
PCM BASE AREA

Request to Amend the 1998 Development Agreement

Planning Commission Work Session and Public Hearing
April 21, 2021



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. 5:30-8:30 PM Planning Commission Work Session
 - a) Applicant's Presentation
 - b) Commission Discussion
 - i. **Setback** exceptions
 - ii. **Height** Exceptions
 - iii. Exceptions to Off Street **Parking** Requirements
2. 8:30-10 PM Public Hearing

Next meeting scheduled for **5/19/2021**

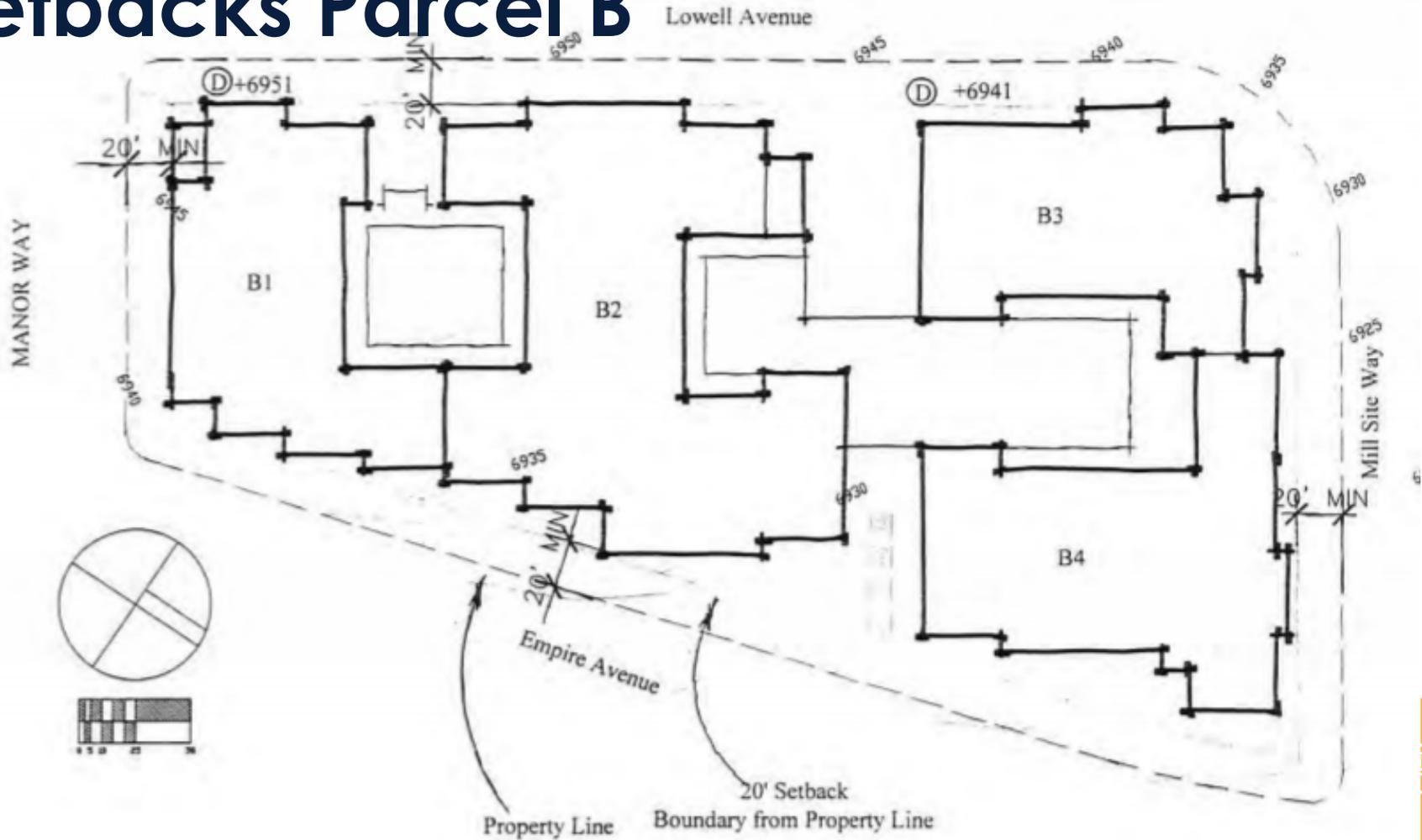


Setbacks

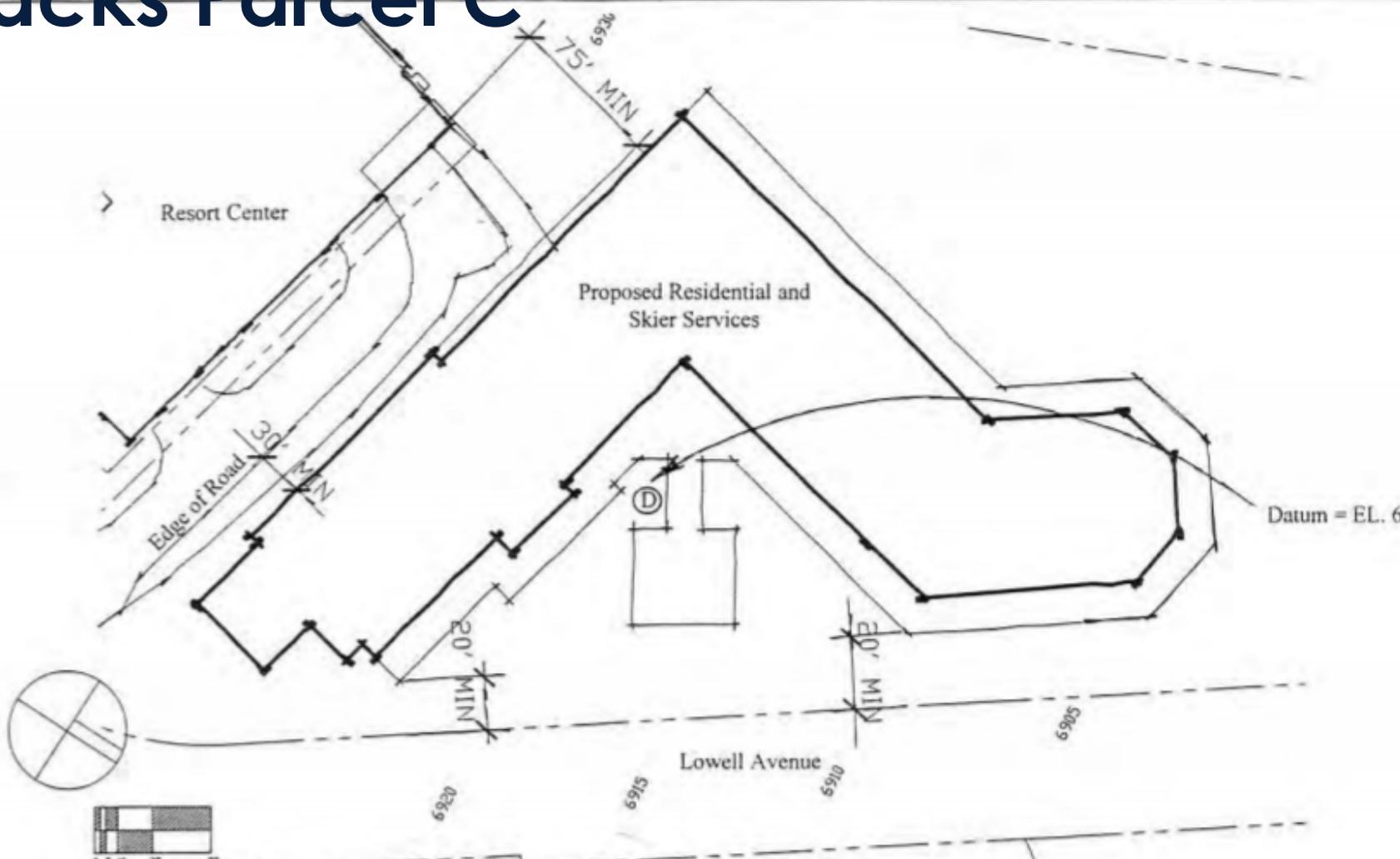
1. Does the Planning Commission find the twenty-foot (20') Setback exceptions are necessary to provide desired architectural interest and variation?
2. Does the Planning Commission find the internal setback reduction for the twenty-foot (20') Setbacks does not increase the project Density?
3. Does the Planning Commission find the internal setback reduction for twenty-foot (20') Setbacks maintains the general character of the surrounding neighborhood in terms of mass, scale, and spacing between Structures?



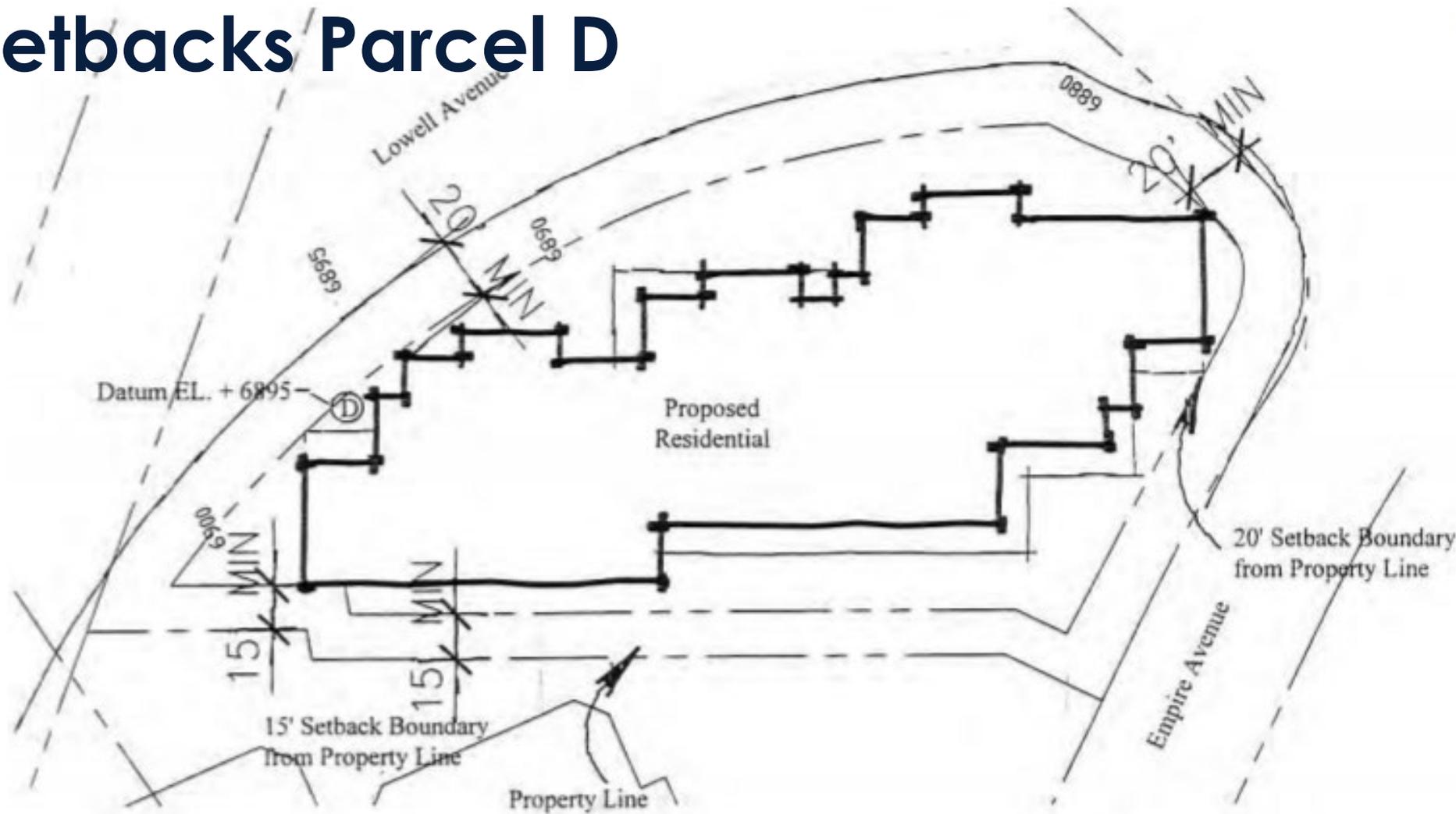
Setbacks Parcel B



Setbacks Parcel C

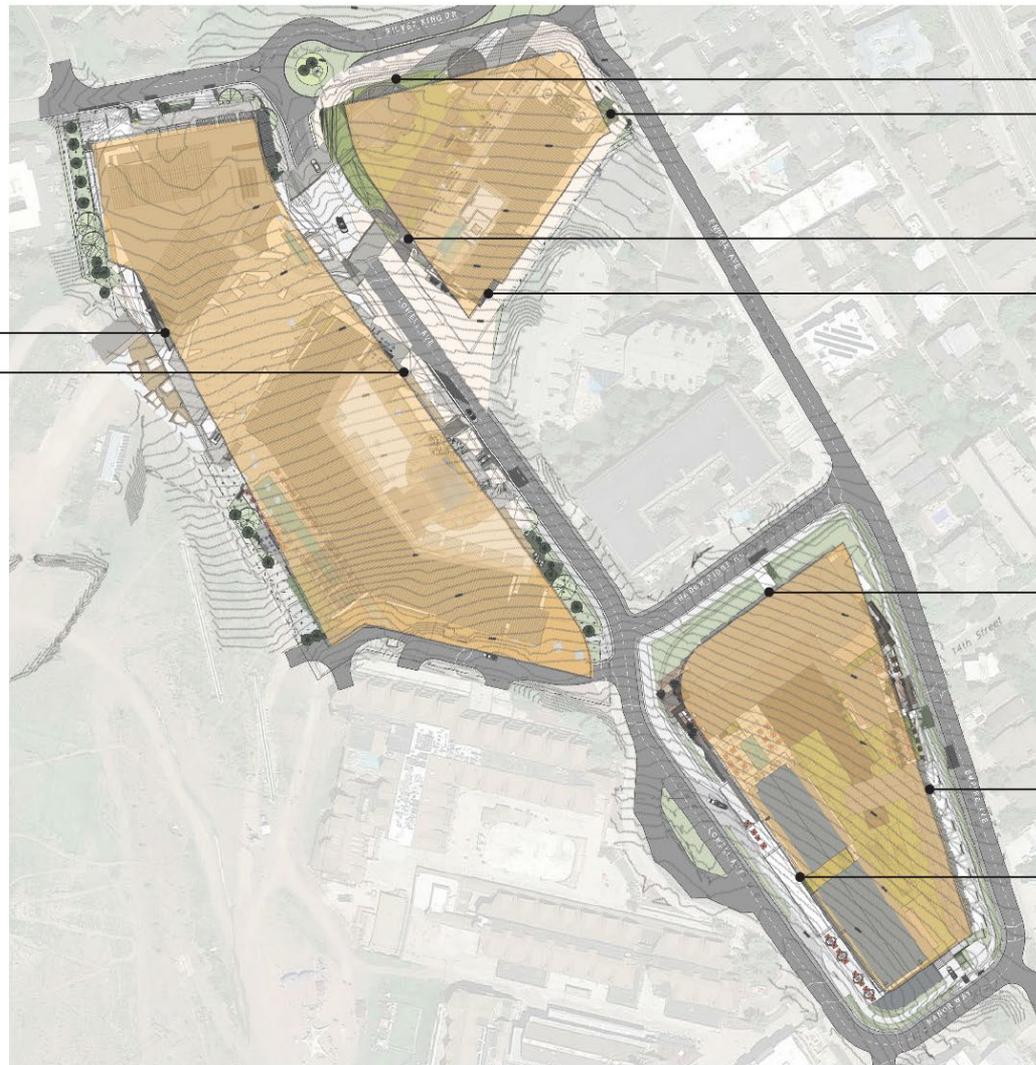


Setbacks Parcel D



Setbacks

5 ENCROACHMENT INTO 25' SETBACK



Distance to Nearest Abutter

-90' TO NEAREST ABUTTER

-50' TO NEAREST ABUTTER

-70' TO NEAREST ABUTTER



-80' TO NEAREST ABUTTER

-40' TO NEAREST ABUTTER

-100' TO NEAREST ABUTTER

-65' TO NEAREST ABUTTER

-110' TO NEAREST ABUTTER

-105' TO NEAREST ABUTTER

Open Space



PARCEL B - VILLAGE

BUILT AREA: 103,300 SF
OPEN SPACE: 49,600 SF

PARCEL C - HOTEL

BUILT AREA: 59,209 SF
OPEN SPACE: 61,338 SF

PARCEL D - CONDOMINIUMS

BUILT AREA: 34,972 SF
OPEN SPACE: 52,146 SF

PARCEL E - CONDOMINIUMS & CLUB

BUILT AREA: 36,400 SF
OPEN SPACE: 55,980 SF

EXHIBIT A PARCEL

OPEN SPACE: 496,584 SF

TOTAL MASTER PLANNED DEVELOPMENT

TOTAL BUILT AREA: 233,880 SF
TOTAL OPEN SPACE: 715,650 SF
TOTAL SF: 949,530 SF

% OPEN: 75.3%

Building Height

1. Does the Planning Commission find the exceptions to Building Height do not result in increased square footage or Building volume over what was approved in the 1997 PCMR Concept Master Plan? Does the increase in Building Height provide desired architectural variation?
2. Does the Planning Commission find buildings have been positioned to minimize visual impacts on adjacent Structures? Does the site plan mitigate potential problems on neighboring Properties caused by shadows, loss of solar Access, and loss of air circulation through building placement and setbacks? And is not more impactful than the 1997 Approvals?
3. Does the Planning Commission find there is adequate buffering with room for landscaping from adjacent Properties and Uses?



Building Height

4. Does the Planning Commission find there are increased Setbacks and separation from adjacent projects?
5. Does the Planning Commission find the additional Building Height results in more than the minimum Open Space required, and results in Open Space that is publicly accessible?
6. Does the Planning Commission find the additional Building Height is designed in a manner that provides a transition in roof elements in compliance with Chapter 15-5, Architectural Review, including the Façade Length and Variation requirements of §15-5-8?



PROPOSED RIDGE HEIGHT (SEA LEVEL): 6976'
BUILDING HEIGHT FROM NATURAL GRADE: 84'
1998 RIDGE HEIGHT ELEVATION: 6980'

PROPOSED RIDGE HEIGHT (SEA LEVEL): 6980'
BUILDING HEIGHT FROM NATURAL GRADE: 83'
1998 RIDGE HEIGHT ELEVATION: 6980'

PROPOSED RIDGE HEIGHT (SEA LEVEL): 6990'
BUILDING HEIGHT FROM NATURAL GRADE: 82'
1998 RIDGE HEIGHT ELEVATION: 6995'

PROPOSED RIDGE HEIGHT (SEA LEVEL): 7013'
BUILDING HEIGHT FROM NATURAL GRADE: 103'
1998 RIDGE HEIGHT ELEVATION: 6995'

PROPOSED RIDGE HEIGHT (SEA LEVEL): 6996'
BUILDING HEIGHT FROM NATURAL GRADE: 67'
1998 RIDGE HEIGHT ELEVATION: 6995'

PROPOSED RIDGE HEIGHT (SEA LEVEL): 6959'
BUILDING HEIGHT FROM NATURAL GRADE: 71'
1998 RIDGE HEIGHT ELEVATION: 6955'

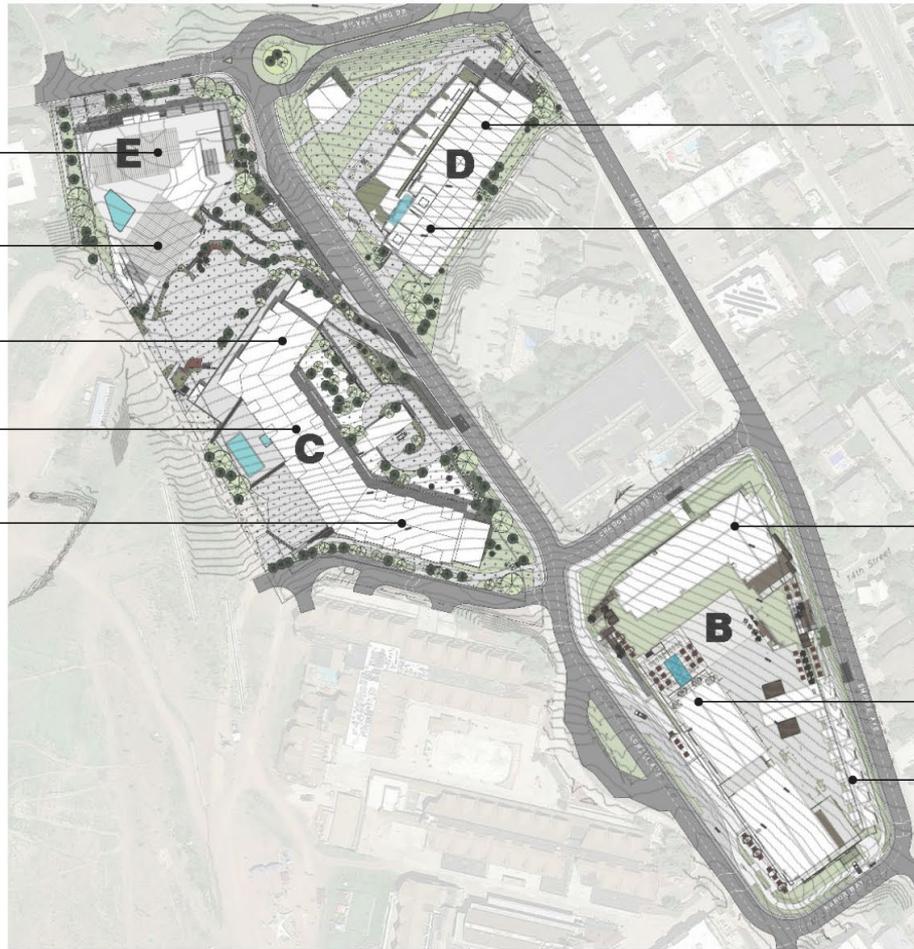
PROPOSED RIDGE HEIGHT (SEA LEVEL): 6954'
BUILDING HEIGHT FROM NATURAL GRADE: 57'
1998 RIDGE HEIGHT ELEVATION: 6955'

PROPOSED RIDGE HEIGHT (SEA LEVEL): 6999'
MAX BUILDING HEIGHT (FROM NATURAL GRADE): 75'
1998 RIDGE HEIGHT (SEA LEVEL): 7013'

PROPOSED RIDGE HEIGHT (SEA LEVEL): 7029'
BUILDING HEIGHT FROM NATURAL GRADE: 87'
1998 RIDGE HEIGHT (SEA LEVEL): 7027'

PROPOSED RIDGE HEIGHT (SEA LEVEL): 6979'
BUILDING HEIGHT FROM NATURAL GRADE: 43*
1998 RIDGE HEIGHT (SEA LEVEL): 7027'

*TOWNHOMES STEP WITH GRADE ALONG EMPIRE



OVERALL SITE PLAN - ROOF HEIGHTS



Peak Building Height Comparisons

	1998		2021		Difference
	~ Peak Ht.	Peak Elev.	~ Peak Ht.	Peak Elev.	
Parcel B	85	7027	7029	87	+ 2
Parcel C	86	6996	7013	103	+ 13
Parcel D	67	6955	6959	71	+ 4
Parcel E	84	6980	6980	84	+ 0

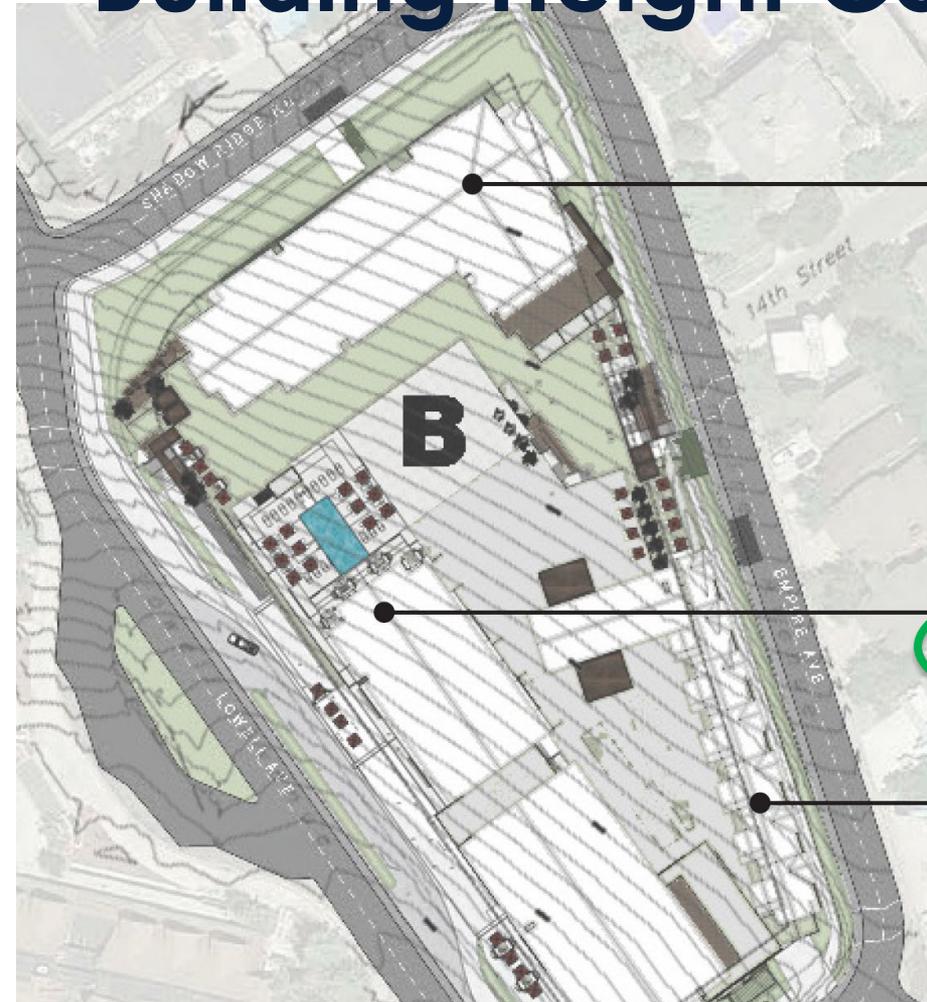


1998 Building Height

Facts Related to Building Height

1. → The RC zoning district allows for structures up to thirty-five feet (35') in height from Existing Grade. ¶
2. → Section 15-6-5(P) of the Land Management Code allows the Planning Commission to consider an increase in Building Height based upon a Site specific analysis. ¶
3. → The 1998 DA and 1997 Approvals, allowed for exceptions to Building Height, and the 2021 Master Plan is seeking exceptions to Building Height consistent with the 1997 approved plans. The 1997 Approvals allowed for the following approximate **peak** building heights as measured under the current Land Management Code: ¶
 - a. → Parcel B maximum Building Height of approximately 78 **85** feet. ¶
 - b. → Parcel C maximum Building Height of approximately 75 **86** feet. ¶
 - c. → Parcel D maximum Building Height of approximately 60 **67** feet. ¶
 - d. → Parcel E maximum Building Height of approximately 83 **84** feet. ¶

Building Height Comparisons Parcel B



PROPOSED RIDGE HEIGHT (SEA LEVEL): 6999'
MAX BUILDING HEIGHT (FROM NATURAL GRADE): 75'
1998 RIDGE HEIGHT (SEA LEVEL): 7013'

PROPOSED RIDGE HEIGHT (SEA LEVEL): 7029'
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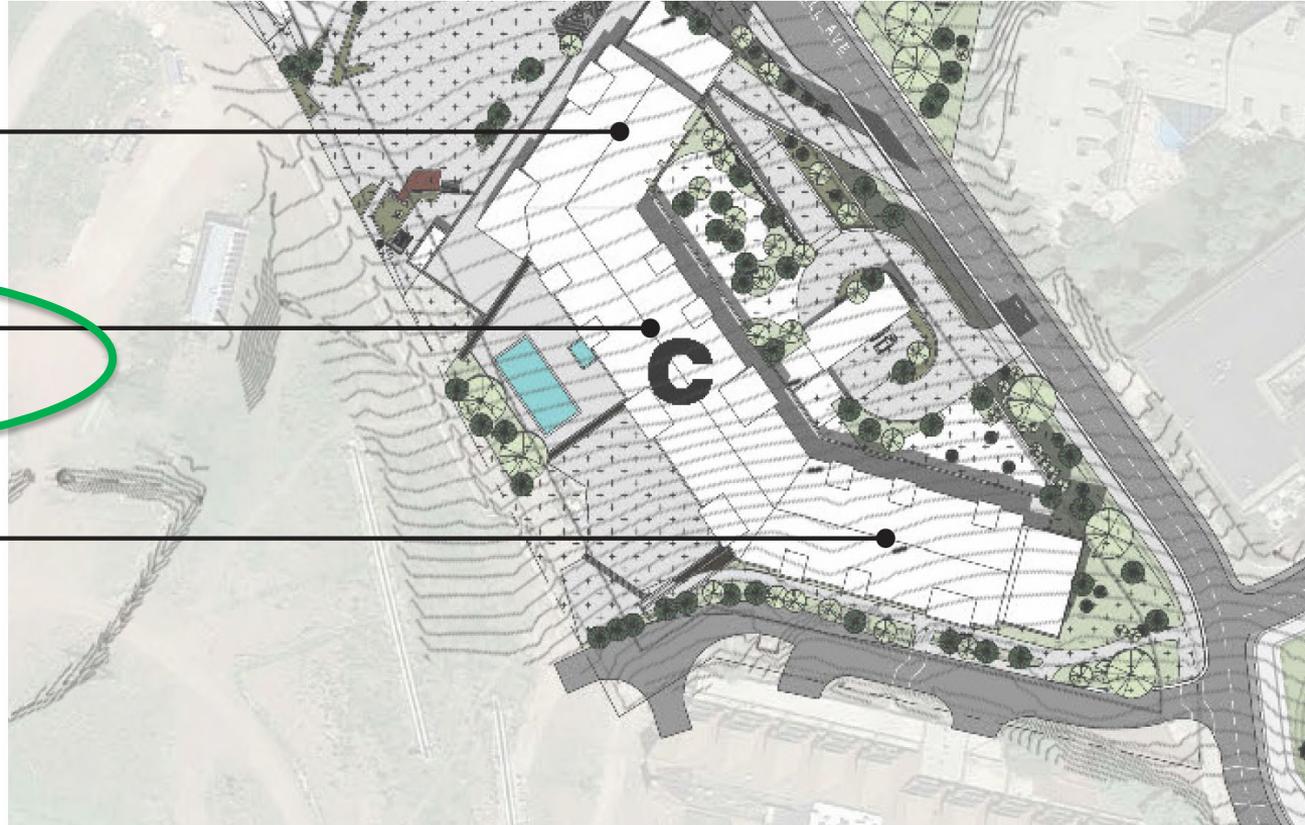
-  PITCHED ROOF ZONE
-  RECOMMENDED BUILDING ENVELOPE
-  UNACCOUNTED BUILDING HEIGHT

Building Height Comparisons Parcel C

PROPOSED RIDGE HEIGHT (SEA LEVEL): 6990'
BUILDING HEIGHT FROM NATURAL GRADE: 82'
1998 RIDGE HEIGHT ELEVATION: 6966'

PROPOSED RIDGE HEIGHT (SEA LEVEL): 7013'
BUILDING HEIGHT FROM NATURAL GRADE: 103'
1998 RIDGE HEIGHT ELEVATION: 6996'

PROPOSED RIDGE HEIGHT (SEA LEVEL): 6996'
BUILDING HEIGHT FROM NATURAL GRADE: 67'
1998 RIDGE HEIGHT ELEVATION: 6996'





- PITCHED ROOF ZONE
- RECOMMENDED BUILDING ENVELOPE
- UNACCOUNTED BUILDING HEIGHT

LOWELL AVENUE PERSPECTIVE

Building Height Comparisons Parcel D



PROPOSED RIDGE HEIGHT (SEA LEVEL): 6959'
BUILDING HEIGHT FROM NATURAL GRADE: 71'
1998 RIDGE HEIGHT ELEVATION: 6955'

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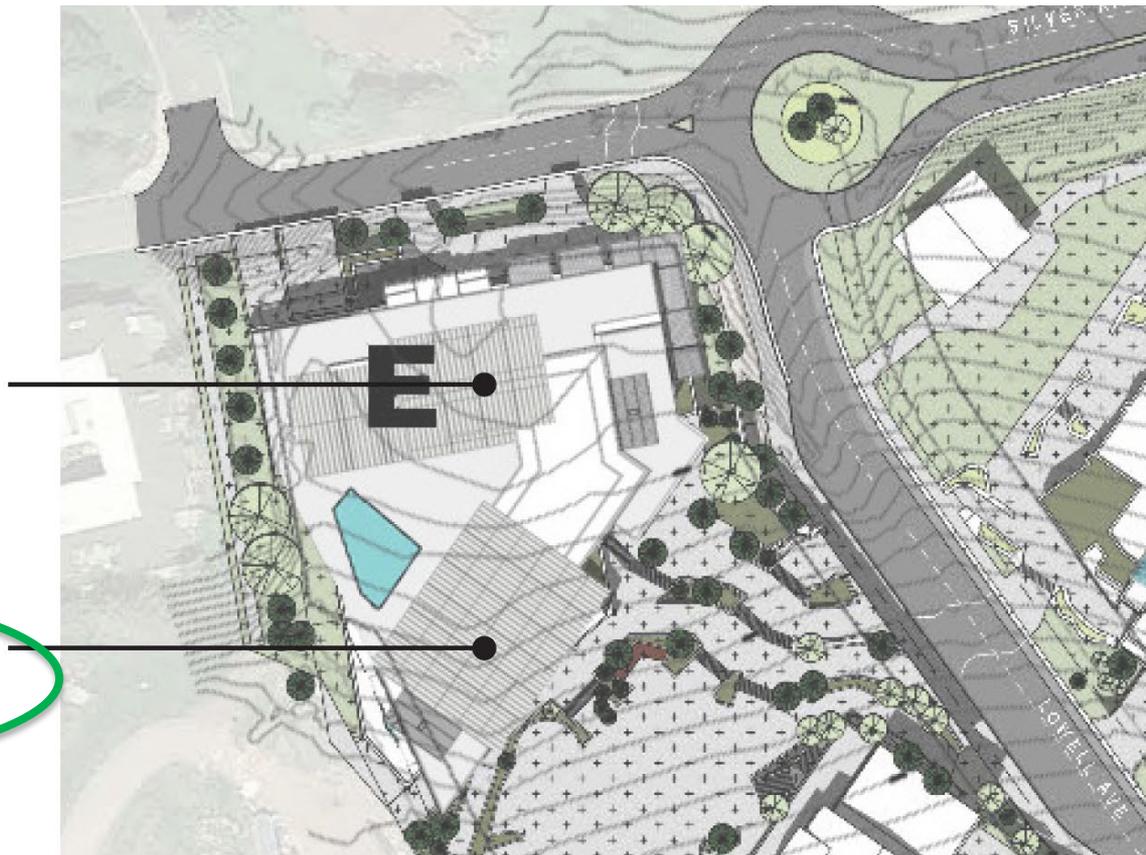
- PITCHED ROOF ZONE
- RECOMMENDED BUILDING ENVELOPE
- UNACCOUNTED BUILDING HEIGHT

LOWELL AVENUE PERSPECTIVE

Building Height Comparisons Parcel E

PROPOSED RIDGE HEIGHT (SEA LEVEL): 6976'
BUILDING HEIGHT FROM NATURAL GRADE: 84'
1998 RIDGE HEIGHT ELEVATION: 6980'

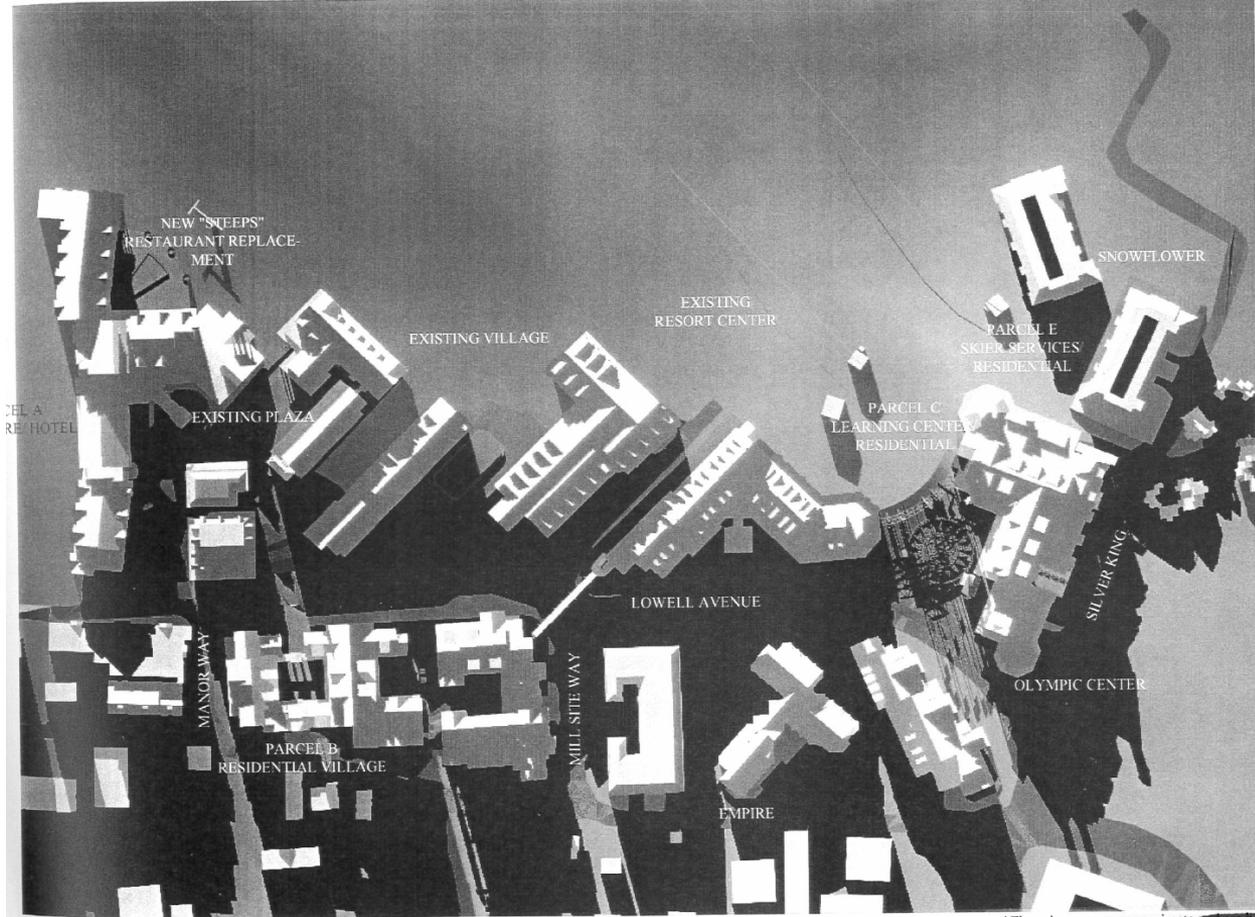
PROPOSED RIDGE HEIGHT (SEA LEVEL): 6980'
BUILDING HEIGHT FROM NATURAL GRADE: 83'
1998 RIDGE HEIGHT ELEVATION: 6980'





- PITCHED ROOF ZONE
- RECOMMENDED BUILDING ENVELOPE
- UNACCOUNTED BUILDING HEIGHT

LOWELL AVENUE PERSPECTIVE



SHADOW STUDIES: DECEMBER 21 AT 3:00pm

*These images are approximate and are based on conceptual diagrams shown within the presentation. Actual building design, elevations and shadows will vary

**PARK CITY RESORT
BASE AREA MASTER PLAN STUDY**



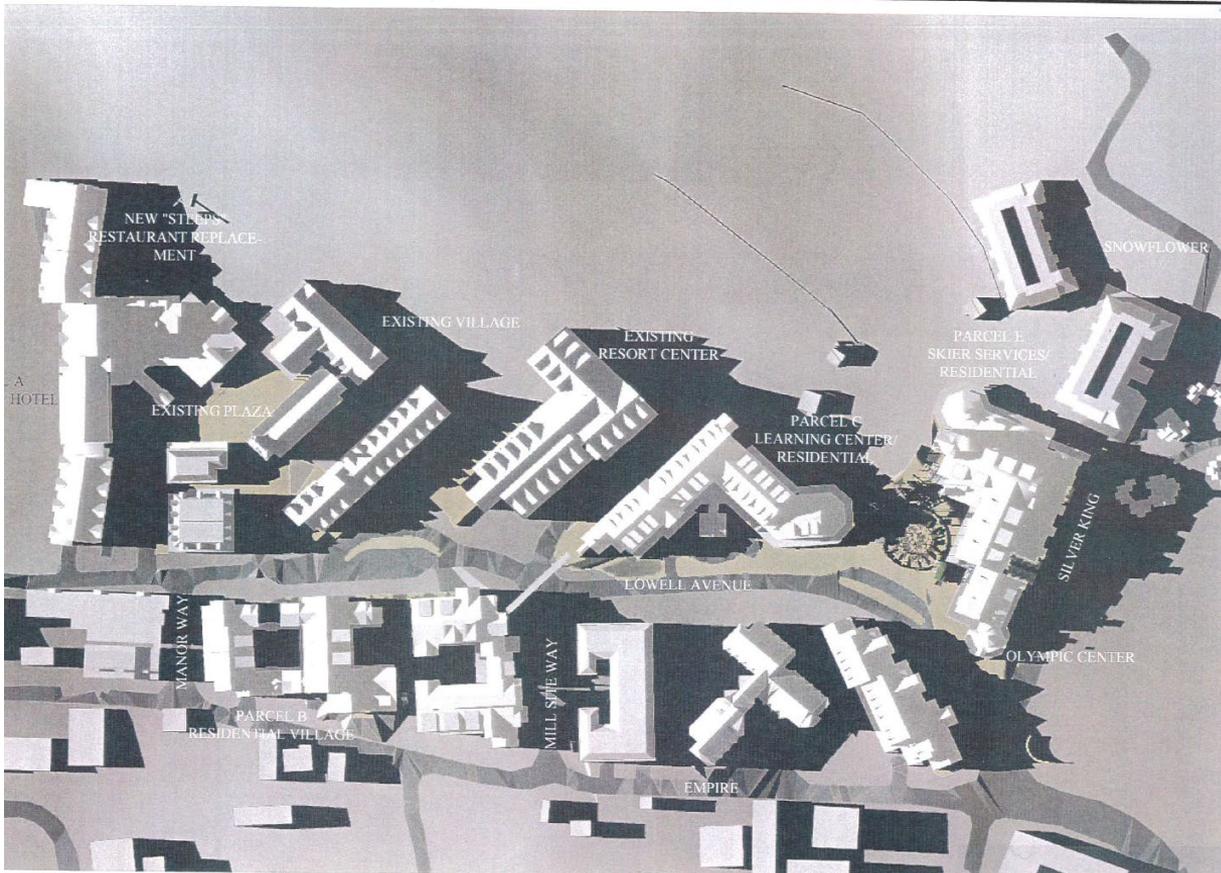


SHADOW STUDIES: DECEMBER 21 AT 12:00pm

*These images are approximate and based on conceptual design and do not reflect the present or future actual building design, elevations and shadows will vary

PARK CITY RESORT
BASE AREA MASTER PLAN STUDY





SHADOW STUDIES: DECEMBER 21 AT 10:00am

*These images are approximate and are based on preliminary design information. They are not intended to represent actual building design, elevations and shadows will vary

**PARK CITY RESORT
BASE AREA MASTER PLAN STUDY**



	1998 Plan (SF)	Proposed Design (SF)	% Change	Parking Above Grade (SF)	Total Mass Above Grade (SF)	% change	1998 Residential Units	1998 Parking Stalls	Units Current	Units February Application	Units January 2021	Skier Stalls	Res./Com. Stalls
Parcel B													
Gross Residential SF	294,000	223,500	-24%				191	Not Stated	55 + 89 Emp./Aff	56 + 73 Emp./Aff	56 + 73 Emp./Aff	760	145
Res. Support and Com. And Acc. Uses (10%)	29,400	15,000	-49%										
Resort Accessory Use	-	-											
Retail/Commercial	-	2,100											
Total Parcel B	323,400	240,600	-26%	114,000	354,600	10%							
Parcel C													
Gross Residential SF	159,000	143,000	-10%				101	*	249 Keys + 13 Condo	249	250	0	185
Res. Support and Com. And Acc. Uses (10%)	15,900	48,000	202%										
Resort Accessory Use	18,000	15,500	-14%										
Retail/Commercial	-	6,520											
Total Parcel C	192,900	213,020	10%	6,500	219,520	14%							
Parcel D													
Gross Residential SF	93,000	57,000	-39%				60	66	34	39	40	0	95
Res. Support and Com. And Acc. Uses (10%)	9,300	1,700	-82%										
Resort Accessory Use	-	-											
Retail/Commercial	-	21,148											
Total Parcel D	102,300	79,848	-22%	19,500	99,348	-3%							
Parcel E													
Gross Residential SF	141,000	88,500	-37%				91	*	44	46	46	440	95
Res. Support and Com. And Acc. Uses (10%)	14,100	14,500	3%										
Resort Accessory Use	32,000	5,500	-83%										
Retail/Commercial	-	12,500											
Total Parcel E	187,100	121,000	-35%	-	121,000	-35%							
Total Development	805,700	654,468	-19%	140,000	794,468	-1%	443	1800*	146 condos + 89 Emp./Aff	141 condos +73 Emp./Aff units	143 condos +73 Emp./Aff units	1200	520
Total Residential SF	687,000	512,000	-25%										
Total Res. Support and Com. And Acc. Uses (10%)	68,700	79,200	15%										
Total Resort Accessory and Commercial Use	50,000	63,268	27%										

Res. Support and Com. And Acc. Uses as a % of Development 12%

* In the 1998 Plan set day skier parking is predominantly located on Parcels C & E, totaling 1309 stalls. It is not noted where the additional 600 Resort parking stalls would be located

Add to Presentation as Visuals

1. Verify Parking Calculations



Off Street Parking

1. Does the Planning Commission find the Parking analysis supports a determination to decrease the required number of Parking Spaces?



Commercial and Residential Parking

Applicant is proposing **521 parking stalls** for commercial and residential use (hotel and condos), in addition to 1,200 day skier parking stalls.

Applicant is proposing **1 stall per hotel room, condominium unit, and affordable housing unit.**

Based on LMC, applicant is looking for a **502 parking stall exception**, in addition to the 600 stalls from 1997 MPD approval.



Commercial and Residential Parking

Because 1,200 day skier stalls will also be available, City Staff and AECOM believe there **should be sufficient parking** for the Residential and Commercial Uses proposed.

AECOM recommends **shared parking agreements** with existing and proposed Uses to provide adequate parking at peak times.

Valet parking will be required for the Hotel Building.

Recommend updated parking analysis based on actual parking demand at each CUP.



Day Skier Parking

Staff and AECOM are no longer recommending a reduction in day skier parking at the Resort, but recommend **managing parking to approximately 800 vehicles** in order to achieve the necessary modal split and vehicle reduction goals through paid parking and increased transit service and amenities.

Applicant submitted Draft Parking Management and Transportation Demand Management Plans which will be revised with CUP applications and must be reviewed on an annual basis with the City Engineer, Planning Director and Assistant City Manager.



Day Skier Parking

Staff and AECOM agree that the implementation of **paid parking** will increase the AVO, and the Resort should have sufficient parking on most days. However, the applicant should provide additional analysis to verify this. Case studies?

Resort no longer anticipates reaching the CCC projected in 1998 Mountain Upgrade Plan and therefore **does not require the 600 stalls** required in the 1998 MPD approval.



Day Skier Parking

Staff recommends applicant and Resort explore expanding **Richardson Flats** parking area to accommodate construction and employee parking, which could also be used to meet peak day overflow parking demand as necessary, and the applicant and Resort can provide shuttle capacity from this lot as required.



Employee Parking

Need more information on off-site employee parking and shuttle opportunities, other employee transportation demand management plans.

Staff recommends applicant and Resort clarify and memorialize their **employee transportation plans.**

