

Planning Commission Staff Report



Subject: Sommet Blanc/B2 East Conditional Use Permit and Amendments to Pod B2 Master Planned Development and Flagstaff Development Agreement

Application: PL-20-04702, PL-21-04771

Author: Brendan Conboy, Senior Planner

Date: June 9, 2021

Type of Item: Administrative – Work Session

Updated Report: For additional background information from the March 24, 2021, meeting, please see the [Staff Report](#) and [Minutes](#).

Summary Recommendations

Staff recommends the Planning Commission hold a work session and provide feedback and direction to staff and the applicant regarding the Substantive Amendments to the Pod B2 Master Planned Development (MPD) and Flagstaff Development Agreement (Agreement) and determine whether the updated proposed amendments to volumetrics, design, and unit definitions are consistent with the Flagstaff Development Agreement, zoning, and the General Plan. Alternatively, the Commission may advise the applicant that they are unlikely to find the amendments to the existing approved volumetrics, design, or unit definitions compliant with applicable regulations and General Plan.

Description

Applicant: Sommet Blanc Residences I LLC / Douglas Ogilvy and Hannah Tyler

Location: 9300 Marsac Avenue

Zoning: Master Planned Development (MPD) – Residential Development (RD)

Adjacent Land Uses: Empire Day Lodge, Montage Deer Valley, Deer Valley Ski Resort

Reason for Review: Work Session prior to Public Hearings

Executive Summary

The applicant, Sommet Blanc Residences I LLC, represented by Douglas Ogilvy and Hannah Tyler, has requested a work session before the Planning Commission prior to public hearings for accompanying applications.

The site is legally described as Lot 1 of the B2 East Subdivision (Parcel B2East), located at 9300 Marsac Avenue, adjacent to the Deer Valley Empire Day Lodge and the Montage Deer Valley. The site is subject to the requirements of the approved 2007 Empire Pass B-2 Master Planned Development (MPD, Exhibit B) as well as the [2007 Amended Flagstaff Development Agreement](#) (Agreement, Exhibit C).

In November 2020, the applicant submitted materials for a Conditional Use Permit (CUP) application requesting approval of three condominium lodges with 44 residential units,

above underground parking, a 3,600 sf public restaurant, and 6 townhome villas within three duplexes with a detached ancillary ski locker building located on the hillside above the condominiums.

In conversation with the applicant, staff determined that because the applicant is requesting to amend the approved Agreement and the approved volumetric guidelines of the 2007 MPD, the applicant would need to submit a separate application to amend the MPD.

On February 22, 2021, the applicant submitted a Modification of Approval application for amendments to both the Agreement and the MPD, additional materials for the CUP application, and minor revisions to the overall site plan design. The latest submittal shows three condominium buildings with 43 residential units above underground parking, a 3,600 sf public restaurant, and 5 townhome villas, 2 within a duplex and 3 within a triplex building with a detached ancillary ski locker building.

Background

On March 24, 2021, the Planning Commission held an initial work session and determined that the proposals constituted a Substantive Modification to an approved Master Planned Development, per [LMC § 15-6-4\(K\)](#). For additional background information please see the [Staff Report](#) and [Minutes](#).

At the March 24, 2021 meeting, the Planning Commission requested additional information from the applicant regarding:

- The approved volumetrics for the 2007 Hill-Glazier Plan versus what is proposed.
- A better understanding of how the reduction in units affects the intensity of use.
- Consideration of the materials and palette for the development to include more “warmth.”
- A greater understanding of slope issues with the proposed Villa locations.
- Potential fencing around the development.
- Transportation obligations required by the developer and Flagstaff in general.
- Residential Accessory space versus Resort Commercial space.
- Consideration of smaller and/or additional affordable units.
- How the development connects with the Mid Mountain Trail, Park City’s Mountain Trails System, and the General Plan for this area.
- A focus on the architecture (Contemporary vs. Craftsman) and the roof pitches.

Updated Information

The applicant submitted updated information and renderings per the Planning Commission’s requests above (Please see Exhibit A).

Per the applicant, the following proposed community benefits will be realized with this development:

Community Benefits:

- 1. Amending the DA to permit two additional PUD units will reduce the total number of dwelling units at Empire Pass. Separating the Villas into two separate buildings reduces the visual impact of those homes and allows for the introduction of landscaping between the two*

buildings.

2. Amending the Design Guidelines for the site will facilitate the introduction of crisp and fresh design by a renowned architectural firm. Homes and condos constructed during Deer Valley's first thirty years of operations are now undergoing major renovations as owners and new buyers endeavor to respond to changing architectural tastes.

All of the most prominent communities in the Greater Park City area have moved decidedly in the contemporary architectural direction as have competing mountain resort communities.

3. Amending the volumetrics has many upsides:

- Improved skier experience by 50% increase in width of Lucky Jack ski trail.*
- Improved skier experience by moving villas density from adjacent Lucky Jack to adjacent Twisted Branch Road.*
- Retention of opportunity for future skier overpass to provide second ski trail from top of Ruby Chair.*
- Improved relationship between Lucky Jack ski trail and adjacent landscaped courtyard.*
- Much increased separation between buildings to open view corridors between buildings to forested hillside beyond.*
- Better traffic flow on Marsac Roundabout by moving porte cochere and parking lot entries onto internal driveways.*

4. Additional Affordable Housing. Applicant is proposing to build almost 50% more affordable housing than required under Flagstaff DA.

5. Enhancements to the adjacent Mid Mountain Trail parking lot. Proposed trailhead improvements will improve safety and aesthetic of this very busy trailhead.

6. A mid-mountain public restaurant and bar with sun soaked patio as another dining alternative for Deer Valley Resort guests and the Park City community.

7. Reduced traffic related to 40% reduction in number of dwelling units on site from original entitlement under 2007 MPD.

8. Reduced traffic due to generous on-site amenity program.

9. Bike friendly design with generous private storage lockers for every unit.

10. Electric vehicle friendly design. Individual parking stalls are supplied with sufficient electrical capacity for installation of EV charging units.

11. Green roofs rather than snow shedding pitched roofs. Green roofs will retain snow and blend with natural landscape during summer

months as viewed from Mid Mountain Trail.

12. *Elimination of sewer impacts on ski experience by relocation of Hot Creek sewer to east side of Lodge buildings. This is a matter of significant concern to Deer Valley due to heat and odors associated with sewer manholes.*

13. *Long term parking solution for Fireside Dining. Empire Day Lodge was originally constructed with no guest parking and has relied on temporary parking on the B2 East site since the opening of the original Empire Pass Sales Gallery. The 2007 Flagstaff DA Amendment created the opportunity (but not the obligation) to address guest parking on B2 East site. Proposed Sommet Blanc development provides a dedicated parking level for Deer Valley dining guests.*

Additional comments from the applicant:

- **2007 Pod B2 MPD Approval:** *The MPD included approved volumetrics for buildings up to 6.5 stories, establishing a maximum height of 82' above benchmarked grades for B2 East.*
- **UDOT Access:** *The Hill Glazier Plan is based on a lobby fronting the Marsac roundabout with three curb cuts. In 2020, UDOT advised the current Applicant that the project must be limited to a single curb cut on the roundabout. Without the ability to construct multiple curb cuts, the project needs to be redesigned with the lobby located on an internal driveway.*
- **Fire Access:** *The International Fire Code applicable to this site requires fire truck access to at least one full side of each building to enable ladder access to every floor. The Hill Glazier Plan has fire truck access from the Marsac roundabout for the north side of the north lodge building, but no fire truck access to any side of the south lodge building. For the villas at the south end of the Hill Glazier Plan, there is only fire truck access to one end of the north villa building. The project needs to be redesigned to satisfy fire access requirements.*
- **Density:** *With a total of only 48 condominium units, the Project includes far fewer dwelling units than the 81 entitled under the 2007 MPD, but the same 81 Unit Equivalents of residential density (162,000 sf net space).*
- **Affordable Housing:** *In response to Planning Commission comments, the Applicant has revised and increased the on-site Affordable Housing program for the Project. The proposed development now includes six (6) Affordable Housing Units providing almost 50% more AUEs than the remaining requirement for Empire Pass:*
 - • *Building A 1,488 sf (2 BD)*
 - • *Building B 1,488 sf (2 BD)*
 - • *Building C 1,750 sf (4 Studio units)*

4,726 sf 5.9 AUEs
- **Mid Mountain Trail:** *At the request of the City Trails & Open Space Program Manager, the Applicant is proposing to replace the current Mid Mountain Trailhead adjacent the site. (See Applicant's Exhibit 7)*
- **Roof Design:** *The roof pitch of the sloped roofs has been increased to enhance the appearance of the ragged eave line as viewed from below. As viewed from Mid Mountain Trail during the summer months, the green roofs soften the roof appearance by blending into the natural landscape.*
- **Amended Volumetrics:** *The ridge lines as proposed are 90' or less above Marsac Avenue and the internal lower driveway.*

Exhibits

Exhibit A - Applicant Submittal - Updated

Exhibit B - 2007 Empire Pass B-2 Master Planned Development

Exhibit C - 2007 Amended Flagstaff Development Agreement

Exhibit D - Parcel B-2 Empire Village Subdivision Plat

Exhibit E - B2 East Subdivision Plat

Exhibit F - Development Covenant

Exhibit G - B2 East Subdivision plat 'Working Copy'

Exhibit H - Ordinance 2017-07

Exhibit I - Revised Landscape

Exhibit J – Minor Amendment Request / Additional Information 3/18/21