

Planning Commission Staff Report



Subject: Park City Mountain Resort Base Area Development
Project #: PL-20-04475
Author: Bruce Erickson – Planning Director
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Date: June 10, 2020
Type of Item: Work Session – Discussion of PEG Development’s Request to Amend the 1998 Development Agreement for the PCMR Base Area

Summary Recommendations

PEG Development has submitted an application requesting to amend the 1998 Park City Mountain Resort (PCMR) Development Agreement (DA), and specifically, 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*.

The Planning Commission held a Work Session on the project on May 27, 2020, and received an orientation to the project from both the Planning Department and the applicant. At the meeting a site walk was requested by some members of the Commission and this is tentatively being scheduled for July 8, 2020.

At the May Work Session, Planning Department Staff specifically requested that the Planning Commission consider whether the request to amend the 1998 DA is sufficient, or if the proposed new Master Plan Study requires a new MPD.

As laid out in the May 27, 2020, Staff Report (Exhibit B), staff has conducted an extensive review and analysis of the PEG Development application and the 1998 DA, and believes that the project the applicant is



Figure 1: Applicant’s Perspective of the proposed project

proposing meets the definition of what LMC Section [15-6-4\(I\), MPD Modifications](#), defines as a substantive Modification, ***which justifies review of the entire master plan and Development Agreement by the Planning Commission.***

Whether or not PEG Development submits a new application is less important than agreeing on a scope of review. Staff has met with PEG and proposed a stipulated scope of review under LMC Section 15-6-4(I), MPD Modifications including the following:

- Zoning exceptions for exterior/perimeter Setbacks and Building Height have been newly applied for and will be approved or denied by the Planning Commission based on the current Park City Land Management Code (LMC) Section [15-6-5, MPD Requirements](#);
- Affordable Housing Obligations and Parking Requirements for resort operations as well as new development, will be approved or denied by the Planning Commission based on a blend of fulfilling prior obligations (as laid out in the 2015 approval of Development Agreement and MPD Amendments) well as current code requirements, or alternatively, a re-review of the entire plan and DA requirements under the current LMC; and
- Traffic and transportation improvements will be reviewed based on the current LMC.

PEG and Vail were still discussing this proposal at the time of publication.

The following additional information is required to be submitted to the Planning Department in order for PEG's application to be determined complete:

- The amount of parking that is located above grade and that contributes to the mass or Development Floor Area Ratio of the project;
- Vertical and horizontal articulation of proposed buildings in compliance with LMC Section [15-5-8, Façade Lengths and Variations](#);
- Confirmation of the UE Calculations;
- Quantify the amount of Residential Accessory Use, Residential Support Commercial Use, and Resort Accessory Use in the submitted application in comparison of the 1998 DA and current LMC.

As mentioned above, a site visit is tentatively scheduled for July 8, 2020, from 3:00 to 5:00 PM ***if the additional application requirements have been submitted, and if PEG Development and VR CPC Holdings, Inc. (VRCPC) agree to the above scope of review by June 12, 2020.***

If this is the case, the Planning Department proposes the following revised public hearing schedule, grouped by topics, subject to modification as necessary:

Date	Anticipated Agenda
May 27, 2020	Planning Commission Work Session History and Orientation to the Base Area – Planning Dept. Project Overview – PEG Development Discussion of new MPD versus amendment to 1998 DA Opportunity for public input
June 10, 2020	Planning Commission Work Session Discussion of new MPD versus amendment to 1998 DA Opportunity for public input
July 8, 2020	Planning Commission Site Walk
July 22, 2020	Planning Commission Public Hearing Architectural, Site and Landscape Design Exceptions to Height and Setback Requirements Opportunity for public input
July 30, 2020	City Council Public Hearing Affordable Housing Mitigation Plan
August 26, 2020	Planning Commission Public Hearing Transit and Connectivity, Traffic, Parking and Circulation Recap of July 30 City Council Public Hearing on the Housing Mitigation Plan Opportunity for public input
September 23, 2020	Planning Commission Public Hearing Utilities and Project Phasing Plan Sustainability Other topics that come up or remain open Opportunity for public input
October 22, 2020	Public Hearing Final topics/review of any plan revisions Review of Draft Findings of Fact and Conditions of Approval Opportunity for public input Planning Commission Vote

As usual, Staff Reports will be prepared for each meeting and available on the City's website the Friday before the meeting.

A Zoning Review Memorandum is attached to this Staff Report (Exhibit A). This Memorandum preliminarily outlines significant requirements/conditions of the controlling documents and compares the proposed plans to the 1998 DA requirements and Land Management Code (LMC). ***This Memorandum is not all inclusive and may be revised as additional review criteria is triggered by Planning Commission review, public comment and as additional project information is submitted by the applicant.***



Figure 2: Proposed Site Plan Showing Parcels B-E



Building E



Building D



Building C



Building B

Description

Applicant:	PEG Development c/o Robert Schmidt
Location:	PCMR Base Parking Lots including Parcels SA-402E, SA-402-A-1-A, SA-402-A-2, SA-253-B, SA-253-B-2-A, and SA-253-C
Zoning District:	Recreation Commercial (RC)
Adjacent Land Uses:	Park City Mountain Ski Resort, Resort Support, Hotel, Single Family and Multi-Unit Residential, Open Space
Reason for Review:	DA amendments require Planning Commission review and approval and a finding of compliance with the Park City General Plan and the Land Management Code

Acronyms

Park City Mountain Resort (PCMR)
Park City Mountain (PCM)
Development Agreement (DA)
Master Planned Development (MPD)
Land Management Code (LMC)
Recreation Commercial (RC)
Conditional Use Permits (CUP)
Comfortable Carrying Capacity (CCC)
Return on Community (ROC)
VR CPC Holdings, Inc. (VRCPC)

Terms that are capitalized as proper nouns throughout this staff report are defined in [LMC § 15-15-1](#).

Other Department Reviews

The current submittal has been reviewed by the City's Department Review Committee and reviews will be shared as this project goes through the public hearing process.

The City has hired Aecon to complete a 3rd Party Review of the Traffic Impact Study in addition to the City Engineer and Transit staff. ***This will be discussed further at a later public hearing.***

Notice

On May 13, 2020, notice of the May 27, 2020, Work Session was mailed to property owners within 300 feet. Legal notice was also published on the Utah Public Notice Website and Park Record on May 13, 2020. At the May 27, 2020, Work Session it was announced that the Planning Commission would discuss the project again in a Work Session or possible public hearing on June 10, 2020. Besides a tentatively scheduled site walk on July 8, 2020 it is not expected the Planning Commission will meet again on this project until July 22, 2020.

Public Input

Public comments received to date are attached to this Staff Report (Exhibit L). Public input received after the publication of this Staff Report will be forwarded to the Planning Commission and attached to subsequent Staff Reports. ***The Planning Department is working on compiling all public comments and will be putting together a document that addressed these questions as the project is reviewed.***

Summary Recommendations

Staff recommends the Planning Commission hold a work session to discuss the proposed amendment to the 1998 Park City Mountain Resort DA to replace expired Exhibit D of the DA, the 1998 PCMR Base Area Master Plan Study Concept Master Plan, with a new Master Plan.

Specifically, Staff requests that the Planning Commission discuss the proposed scope of review for this project as outlined above and identify any additional information the Commission requires from the application or staff for the tentatively scheduled site walk on July 8, 2020, and next Planning Commission meeting tentatively scheduled for July 22, 2020.

Exhibits

- Exhibit A – Zoning Review Memorandum
- Exhibit B – May 27, 2019 Staff Report
- Exhibit C - Application Letters from the Applicant
- Exhibit D - Applicant's Proposed Master Plan
- Exhibit E - Public Comments Received to Date