction of UE's proposed along with a shifting of density among parcels and an increase in gross square footage | 1998 DA; 2019 First Amendment to the DA |
| New Site Plan | Substantive Amendment to Exhibit D of the 1998 DA | 15-6-5(G) |
| Perimeter Setback Reductions | Newly applied for | 15-6-5(C) 15-2.16-3(C), (E), and (G) |
| Building Height Exceptions | Newly applied for | 15-6-5(F) 15-2.16-4 |
| Parking | Substantive Amendment to Exhibit K of the 1998 DA | 15-6-5(E) and comparison to mitigation in existing MPD |
| Traffic and Transportation Mitigation | Substantive Amendment to Exhibit J of the 1998 DA | Traffic and Transportation Master Plan and comparison to mitigation in existing MPD |
| Affordable Housing | Blended proposal per 2015 COA | current LMC/ Housing Resolution for parcels B-E based on employee generation; propose incorporating 23 bed deficiency but not apply new housing resolution; pending review of Housing Authority |
| Phasing Plan | Substantive Amendment to Exhibit H of the 1998 DA | 15-6-4(G)(7) requires a Phasing Plan |



Building B

Since the August meeting, the applicant has:

- removed one story of the affordable/employee housing that fronts on both Shadow Ridge and a portion of Empire Avenue,
- shifted that mass to the Lowell Avenue and Manor Way façade, which grew by one story, and
- added eight townhome style units along Empire Avenue to screen the parking garage and present a more residential façade to the neighborhood.



Setbacks

- Parcel B Empire Avenue & Shadow Ridge Road
- Parcel C Lowell Avenue & Access Road
- Parcel D Three Kings Condos & Empire Avenue
- Parcel E Snowflower & Silver King Drive



Setbacks

[LMC Section 15-6-5\(C\)1.](#) The Planning Commission may decrease the required perimeter Setback from twenty-five feet (25') for Master Planned Development Applications greater than two (2) acres to the zone-required Setback if it is necessary to provide desired architectural interest and variation.



Setbacks

The Applicant's argument is that the 1998 DA allows for the clustering of Density at the base area on Parcels A-E in order to preserve open space on the mountain and includes consideration for the MPD code allowing for reductions to the 20-foot zone setback for architectural interest and variation.



Setbacks



Building Height

- RC District Building Height is 35 feet from Existing Grade.
- The 1998 DA granted Building Height exceptions and transferred Density from the Mountain to the Base Parcels.
- The applicant has newly applied for Height exceptions for proposed site plan.

| Building Height | | | | |
|-----------------|----------------------------------|---|------------------------------|------------------------|
| Building | Maximum Building Height Proposed | Number of Stories Proposed ¹ | 1998 Maximum Building Height | 1998 Number of Stories |
| Building B | 85 | 6-stories | 85 | 6-stories |
| Building C | 85 | 6-stories | 75 | 6-stories |
| Building D | 85 | 6-stories | 65 | 5-stories |
| Building E | 85 | 6-stories | 75 | 6-stories |

Building Height

1. Does not result in increased square footage or volume over what would be allowed under the zone-required Building Height and provides desired architectural variation, unless the increased square footage or Building volume is from the Transfer of Development Credits;
2. Positioned to minimize visual impacts on adjacent Structures such as shadows, loss of solar Access, and loss of air circulation;
3. Adequate Landscaping buffering;
4. Increased Setbacks and separations from adjacent projects are proposed;



Building Height

5. Additional Building Height results in more than the minimum Open Space;
6. Compliance with Chapter 15-5, Architectural Review



Building Height

1. Applicant's argument for exceptions is that there was a Transfer of Development Credits/Density to the Base Area Parcels in the 1998 MPD and exceptions for height were granted under that site plan;
2. Applicant has positioned buildings to maintain views and has made height adjustment to minimize impacts on adjacent structures;
3. Landscape buffering;
4. Portions of the site meet the MPD required Setbacks and the applicant is offering architectural variation and set backs in the facades;
5. The applicant is meeting the Open Space Requirements;
6. Will Comply with LMC 15-5, Architectural Review requirements.



Questions

1. Is the applicant moving in the right direction with their changes and have they been responsive to earlier Planning Commission and public input?
2. Are the changes enough for the Commission to consider granting exceptions to Building Height and Setbacks?
3. What additional analysis is needed to help the Commission in its determination that that the proposal does or does not meet the applicable criteria?

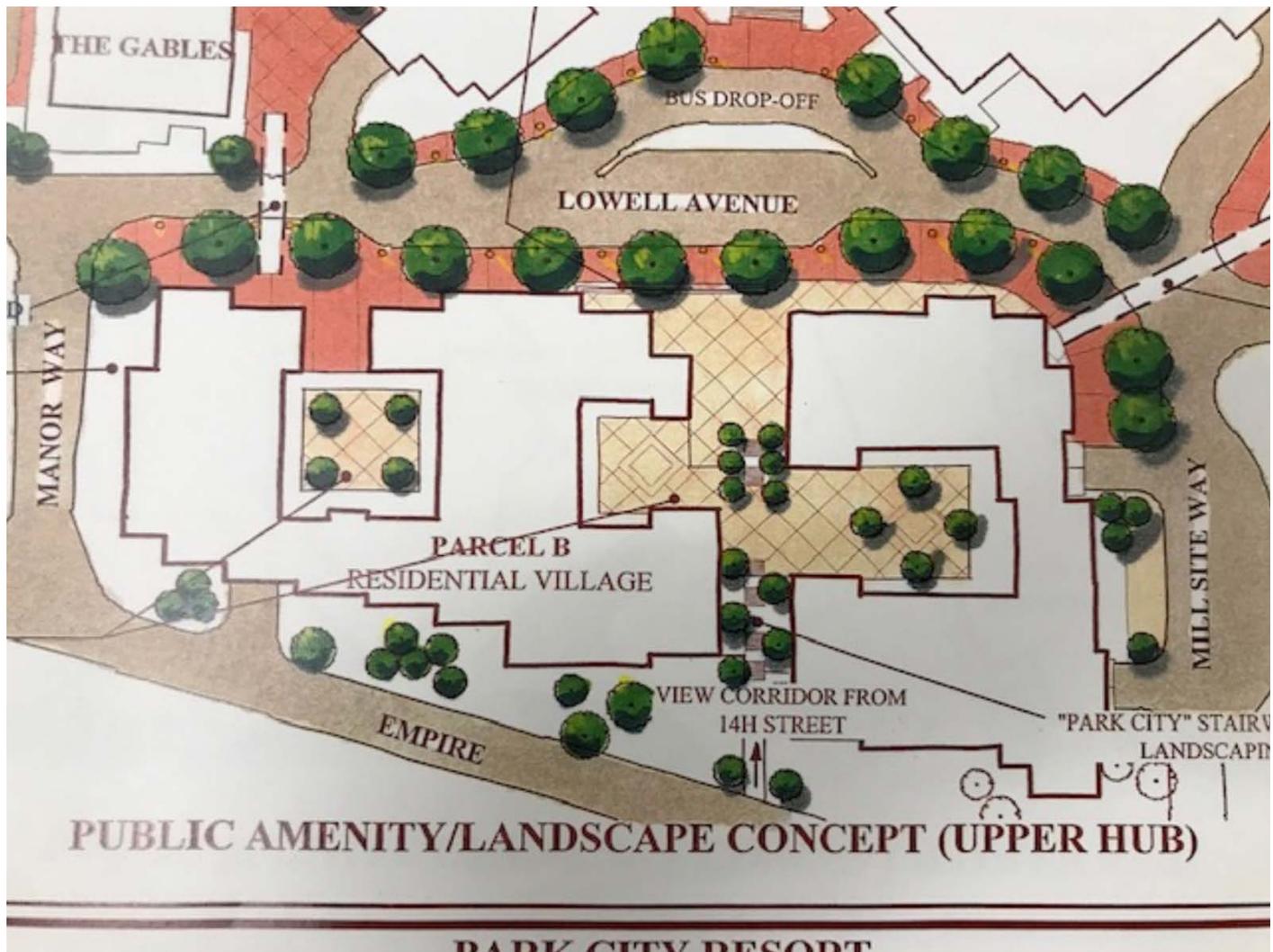


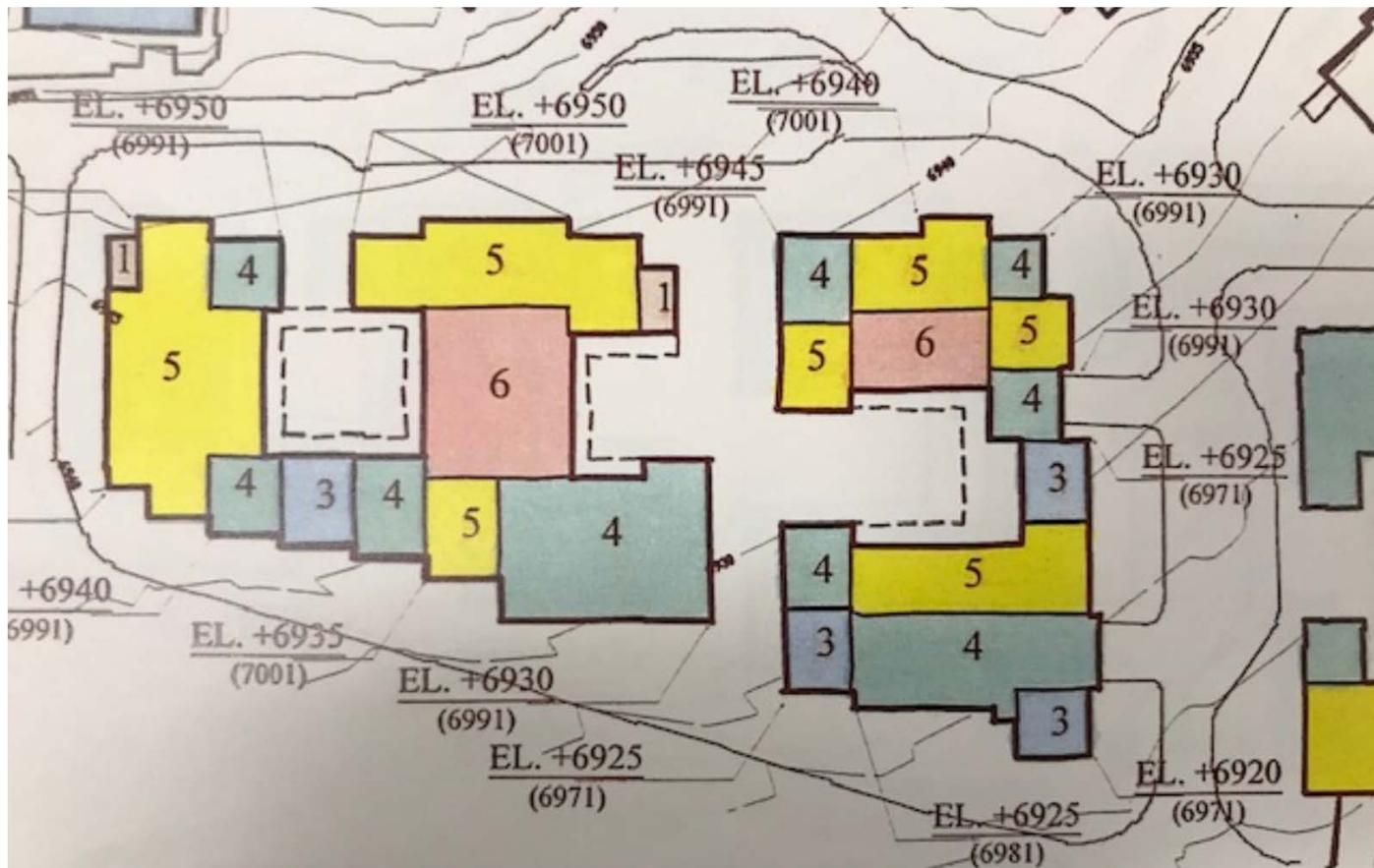
Conclusion

Staff Recommends the Planning discuss the application with a focus on Parcel B, conduct a public hearing, and continue the public hearing process to December 16, 2020.









BUILDING HEIGHT DIAGRAM FOR PARCELS A & B

