

# PARK CITY MUNICIPAL CORPORATION PLANNING COMMISSION



CITY HALL, COUNCIL CHAMBERS  
445 MARSAC AVENUE, PARK CITY  
August 24, 2016

## AGENDA

**MEETING CALLED TO ORDER AT 5:30PM**

**ROLL CALL**

**PUBLIC COMMUNICATIONS – *Items not scheduled on the regular agenda***

**STAFF BOARD COMMUNICATIONS AND DISCLOSURES**

**CONTINUATIONS**

- |   |   |    |
|---|---|----|
| 158 Ridge Avenue – Steep Slope Conditional Use Permit for a new Single Family Dwelling.<br><i>Public hearing and continuation to September 14, 2016</i>   | PL-16-03149<br><i>Planner<br/>Hawley</i>    | 4  |
| 7379 Silver Bird Unit 29 – Plat Amendment to change existing common area to private area.<br><i>Public hearing and continuation to September 14, 2016</i>   | PL-16-03207<br><i>Planner<br/>Hawley</i>    | 6  |
| 7700 Stein Way – A Conditional Use Permit for an addition to the Stein Eriksen Lodge, consisting of a 3,600 sf for additional ski lockers, 4,050 sf for a guest recreational amenities, 918 sf for a guest movie and video viewing room, as well as improvements to the exterior pool and deck area and remodel of existing interior ski locker rooms and skier services.<br><i>Public hearing and continuation to September 28, 2016</i> | PL-16-03176<br><i>Planner<br/>Whetstone</i> | 8  |
| 7700 Stein Way- A condominium plat amendment to identify the additional amenity spaces requested in the Conditional Use Permit.<br><i>Public hearing and continuation to September 28, 2016</i>   | PL-16-03175<br><i>Planner<br/>Whetstone</i> | 10 |
| 1376 Mellow Mountain Road – Appeal of a building permit (BD-16-22329) denial based upon the Planning Directors determination of the proposed addition’s square footage that would exceed the maximum house size identified on the recorded plat of First Amendment to Hearthstone Subdivision.<br><i>Quasi-Judicial hearing to a date certain</i>   | PL-16-03247<br><i>Planner<br/>Hawley</i>    | 12 |

**REGULAR AGENDA – *Discussion, public hearing, and possible action as outlined below***

- |   |   |    |
|---|---|----|
| 1401 & 1415 Kearns Blvd., 1415, 1635, 1665, 1685, & 1705 Bonanza Dr., 1420 & 1490 W Munchkin Rd., – Bonanza Park East Master Planned Development (MPD) Pre-Application determination in the General Commercial (GC) District. Project consists of a mixed-use development consisting of commercial, office, and residential. Project includes surface parking and one level of underground parking.<br><i>Public hearing and continuation to a date certain</i> | PL-15-02997<br><i>Planner<br/>Astorga</i> | 14 |
|---|---|----|

## **ADJOURN**

A majority of Planning Commission members may meet socially after the meeting. If so, the location will be announced by the Chair person. City business will not be conducted.

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Park City Planning Department at (435) 615-5060 24 hours prior to the meeting.





# Planning Commission Staff Report

**Subject:** 158 Ridge Avenue  
**Author:** Makena Hawley, City Planner  
**Project #:** PL-16-03149  
**Date:** August 24, 2016  
**Type of Item:** Administrative - Conditional Use Permit

## Summary Recommendations

Staff recommends the Planning Commission conduct a public hearing and continue the item to September 14, 2016, to allow additional time for internal review of the lot's history.

## Description

**Applicant:** Thaynes Capital Park City LLC – Damon Navarro, represented by Jonathan DeGray  
**Location:** 158 Ridge Avenue  
**Zoning:** Historic Residential Low Density (HRL)  
**Adjacent Land Uses:** Vacant lots, two lots under construction, and residential.  
**Reason for Review:** Construction of structures with greater than 200 square feet of floor area and located on a steep slope (30% or greater) requires a Conditional Use Permit.







PLANNING DEPARTMENT

## Planning Commission Staff Report

**Subject:** Silver Bird Condominiums at Deer Valley Second Amended – Amending Unit 29 Condominium Plat  
**Author:** Makena Hawley, Planner I  
**Project Number:** PL-16-03207  
**Date:** September 14, 2016  
**Type of Item:** Administrative – Condominium Plat Amendment

### Summary Recommendations

Staff recommends the Planning Commission conduct a public hearing and continue the hearing of the Silver Bird Condominiums at Deer Valley Second Amended – Amending Unit 29 Condominium Plat, to September 14, 2016.

### Description

**Applicant:** David & Phyllis Oxman represented by Mike Johnston, Summit Engineering Group and representative of owners and HOA.)  
**Location:** 7379 Silver Bird Drive, Unit 29  
**Zoning:** Residential Development (RD) as part of the Deer Valley MPD  
**Adjacent Land Uses:** Condominium units, hotel, ski terrain of Deer Valley Resort, single family homes.  
**Reason for Review:** Plat amendments require Planning Commission review and City Council action

### Summary of Proposal

The applicant is requesting to amend the existing Silver Bird Condominiums plat and Silver Bird Condominiums First Amended. The purpose of this condo plat amendment is to convert existing common area into private area, so that they can enclose an area and convert it to living space for Unit 29.



# Planning Commission Staff Report



PLANNING DEPARTMENT

**Application:** PL-16-03176  
**Subject:** Stein Eriksen Lodge CUP  
**Author:** Kirsten Whetstone, MS, AICP, Senior Planner  
**Date:** August 24, 2016  
**Type of Item:** Administrative – Modification to Conditional Use Permit

## Summary Recommendations

Staff recommends the Planning Commission hold a public hearing for proposed modifications to the Stein Eriksen Lodge Conditional Use Permit (CUP) and continue this item to September 28, 2016.

## Description

**Applicant:** Stein Eriksen Lodge Owners Association, Inc.  
represented by Russ Olsen, CEO Stein Eriksen Lodge  
and Ron Jones, WPA Architects

**Location:** 7700 Stein Way

**Zoning:** Residential Development (RD) District as part of the  
Deer Valley Master Planned Development (MPD)

**Adjacent Land Uses:** Deer Valley Resort, condominiums, single family  
houses, and support commercial uses.

**Reason for Review:** Conditional Use Permits and modifications to CUPs  
require Planning Commission review and approval

## Proposal

The Stein Eriksen Lodge is located at 7700 Stein Way in the Silver Lake area of Deer Valley. As part of the Deer Valley Master Planned Development, each parcel is subject to a Conditional Use Permit (CUP). The Stein Eriksen Lodge Owners Association is requesting approval for modification of the Stein Eriksen CUP for an addition consisting of approximately 3,600 sf for additional guest ski lockers, 4,000 sf for guest recreational amenities (game room) and 900 sf for a guest and employee video and training room, as well as improvements to the exterior pool and deck area.

The proposed addition is for residential accessory uses for the exclusive use of guests and employees. No expansions are proposed to the spa, restaurant, bar, or any other support commercial areas. Proposed changes are to areas identified on the plat as common area. No changes are proposed to any residential uses or residential condominiums.

A condominium record of survey plat amendment amending the common area was submitted on May 17, 2016, for concurrent review. Staff requests continuation in order to complete the analysis and for HOA vote on the plat.





## Planning Commission Staff Report

**Application #:** PL-16-03175  
**Subject:** Stein Eriksen Lodge Common Area- Third Supplemental Sheet for All Phases  
**Author:** Kirsten A Whetstone, MS, AICP  
**Date:** August 24, 2016  
**Type of Item:** Administrative – Amendment to Condominium Record of Survey

### Summary Recommendations

Staff recommends the Planning Commission hold a public hearing for the Stein Eriksen Lodge Common Area Third Supplemental Sheet to the Stein Eriksen Lodge condominium record of survey plat and continue this item to September 28, 2016.

### Topic

**Applicant:** Stein Eriksen Lodge Owners Association, Inc. represented by Russ Olsen, General Manager  
**Location:** 7700 Stein Way  
**Zoning:** Residential Development as part of the Deer Valley Master Planned Development (11<sup>th</sup> Amended) (RD-MPD)  
**Adjacent Land Uses:** Deer Valley Ski Resort; condominium residential to the east, south and west, and commercial to the north  
**Reason for Review:** Supplemental sheets to condominium record of survey plats require Planning Commission review and City Council approval

### Project

The Stein Eriksen Lodge Owners Association is requesting an amendment to the Stein Eriksen Lodge condominium record of survey plat, in the form of a Third Supplemental Sheet, to reflect additions to the Lodge for accessory residential uses and for improvements to the outdoor pool area. All proposed additions are within the existing platted common area and will remain designated as common area on the plat.

The proposed addition is for residential accessory uses for the exclusive use of guests and employees. No expansions are proposed to the spa, restaurant, bar, or any other support commercial floor areas. No changes are proposed to any residential uses or residential condominiums or to any support commercial or support meeting space areas. A request to amend the Stein Eriksen Lodge CUP was submitted for concurrent review. Staff requests a continuation to September 28, 2016.





PLANNING DEPARTMENT

## Planning Commission Staff Report

**Subject:** BD-16-22329 Appeal of Square Footage  
Calculation at 1376 Mellow Mountain Rd  
**Application:** PL-16-03250  
**Author:** Makena Hawley, City Planner  
**Date:** August 24, 2016  
**Type of Item:** Quasi-Judicial - Appeal of Planning Director's Approval

### Summary Recommendations

Staff recommends the Planning Commission conduct a public hearing and continue to a date certain, to allow additional time for internal review.

### Topic

**Appellant(s):** David Camarata represented by Joseph Tesch  
**Location:** 1376 Mellow Mountain Road  
**Zoning:** Estate District (E)  
**Adjacent Land Use:** Residential  
**Reason for review:** Appeals of Planning Director are reviewed by Planning Commission







PLANNING DEPARTMENT

## Planning Commission Staff Report

**Subject:** Bonanza Park East Master Plan  
Development Pre-Application

**Author:** Francisco Astorga, AICP, Senior Planner

**Project #:** PL-15-02997

**Date:** 24 August 2016

**Type of Item:** Master Plan Development Pre-Application Conference –  
Updated Plans

### Summary Recommendations

Staff recommends the Planning Commission hold a public hearing and discuss preliminary compliance with the General Plan and the General Commercial (GC) District for the Bonanza Park East Master Planned Development (MPD) Pre-Application. The application is for a mixed-use development consisting of approximately 277,387 sf. The proposal includes commercial space, business (office) use, residential (market rate and affordable housing) with surface and underground parking. The proposal is to be located at 1401 & 1415 Kearns Blvd., 1415, 1635, 1665, 1685, & 1705 Bonanza Dr., 1420 & 1490 W Munchkin Rd.

Staff recommends that following discussion and public hearing, the MPD Pre-Application Conference be continued to a date certain.

### Description

**Applicant:** JP's Nevada LLC, Bonanza Park LLC, and Maverick, Park City LLC represented by Mark Fischer and Elliott Workgroup Architecture, Craig Elliott

**Location:** 1401 & 1415 Kearns Blvd., 1415, 1635, 1665, 1685, & 1705 Bonanza Dr., 1420 W. & 1490 W. Munchkin Rd.

**Zoning:** GC District

**Adjacent Land Uses:** The City Cemetery is located to the north (across Kearns Blvd./SR-248). A strip mall and commercial/retail shops are located immediately to the west. Resort storage and parking lot of the Park City Mountain is located to the south (across Munchkin Rd.) Two strip commercial malls are located to the east (across Bonanza Dr.)

**Reason for Review:** MPD Pre-Applications require Planning Commission review and findings of compliance with the Park City General Plan and Zoning District prior to submittal of

the full MPD application. Any residential project with ten (10) or more residential unit equivalents (20,000 square feet) or ten (10) or more commercial unit equivalents (10,000 square feet) requires a Master Planned Development in this District.

### **Process**

Land Management Code (LMC) § 15-6-4 outlines the following process for a MPD Pre-Application:

- A. *PRE-APPLICATION CONFERENCE. A pre-Application conference shall be held with the Planning Department staff in order for the Applicant to become acquainted with the Master Planned Development procedures and related City requirements and schedules. The Planning Department staff will give preliminary feedback to the potential Applicant based on information available at the pre-Application conference and will inform the Applicant of issues or special requirements which may result from the proposal.*
  
- B. *PRE-APPLICATION PUBLIC MEETING AND DETERMINATION OF COMPLIANCE. In order to provide an opportunity for the public and the Planning Commission to give preliminary input on a concept for a Master Planned Development, all MPDs will be required to go through a pre-Application public meeting before the Planning Commission except for MPDs subject to an Annexation Agreement. A pre-Application will be filed with the Park City Planning Department and shall include conceptual plans as stated on the Application form and the applicable fee. The public will be notified and invited to attend and comment in accordance with LMC Chapters 15-1-12 and 15-1-21, Notice Matrix, of this Code.*

*At the pre-Application public meeting, the Applicant will have an opportunity to present the preliminary concepts for the proposed Master Planned Development. This preliminary review will focus on identifying issues of compliance with the General Plan and zoning compliance for the proposed MPD. The public will be given an opportunity to comment on the preliminary concepts so that the Applicant can address neighborhood concerns in preparation of an Application for an MPD.*

*The Planning Commission shall review the preliminary information to identify issues on compliance with the General Plan and will make a finding that the project initially complies with the General Plan. Such finding is to be made prior to the Applicant filing a formal MPD Application. If no such finding can be made, the applicant must submit a modified Application or the General Plan would have to be modified prior to formal acceptance and processing of the Application. For larger MPDs, it is recommended that the Applicant host additional neighborhood meetings in preparation of filing of a formal Application for an MPD.*

*For MPDs that are vested as part of Large Scale MPDs the Planning Director may waive the requirement for a pre-Application meeting. Prior to final approval of an MPD that is subject to an Annexation Agreement or a Large Scale MPD, the Commission shall make findings that the project is consistent with the Annexation Agreement or Large Scale MPD and the General Plan.*

[...]

As indicated in the LMC, the MPD Pre-Application is intended to:

- Allow the applicant to have an opportunity to present the preliminary concepts.
- Provide an opportunity for the Planning Commission to give preliminary input on a concept.
- Allow the public to be given an opportunity to comment on the preliminary concepts so that the applicant can address neighborhood concerns.

As indicated on 3<sup>rd</sup> of LMC § 15-6-4 the preliminary review is to focus on identifying issues of compliance with the General Plan and the Zoning District. The Planning Commission is to review the preliminary information to identify issues on compliance with the General Plan and is to make findings that the project initially complies with the General Plan. **The MPD Pre-Application does not vest any densities, layouts, heights and setback exceptions, etc. It focuses on identifying issues of compliance with the General Plan and Zoning.**

Staff requests input on whether the application generally complies, whether the application should be amended to comply, or whether modifications to the General Plan need to be made to advance any planning principles not addressed in the adopted General Plan.

Several sections of the Bonanza Park General Plan Neighborhood Section refer to a separate area plan and Form-Based Codes. While the references remain in the General Plan, Staff is not advocating for a separate area plan or Form-Based Codes at this time, but may request Design Guidelines from the applicant similar to other MPD approvals to better find alignment with General Plan goals for this section of the neighborhood.

The applicant's representations of size of the project, in terms of height, volume and square footage are based upon several assumptions for which there are not enough information to assess against the General Plan goals, objectives, etc. As presented, the proposal has significantly more commercial area than would be possible if surface parking was proposed. This in itself may, add trip generation, vehicle miles traveled, etc.; if the housing stock is not developed in proportion to the commercial proposed, the potential additional height, in order to support the cost of underground parking, may also have the potential to add "density" to the site. Staff requests the Planning Commission carefully consider the implications of growth in this area against the General Plan Neighborhood Section and current transportation planning issues.

## **Updated Proposal**

The applicant requests review of a MPD Pre-Application. The Planning Commission reviewed this application on May 11, 2016. See Exhibit C – [11 May 2016 Planning Commission Staff Report](#) and Exhibit D – [11 May 2016 Planning Commission Minutes](#). After meeting with the Planning Commission on May 11, 2016 and with Staff several times after that, the applicant updated their plans on July 27, 2016, see Exhibit B – [Updated MPD Pre-Application Plans](#). The entire project is summarized with the following updated outline:

- Seven (7) separate buildings identified as Bldg. A - G.
- Proposed gross floor area of approximately 277,387,060 sf.
  - Bldg. A – approximately 54,357 gross floor area , 4 stories (including lower level due to grade change)
  - Bldg. B – approximately 49,251 sf. gross floor area, 4 stories
  - Bldg. C – approximately 16,640 sf. gross floor area, 3 stories
  - Bldg. D – approximately 63,346 sf. gross floor area, 4 & 5 stories
  - Bldg. E – approximately 49,184 sf. gross floor area, 5 stories
  - Bldg. F – approximately 24,109 sf. gross floor area, 3 stories
  - Bldg. G – approximately 20,501 sf. gross floor area, 4 stories
- Approximately square footage divided by general use:
  - Residential: 75,636 sf. (37.82 UEs)
  - Business (Office): 22,554 sf. (22.55 UEs)
  - Commercial: 105,868 sf. or (105.87 UEs)
  - Residential affordable housing: 11,351 sf.
  - Circulation: 50,124 sf.
  - Mechanical: 11,333 sf.
- Proposed underground parking area with two (2) access points
  - One (1) underneath Bldg. D near the Kearns Blvd. access point.
  - One (1) underneath Bldg. A, through the circular drop off area between Bldg. B and Bldg. C.
- 340 parking spaces proposed
  - 237 underground parking stalls
  - 103 surface parking stalls

## **Background**

On November 4, 2015, the City received this MPD Pre-Application. The application was updated on February 5, 2016 and again on July 27, 2016. The property is located within the GC District. The subject property is located at 1401 & 1415 Kearns Boulevard, 1415, 1635, 1665, 1685, & 1705 Bonanza Drive, 1420 W. & 1490 W. Munchkin Road. The subject site contains 224,801 square feet (approx. 5.16 acres).

The subject site consists of nine (9) separate parcels/lots. Table 1 below shows the owner (LLC) name; parcel no.; address; and current tenant/associated use (known as).

Table 1:

<b>Owner</b>	<b>Parcel No.</b>	<b>Address</b>	<b>Known as</b>
JP's Nevada, LLC	PCA-110-G-1	1401 Kearns Blvd.	New Kimball Art Center
Bonanza Park, LLC	PSA-46-RE-C	1685 Bonanza Dr.	Skis on the Run Switchback Sports
	KBC-A	1409 Kearns Blvd.	Silver King Coffee drive through kiosk
	KBC-B	1415 Kearns Blvd.	Vacant site (undeveloped parking lot)- north of Anaya's Market)
	PCA-110-G-2-A	1420 W. Munchkin Rd.	Storage Units
	PCA-110-G-3	1490 W. Munchkin Rd.	Anaya's Market Topmark Floor & Design Soul Poles
	PSA-46-RE-B	1665 Bonanza Dr.	Park City Clinic
	PSA-46-RE-D	1705 Bonanza Dr.	Ol' Miner Self Service Car Wash
Maverick, Park City, LLC	PSA-46-A	1635 Bonanza Dr.	Maverick Gas Station

As indicated in Table 1 above, the subject property, the nine (9) sites consist of an art center and cafe, a strip commercial retail building, a drive-through coffee shop, storage units, a market/retail building, a medical clinic, a car wash, a gas station, and a vacant site/undeveloped parking lot. The proposed mixed-unit MPD would include the demolition of all existing structures on these sites.

Table 2 below shows the address/known as; lot/parcel size; and applicable lot no. & Subdivision name.

Table 2:

<b>Address/ Known as</b>	<b>Lot/Parcel Size</b>	<b>Lot no. &amp; Subdivision</b>
1401 Kearns Blvd. <i>Kimball Art Center</i>	43,962 sf. 1.01 acre	Not applicable <i>Parcel</i>
1685 Bonanza Dr. <i>Skis on the Run</i>	18,300 sf. 0.42 acre	Lot 46-C - Resubdivision of Lot 46 Prospector Square
1409 Kearns Blvd. <i>Silver King Coffee</i>	25,780 sf. 0.59 acre	Parcel A - Kearns Business Center Sub.

1415 Kearns Blvd. <i>vacant site</i>	23,511 sf. 0.54 acre	Parcel B - Kearns Business Center Sub.
1420 W. Munchkin Rd. <i>storage units</i>	13,769 sf. 0.32 acre	Not applicable <i>Parcel</i>
1490 W. Munchkin Rd. Anaya's Market	24,402 sf. 0.56 acre	Not applicable <i>Parcel</i>
1665 Bonanza Dr. <i>Park City Clinic</i>	44,172 sf. 1.01 acre	Lot 46-B - Resubdivision of Lot 46 Prospector Square
1705 Bonanza Dr. <i>Ol' Miner Car Wash</i>	17,497 sf. 0.40 acre	Lot 46-D - Resubdivision of Lot 46 Prospector Square
1635 Bonanza Dr. <i>Maverick Gas Station</i>	13,408 sf. 0.30 acre	Not applicable <i>partial parcel</i>

The proposed MPD would also require the re-platting of the nine (9) lots/parcels. Staff assumes after or during MPD approval, and applicable CUP applications are secured, the applicant would then have to submit Plat Amendment/Subdivision application to be able to accommodate the requested buildings and address property line issues. Furthermore, in order to be able to sell units individually, if requested, the applicant would have to submit Condominium Plat applications for review and approval by the City.

The entire site is relatively flat for its entire size. There is a 2.7% slope across the site running from the southwest corner to the northeast corner.

**Purpose**

The purpose of the General Commercial (GC) District is to:

- A. allow a wide range of commercial and retail trades and Uses, as well as offices, Business and personal services, and limited Residential Uses in an Area that is convenient to transit, employment centers, resort centers, and permanent residential Areas,
- B. allow Commercial Uses that orient away from major traffic thoroughfares to avoid strip commercial Development and traffic congestion,
- C. protect views along the City's entry corridors,
- D. encourage commercial Development that contributes to the positive character of the City, buffers adjacent residential neighborhoods, and maintains pedestrian Access with links to neighborhoods, and other commercial Developments,
- E. allow new commercial Development that is Compatible with and contributes to the distinctive character of Park City, through Building materials, architectural details, color range, massing, lighting, landscaping and the relationship to Streets and pedestrian ways,
- F. encourage architectural design that is distinct, diverse, reflects the mountain resort character of Park City, and is not repetitive of what may be found in other communities, and
- G. encourage commercial Development that incorporates design elements related

to public outdoor space including pedestrian circulation and trails, transit facilities, plazas, pocket parks, sitting Areas, play Areas, and Public Art.

### **General Plan Compliance**

Park City has nine (9) defined neighborhoods within its corporate boundaries. Each neighborhood represents a unique area of town that is separated from another by definable landmarks. Within the 2014 General Plan, Bonanza Park is included as part of the Bonanza Park & Prospector Neighborhood.

In January 2012, the City prepared the second draft of an Area Plan titled “Bonanza Park, the Evolution of Place” known as the Bonanza Park Area Plan. This document was completely separate from the General Plan. The City also hired Gateway Planning to assist the City in developing a form-based code within Bonanza Park. The City was to undertake a comprehensive approach to the redevelopment of the Bonanza Park District: however, that specific Area Plan was not adopted by the City and neither were form-based codes in Bonanza Park Neighborhood.

Volume I of the General Plan contains Goals, Objectives, and Strategies for each of the four (4) Core Values: Small Town, Natural Setting, Sense of Community, and Historic Character. The General Plan Goals and Objectives are copied under Exhibit E – Volume I General Plan Goals & Objectives.

Volume II of the General Plan contains information that supports the Goals, Objectives, and Strategies outlined in Volume I. This includes the methodology recommended for accomplishing strategies, neighborhood section, and appendix with trends, analysis, and data for the City and region.

**Note: The entire Bonanza Park and Snow Creek Neighborhood consists of approximately 197 acres. The subject site is approximately 5.16 acres. Staff recognizes that even though it is a small percentage of the entire neighborhood, the submitted MPD Pre-Application is still considered substantial as the site is on one of Park City’s most prominent corner, the proposal is significant in terms of requested redevelopment square footage, and the impacts of a project this magnitude warrant a thorough and careful review of adopted Zoning Ordinances, policy outlined in the General Plan, applicable studies, etc.**

Staff requests to point out the following items listed under the Neighborhood Section copied in underlined italics below:

- **3.1 Bonanza Park and Snow Creek: A mixed use neighborhood in which locals live and work.**  
The Bonanza Park & Snow Creek Neighborhood contains a variety of housing types as well as commercial development. Ranging from the single-family dwelling units that make up Snow Creek Cottages located adjacent to the Shopping Center, to the multifamily dwelling units that make up Homestake,



Claimjumper, and Fireside Condominiums, the area is diverse in terms of housing units and is home to many of the City's more affordable units - not all deed restricted, but de facto affordable units.

One of the greatest threats to the relatively affordable Bonanza Park neighborhood is gentrification. As the City adopts new policies to create a diverse neighborhood for locals, it is imperative that the locals be included in the planning. The overriding goal for this neighborhood is to create new housing opportunities while maintaining the existing affordable housing units. In the case of redevelopment, any displacement of existing affordable units should be required to incorporate those units within the new development area. In an effort to support local start-up businesses and services, it is also essential to maintain affordable leases in the area.

This neighborhood is also home to the City's only Light Industrial zoning district where automotive shops can coexist with a car wash, all within walking proximity of residential units. These types of uses should be preserved as the City moves forward with the concept of Form Based Code for this district. The City's draft Bonanza Park Area Plan recommends similar strategies to preserve this neighborhood's character.

As outdated buildings are replaced and existing buildings expand, the neighborhood will evolve into a local, mixed-use district. The Rail Trail State Park provides a main pedestrian spine for connectivity at the eastern end of the district (Prospector Square). As the area redevelops, it is envisioned that this spine will extend through the Bonanza Park Area.

As the neighborhood continues to evolve, multifamily residential uses should be concentrated within the Bonanza Park redevelopment area. By directing higher density redevelopment to this area, the neighborhood has the potential to provide more Life-cycle Housing opportunities for Parkites, including starter and empty nester (step down) housing.

The Area Plan for this neighborhood should include a limit on nightly rentals if this district is to be protected as a locals neighborhood.

The American Planning Association defines gentrification as the following:

*The rehabilitation and resettlement of low- and moderate-income urban neighborhoods by middle- and high-income professionals.*

As indicated in the second paragraph of this Neighborhood Section principle, the overriding goal for this neighborhood is to create new housing opportunities while maintaining the existing affordable housing units. The proposal consists of the following general uses:

- Residential: 75,636 sf. or 37.82 UEs
- Business (Office): 22,554 sf. or 22.55 UEs
- Commercial: 105,868 sf. or 105.87 UE
- Residential affordable housing: 11,351 sf.
- Circulation: 50,124 sf.
- Mechanical: 11,333 sf.

Once the two (2) non-habitable categories consisting of circulation and mechanical space are removed, the proposal consists of 215,409 square feet and the following applies:

- Residential: 75,636 sf. (35%)
- Business (Office): 22,554 sf. (10%)
- Commercial: 105,868 sf. (49%)
- Residential affordable housing: 11,351 sf. (5%)

The current site does not contain any existing housing units. The proposal can be summarized as 40% residential (live), 10% business/office (work), and 50% commercial (retail/restaurant).

**Discussion requested. This is the only information provided to staff regarding the proposal. While the proposal provides mixed-use development opportunities for locals to live and work, should the City be reviewing additional studies at this time or at MPD stage regarding the long term effects, including the possible effects of gentrification?**

The applicant does not request mixed housing types. The applicant currently shows multi-unit dwellings mixed in with the commercial/business uses. While the City is not moving forward with Form Based Code for this District, staff finds that light industrial uses within walking proximity of residential units, mentioned on the third paragraph of this Neighborhood Section principle, can be preserved. The subject site is located near the beginning of the *Rail Trail State Park which does provides walking connectivity. Any possible extension of the Rail Trail west would not go through the subject property* (Neighborhood Section principle 3<sup>rd</sup> and 4<sup>th</sup> paragraph).

This fifth paragraph of this Neighborhood Section principle indicates that as “*the neighborhood continues to evolve, multifamily residential uses should be concentrated within the Bonanza Park redevelopment area...the neighborhood has the potential to provide more Life-cycle Housing opportunities for Parkites, including starter and empty nester (step down) housing.*” At this stage the proposal shows a total of 58 residential units, consisting of 13 on-site affordable housing units ranging from approximately 400 to 1,100 sf. and 58 market rate units ranging from approximately 400 to 3,700 sf.

The last paragraph of this Neighborhood Section principle indicates that if this

district is to be protected as a locals neighborhood, it should include a limit on nightly rentals.

**Discussion Requested: Does the Planning Commission find that additional information needs to be submitted by the applicant in order to find compliance with this Neighborhood Section principle 3.1? Staff can request that the applicant provide projected Nightly Rental numbers, residential unit specifics, etc.**

- **3.2[.1] Bonanza Park: An authentic neighborhood.**  
Authenticity during redevelopment can be a challenge. Incentives to further subdivide properties to create multiple property owners within the district will help create a truly authentic place. Also, consideration to human scale, infusion of design elements representative of residents' diverse roots, contemporary design, and consideration for the local history of the district, can add to placemaking and authenticity. The evolution of architectural design created over time will lead to an authentic, diverse district. Also, the introduction of Form Based Code will require incorporation of design elements found in a traditional urban neighborhood, including sidewalks, landscaping, public art, and building interest at pedestrian eye level.

Staff recommends that the applicant in their future MPD Application keeps in mind and demonstrates placemaking and authenticity by emphasizing human scale, infusion of design elements representative of residents' diverse roots, contemporary design, etc.

- **3.2[.2] Bonanza Park and Prospector: The local employment hub.**  
To reach the goal of creating more diverse jobs for Parkites, a collaborative partnership approach to redevelopment must exist between the City, property owners, local residents, and business owners. Participation from all parties is necessary to create a desirable mixed use neighborhood in which existing and new businesses choose to call home. The City has a goal to utilize economic development tools to attract new businesses in cooperation with investors. Private property owner participation is necessary for dedication of right-of-ways to transform the neighborhood into a connected neighborhood with public amenities. Infrastructure improvements that attract local residents and businesses must be explored and negotiated, including technology infrastructure, public utilities, sidewalks, bike lanes, trails, public parks, roads, transit, and parking.

The proposed development includes 22,554 sf. (10%) of business (office) development and 105,868 sf. of commercial development (49%) totaling 128,422 sf. (59%).

**Discussion Requested. Should staff and the applicant spend additional time reviewing the effects of the requested commercial/business (office)**

**associated uses and how they related to local employment?**

- **3.3 Bonanza Park: A model for sustainable redevelopment.**  
The Bonanza Park & Snow Creek Neighborhood will be a model for green, sustainable redevelopment in balance with nature. The Bonanza Park Area Plan is a blueprint for environmentally sensitive development. Many of the principles identified in the Bonanza Park Area Plan reflect those emphasized by the U.S. Green Building Council's Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND) rating system. LEED-ND evaluates neighborhoods on a variety of principles within three categories: Smart Location and Linkage, Neighborhood Pattern and Design, and Green Infrastructure and Buildings. The Bonanza Park Area Plan incorporates all of the highest ranking LEED-ND principles, plus a few extras, from each of these categories. Consideration should be given by the City to expand the Bonanza Park Area Plan and Form Based Code to include the entire Bonanza Park and Prospector neighborhood. Due to limits on density within the Prospector neighborhood, this area could become a receiving zone for TDR credits and further alleviate growth pressures on Greenfield development.

According to the General Plan, the entire neighborhood is to become a model for green sustainable redevelopment. The City is no longer pursuing the Bonanza Park Area Plan, which was supposed to be a blueprint for development and many of its principles were reflected/emphasized by the LEED-ND rating system. The Bonanza Park Area Plan was also to incorporate the highest ranking LEED-ND principles. Because the City was counting on the Bonanza Park Area Plan to assist this neighborhood in providing LEED-ND principles, the only remaining principle in the adopted General Plan specific statement is that that Bonanza Park Neighborhood will be a model for green, sustainable redevelopment in balance with nature as stated in this General Plan Neighborhood Section.

**Discussion Requested. Staff recommends that the MPD application address green building practice including LEED-ND. Does the Planning Commission concur with this?**

- **3.4 Bonanza Park: Connected via new roadways, sidewalks, trails and a park system.**  
Connectivity is lacking throughout the district. The existing pattern of roads is disconnected, yet there is a great opportunity to fix this disconnection as part of an overall redevelopment plan for the area. The BoPa Area Plan introduces new rights-of-way opportunities, sidewalks, an extension of the rail trail leading to a central park, and trails connections within and around the district.

Beyond the importance of creating additional rights-of-way (ROWs) for vehicular access throughout the BoPa district is the need to utilize these ROWs for pedestrian and cyclist movement. This will allow for alternative modes of

transportation thereby creating “complete streets.”

In addition to these connectivity recommendations for Bonanza Park, focus should be given to improving the connection between BoPa and Prospector Square. Bonanza Drive, running north/south within the eastern section of BoPa is heavily trafficked as a vehicular corridor. Improved pedestrian connections across Bonanza Drive should be considered. The idea of a new under (or bridge over) Bonanza Drive to bring the rail trail further west into BoPa could create ease of access as well as a sense of entry to this district.

**Discussion Requested.** As mentioned in this GP Neighborhood section the Bonanza Park Area Plan (**not adopted**) was to introduce ROWs opportunities, sidewalks, etc. The focus was to allow for alternative modes of transportation thereby creating “complete streets.” The anticipated condition of this subject site per the Bonanza Park Area Plan was to have two (2) new roads going through these properties, see GP page 172 (Volume II). Without a clear direction of the abandoned area plan, Staff does not seem to have appropriate direction regarding this specific Neighborhood Section principle. The current application does not illustrate connectivity with other areas in the vicinity of this proposal and overall circulation for bicycles and major bus drop-offs are not yet incorporated in the plan. Generally, the intent of transit operations would be to move bus and transit load and unload areas off major roads and way from major turning movement areas.

- **3.5 Bonanza Park: Explore as a central hub for public transportation.**  
With the neighborhood centrally located within the City, a future public transportation hub should be considered. Transportation routes that save commuters time also result in saving the City money. To realize a change in the preferred transportation options from the car to walking, biking, and public transportation, a new look at the time efficiency of trips should be studied. Connectivity from the Bonanza Park central district to the resorts would alleviate traffic issues throughout the City. For example, a Bus Rapid Transit (BRT) or streetcar/trolley system connecting Bonanza Park to Kimball Junction and Main Street would begin to change local commuting patterns.

**Discussion requested.** The City was **not** looking at this specific site as the central hub for public transportation in the Bonanza Park Area Plan (not adopted).

- **3.6 Bonanza Park: An important part of the Park City entry experience.**  
Due to its location along both of the entry corridors to Park City, the Bonanza Park & Snow Creek Neighborhood is geographically tied to the Park City entry experience. The scenic views that are currently afforded to those entering the City are a defining characteristic of our town and should be preserved and enhanced.

Currently, three sides of the Bonanza Park & Snow Creek Neighborhood are located within the Frontage Protection Zone (FPZ). The FPZ helps to preserve scenic view corridors by providing a significant landscaped buffer between development and highway uses and by restricting the location and height of structures in the zone. The FPZ also allows for future pedestrian and vehicular improvements along the highway corridors.

In addition to investigating measures that would strengthen the FPZ, the City should also look at ways to enhance the entry experience. This might include installing public art, improving lighting or adding other elements that would improve the entry corridors.

The subject area is located along the entry corridors as part of the Frontage Protection Zone. The proposal places two (2) buildings 60 ft. from the ROW line along Kearns Blvd. (SR 248). The FPZ consists of the first 30 ft. being a no-build area and the remaining 70 ft., 100 ft. from the ROW line becomes a CUP for any buildings.

- **3.7: The aesthetic of the Bonanza Park area should be true to the current character and the vision.**

There are a four dominant architectural styles within the Bonanza Park district. The entryway along Park Avenue and Deer Valley Drive emphasizes the ties to the resort with repeated use of shed roofs, gables, and timbers. As one wanders to the center of the district, known locally as Iron Horse, a more industrial design is apparent, with split block, horizontal siding, and metal decorative elements, garage doors, and roofing. Residential areas have front porches with recessed garages. The commercial buildings are traditional with exterior materials of brick, stucco, or horizontal siding with symmetry of windows on the upper stories. The niches within the neighborhoods shall become more defined as the area is redeveloped.

The future MPD/CUP application would have to show a more defined character than the current dominant architectural styles within the District.

### **General Commercial (GC) District Compliance**

Staff has made the following observations during this time and request the following items to be discussed with the Park City Planning Commission identified:

1. Use. All uses listed in LMC § 15-2.18-2(B) Conditional Uses require approval by the Planning Commission.

The MPD Pre-Application is submitted for Planning Commission review prior to submittal of the MPD Application. The applicant has not been specific as to the retail/commercial requested uses other than using general terms such as commercial spaces, business (office), and residential uses. The GC District

allows these specific types of commercial, retail, and office uses:

- Hotel, Minor
- Hotel, Major
- Office, General
- Office, Moderate Intensive
- Office, Intensive
- Office and Clinic, Medical and Veterinary Clinic
- Financial Institution without a drive-up window
- Commercial, Resort Support
- Retail and Service Commercial Minor
- Retail and Service Commercial, Personal Improvement
- Retail and Service Commercial, Major
- Café or Deli
- Restaurant, General

The GC District allows the following residential and retail conditional uses:

- Multi-Unit Dwelling
- Retail and Service Commercial with Outdoor Storage
- Retail and Service Commercial, Auto Related

Conditional uses require approval of a Conditional Use Permit (CUP) by the Planning Commission. Staff is able to identify that the residential component will require a CUP application. All business (office) uses are allowed. The retail/commercial uses are dependent upon use specificity. The required CUPs have not been submitted to the City for review. Staff acknowledges that the CUPs would be submitted in conjunction with the full MPD application and that all of the uses would be specified at the next stage.

Staff recommends that applicable CUPs be submitted concurrently with the full MPD application. This CUP includes the future conditional use of Multi-Unit Dwellings as well as other foreseen conditional uses. This MPD Pre-Application does not guarantee an approved CUP as specific CUP mitigating criteria has not been reviewed at this time. LMC § 15-6-3 USES indicate the following:

A Master Planned Development (MPD) can only contain Uses, which are Permitted or Conditional in the zone(s) in which it is located. The maximum Density and type of Development permitted on a given Site will be determined as a result of a Site Suitability Analysis and shall not exceed the maximum Density in the zone, except as otherwise provided in this section. The Site shall be looked at in its entirety, including all adjacent property under the same ownership, and the Density located in the most appropriate locations. [...]

The underlined sentence above indicates that the when referring to site entirety, all adjacent property owner the same ownership is to be looked at. The applicant proposes a cross access directly west through private property towards an existing driveway/parking area of a strip mall known as *the Emporium*. This adjacent site is located at 1351 Kearns Blvd., parcel no. PCA-110-G-5-A and its current owner is listed as Emporium Properties LLC, which is controlled by the applicant of this MPD.

Staff acknowledges that the Emporium site to the west has already been developed, and finds that regarding this specific LMC clause the Emporium site can be brought in, in terms of transportation and access, to be addressed within this section of this staff report.

2. Lot Size. No minimum lot size.

The subject site contains 224,801 square feet (approx. 5.16 acres). The proposed MPD also requires the re-platting of the nine (9) lots/parcels. In order for the site planning to work out as requested, the applicant would have to submit Plat Amendment/Subdivision application to be able to accommodate the requested buildings on each lot, etc. Furthermore, in order to be able to sell units individually, if requested, the applicant would have to submit Condominium Plat applications.

Staff recommends that the applicant shall apply for a Plat Amendment/Subdivision application concurrently with the full MPD application. The re-shifting of internal lot line would affect existing lot lines that would need to be shifted in order to place the proposed building on each corresponding site as well as setbacks areas that would have to be complied with. This MPD Pre-Application does not guarantee an approved Plat Amendment/Subdivision as specific subdivision codes have not been reviewed at this time.

3. Setbacks. The minimum setback around the exterior boundary of an MPD is twenty five feet (25') for parcels one (1) acre in size. The combined sites are approximately 5.16 acres. The Planning Commission may decrease the required perimeter Setback to the zone Setback if it is necessary to provide desired architectural interest and variation.

The minimum (zone) front yard setback is twenty feet (20') for all Main and Accessory Buildings and Uses. The twenty foot (20') Front Yard may be reduced to ten feet (10'), provided all on-Site parking is at the rear of the Property or underground. The minimum (zone) Rear Yard and Side Yard setbacks is ten feet (10').

Regarding perimeter setbacks, the applicant proposes the following below:

- 60 ft. from Kearns Blvd. (Bldg. A & C)



- 30 ft. from Bonanza Dr. (Bldg. A)
- 40 ft. from Bonanza Dr. (Bldg. B)
- 20 ft. from Bonanza Dr. (Bldg. G)
- 25 ft. from Bonanza Dr. (Bldg. F)
- 20 ft. from Munchkin Rd. (Bldg. D, E, & F)
- 100 ft. from east neighboring site (Bldg. C)
- 10 ft. from east neighboring site (Bldg. D)

While the proposal complies with the GC District (zone) setbacks, once the MPD application is submitted and deemed complete, the Planning Commission would have to make the findings for such setback reduction from the required 25 ft. for sites that are one (1) acre or bigger to the applicable zone setbacks.

The applicant has not shown any internal property lines at this time separating any of the buildings or sites. The applicant will have to demonstrate that all lots line, if any, can accommodate required setbacks per the GC District.

The applicant assumes that the Planning Commission would allow construction within the Frontage Protection Zone (FPZ) at 60 ft. from the Kearns Right-of-Way (ROW)/north perimeter property line. The FPZ indicates that any construction within the FPZ located 30 to 100 ft. from the ROW/property line requires Planning Commission review through a filed CUP application. The applicant has not submitted such FPZ CUP application. Staff recommends adding a condition of approval indicating that a CUP FPZ application is submitted concurrent with the full MPD application as well as applicable CUP for residential and retail uses.

4. Building Height. The Building Height requirements of the Zoning Districts in which an MPD is located shall apply except that the Planning Commission may consider an increase in Building Height based upon a Site specific analysis and determination. At full MPD Application the Applicant will be required to request a Site specific determination and shall bear the burden of proof to the Planning Commission that the necessary findings can be made. In order to grant Building Height in addition to that which is allowed in the underlying zone, the Planning Commission is required to make the summarized findings:

1. The increase in Building Height does not result in increased square footage or Building volume over what would be allowed under the zone required Building Height and Density...
2. Buildings have been positioned to minimize visual impacts on adjacent Structures. [...]
3. There is adequate landscaping and buffering from adjacent Properties and Uses. [...]
4. The additional Building Height results in more than the minimum Open Space required...
5. The additional Building Height shall be designed in a manner that provides

a transition in roof elements in compliance with Chapter 5, Architectural Guidelines...

The GC District indicates that no Structure shall be erected to a height greater than thirty-five feet (35') from Existing Grade. This is the Zone Height. Applicable building height exceptions include:

- Gable, hip, and similar pitched roofs may extend up to five feet (5') above the Zone Height, if the roof pitch is 4:12 or greater.
- Antennas, chimneys, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building to comply with the International Building Code (IBC).
- Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the height of the Building.
- Church spires, bell towers, and like architectural features, subject to LMC Chapter 15-5 Architectural Guidelines, may extend up to fifty percent (50%) above the Zone Height, but may not contain Habitable Space above the Zone Height. Such exception requires approval by the Planning Director.
- An Elevator Penthouse may extend up to eight feet (8') above the Zone Height.

This is a MPD Pre-Application request. Plans are not required to be shown in detail enough to determine such compliance. It appears that an increase in Building Height based upon a site specific analysis and determination will be requested as five of the seven (5 of 7) buildings are shown to have at least four (4) stories/floors or more. Please note that the exact building height cannot be determined at this time as it has not been shown. Bldg. D and E have been shown with a maximum of 5 stories/floors each. Bldg. A, B, and G have been shown with a maximum of 4 stories/floors each. Bldg. C and F have been shown with a maximum of 3 stories/floors each. The five (5) requested buildings with four (4) or more floors are likely to be over 40 ft., (35 ft. max. + exception #1 above).

Once the MPD application is submitted, the Planning Department will be able to provide a thorough review of the height as specified on the LMC MPD section and will be able to make a recommendation to the Planning Commission.

5. Road Requirements and Design. LMC Chapter 7.3 – Requirements for Improvements, Reservations and Design contain road requirements and road design standards. Staff acknowledges that the pre-Application MPD process is not intended to find compliance with Subdivision/Plat Amendment requirements and standards; however, the applicant's proposal contains a significant amount of property in the current form of nine (9) separate lots/parcels with substantial

review items that would typically be addressed during the Subdivision/Plat Amendment review process.

Staff recognizes that the subdivision road requirements and road design are currently intertwined with the current proposal. Staff further requests that the applicant submit their Subdivision/Plat Amendment application concurrently with the MPD application to ensure that these road requirements and design standards are met. If the applicant does not bring the Subdivision/Plat Amendment application concurrently with the full MPD staff would then recommend that these standards plus any other applicable requirements be reviewed during the full MPD process.

### **MPD Application**

At full MPD Application the City will expect the Applicant to address all of the MPD requirements outlined in LMC §15-6-5 which includes:

- |                       |                                   |
|-----------------------|-----------------------------------|
| A. Density            | H. Landscape/Street Scape         |
| B. Footprint          | I. Sensitive Lands Compliance     |
| C. Setbacks           | J. Employee/Affordable Housing    |
| D. Open Space         | K. Child Care                     |
| E. Off-street parking | L. Mine Hazards                   |
| F. Building Height    | M. Historic Mine Waste Mitigation |
| G. Site Planning      |                                   |

### **Department Review**

This project has gone through an interdepartmental review at a Development Review Committee meeting. The following concerns/comments were made during Development review:

#### **Transportation Planning Department**

- 1. What Transportation Demand Management [TDM] strategies are being proposed to reduce reliance on single occupant vehicles and accomplish General Plan Goals? Consider both infrastructure (bike racks, bike share, showers, transit stops, etc.), and strategies such as shared parking or limited/restricted parking for rental units, rideshare for employers, etc.*

**Discussion Requested: Staff recommends allowing the applicant to submit TDM strategies to be proposed during the full-MPD application. Does the Planning Commission concur with staff?**

#### **Engineering Department**

- 1. There appears to be a service drive located off of Bonanza Drive just south of the Prospector Avenue intersection. This service drive requires a "delivery" vehicle to maneuver within the Bonanza Drive Right-of-Way:*

- a. *For a vehicle to maneuver into this drive, they will need to use a proposed paved pull-out located in the Bonanza Drive ROW. This pull-out is located in an easement obtained from Mark Fischer during the reconstruction of Bonanza Drive. It took a couple of years of negotiating for the City to finalize this easement. At this time, the City Engineer is not willing to change the use of this area from a public road, drainage and sidewalk use to a private vehicle use. Without the pull-out, the service drive appears to be useless.*
  - b. *The location of the paved pull-out so a vehicle could use the service drive is immediate to the sidewalk and will create friction with those walking or biking on the sidewalk. The City Engineer does not support this layout which would create this conflict.*
2. *The proposed drive off SR-248 is located immediately east of the existing drive into the Emporium shopping area. The City Engineer requests these two drives be consolidated into one drive that services both the Emporium and Bo-Pa East.*
3. *Storm Detention – The development must address the pre-development versus post-development detention of storm water onsite.*
4. *Traffic impacts of the development – a traffic study will be required to further understand the developments impacts to the surrounding street and intersection network.*
5. *The following Transportation Master Plan Goals have not been addressed/considered:*
  - *GOAL 1: Park City will have a multimodal transportation system with complete streets and balanced availability of pedestrian, bicycle, transit and auto travel,*
  - *GOAL 3: Park City’s residents, workers, day visitors and overnight guests will have efficient, direct and convenient regional transit connections from and to area resorts, Salt Lake and Utah Counties, and other communities of the Wasatch Back,*
  - *GOAL 4: Park City will have a complete and well-connected network of trails, bicycle lanes and sidewalks that supports safe, convenient and pleasant walking and bicycling to accommodate the needs of residents, visitors, and guests for short trips within the City and surrounding neighborhoods,*
  - *GOAL 7: Park City’s transportation system will contribute positively to public health and quality of life by achieving a high level of travel safety and by creating an environment that supports active living,*
  - *GOAL 8: Park City’s transportation system will contribute positively to improved environmental, social and economic sustainability of the community, and*

- *GOAL 9: Park City's transportation system will support development of clustered and diverse land use centers by providing convenient multimodal access to each center concurrent with its development.*

**Discussion Requested. Staff recommends allowing the applicant to address storm detention and traffic impacts during the full-MPD application. Staff finds that the outlined Transportation Master Plan Goals need to be address at Pre-Application MPD stage as General Plan compliance is to be found at Pre-Application stage. Staff placed the applicant on notice on April 27, 2016 regarding the Transportation Master Plan Goals outlined above and also reiterated this requirement during the May 11, 2016 staff report. Does the Planning Commission Concur?**

#### Water Reclamation District

The Snyderville Basin Water Reclamation District (SBWRD) has indicated that since a utility plan for the proposal has not yet been submitted by the applicant, they are unable to comment but would provide comments after such plan is submitted for review prior to any formal approvals including a full MPD by the Planning Commission. The applicant has been made aware that they need to reach out to the District separately to ensure compliance with their approval process. The applicant has also been made aware that they are responsible of coordinating the efforts of the various review entities including the City, Water Reclamation District, etc.

#### Department of Public Utilities / Fire Marshall

Park City Municipal Corporation's (PCMC's) Department of Public Utilities as well as the Park City Fire Marshall, Building Dept., have indicated that since a utility plan for the proposal has not yet been submitted by the applicant, they are unable to comment but would provide comments after such plan is submitted for review prior to any formal approvals including a full MPD by the Planning Commission. The Department of Public Utilities request to identify at this time, that there are concerns with water supply, delivery, fire flow, pressure, demands (as provided by the Fire Marshall), etc., throughout the entire project based on the massing and number of stories being proposed that may exceed existing zoning requirements. The Department of Public Utilities requests that the utility plan to be submitted to the City for review also include how the utility system affects the neighborhood and the City. The utility plan to be submitted shall provide industry standards and shall be detailed enough for the Department of Public Utilities as well as other review entities to have them provide a full thorough review.

#### Fire District / Fire Marshall

The Park City Fire District has indicated that since a utility plan for the proposal has not yet been submitted by the applicant, they are unable to comment but would provide comments after such plan is submitted for review prior to any formal approvals including a full MPD by the Planning Commission. The Fire District requests to requests to identify at this time, that there are concerns with fire flows throughout the entire project based on the number of stories being proposed that exceed three (3).

The Fire District and Fire Marshall, Building Dept., request to review an emergency vehicle access plan to be submitted including aerial operations, and height of the existing power lines and the exact height of the proposed buildings. The applicant has been made aware that they need to reach out to the Fire District separately to ensure compliance with their approval process and applicable codes. The applicant has also been made aware that they are responsible of coordinating the efforts of the various review entities including the City, Fire District, etc.

#### PCMC Environmental Division

Park City's Environmental Regulatory Program Manager indicated that the subject property is located within the Park City Landscaping and Maintenance of Soils Cover Ordinance (Soils Ordinance). Per the Ordinance all soil generated as part of development must either remain on site or be disposed of at an approved disposal facility. In addition, final landscaping must meet Soils Ordinance Requirements.

#### Notice

On April 27, 2016, the property was posted and public hearing courtesy notices were mailed to property owners within three hundred feet (300'). Legal notice was published in the Park Record on April 27, 2016. The public hearing was continued to June 22, 2016. During the June 22, 2016 the public hearing was continued to August 24, 2016.

Public Notice signs were placed throughout the property as a reminder of this meeting continued on June 22, 2016. Reminder letters were also mailed out to property owners within 300 feet.

#### Public Input

No public input has been received by the time of this staff report. Public input was received during the May 11, 2016 public hearing, which can be found in the following exhibit: Exhibit D – [11 May 2016 Planning Commission Minutes](#).

#### Recommendation

Staff recommends the Planning Commission hold a public hearing and discuss preliminary compliance with the General Plan and the General Commercial (GC) District for the Bonanza Park East Master Planned Development (MPD) Pre-Application. The application is for a mixed-use development consisting of approximately 277,387. The proposal includes commercial space, business (office) use, residential (market rate and affordable housing) with surface and underground parking. The proposal is to be located at 1401 & 1415 Kearns Blvd., 1415, 1635, 1665, 1685, & 1705 Bonanza Dr., 1420 & 1490 W Munchkin Rd. Staff recommends that following discussion and public hearing, the MPD Pre-Application Conference be continued to a date certain.

#### Summary of Discussion Requested

- **3.1 Bonanza Park and Snow Creek: A mixed use neighborhood in which locals live and work.**

Discussion requested. This is the only information provided to staff regarding the proposal. While the proposal provides mixed-use development opportunities for locals to live and work, should the City be reviewing additional studies at this time or at MPD stage regarding the long term effects, including the possible effects of gentrification?

Discussion Requested: Does the Planning Commission find that additional information needs to be submitted by the applicant in order to find compliance with this Neighborhood Section principle 3.1? Staff can request that the applicant provide projected Nightly Rental numbers, residential unit specifics, etc.

- **3.2[.2] Bonanza Park and Prospector: The local employment hub.**  
Discussion Requested. Should staff and the applicant spend additional time reviewing the effects of the requested commercial/business (office) associated uses and how they related to local employment?
- **3.3 Bonanza Park: A model for sustainable redevelopment.**  
Discussion Requested. Staff recommends that the MPD application address green building practice including LEED-ND. Does the Planning Commission concur with this?
- **3.4 Bonanza Park: Connected via new roadways, sidewalks, trails and a park system.**  
Discussion Requested. As mentioned in this GP Neighborhood section the Bonanza Park Area Plan (not adopted) was to introduce ROWs opportunities, sidewalks, etc. The focus was to allow for alternative modes of transportation thereby creating “complete streets.” The anticipated condition of this subject site per the Bonanza Park Area Plan was to have two (2) new roads going through these properties, see GP page 172 (Volume II). Without a clear direction of the abandoned area plan, Staff does not seem to have appropriate direction regarding this specific Neighborhood Section principle. The current application does not illustrate connectivity with other areas in the vicinity of this proposal and overall circulation for bicycles and major bus drop-offs are not yet incorporated in the plan. Generally, the intent of transit operations would be to move bus and transit load and unload areas off major roads and way from major turning movement areas.
- **3.5 Bonanza Park: Explore as a central hub for public transportation.**  
Discussion requested. The City was not looking at this specific site as the central hub for public transportation in the Bonanza Park Area Plan (not adopted).
- **Use**  
Staff recommends that applicable CUPs be submitted concurrently with the full MPD application. This CUP includes the future conditional use of Multi-Unit

Dwellings as well as other foreseen conditional uses. This MPD Pre-Application does not guarantee an approved CUP as specific CUP mitigating criteria has not been reviewed at this time.

- **Lot Size**

Staff recommends that the applicant shall apply for a Plat Amendment/Subdivision application concurrently with the full MPD application. The re-shifting of internal lot line would affect existing lot lines that would need to be shifted in order to place the proposed building on each corresponding site as well as setbacks areas that would have to be complied with. This MPD Pre-Application does not guarantee an approved Plat Amendment/Subdivision as specific subdivision codes have not been reviewed at this time.

- **Setbacks**

While the proposal complies with the GC District (zone) setbacks, once the MPD application is submitted and deemed complete, the Planning Commission would have to make the findings for such setback reduction from the required 25 ft. for sites that are one (1) acre or bigger to the applicable zone setbacks.

The applicant assumes that the Planning Commission would allow construction within the Frontage Protection Zone (FPZ) at 60 ft. from the Kearns Right-of-Way (ROW)/north perimeter property line. The FPZ indicates that any construction within the FPZ located 30 to 100 ft. from the ROW/property line requires Planning Commission review through a filed CUP application. The applicant has not submitted such FPZ CUP application. Staff recommends adding a condition of approval indicating that a CUP FPZ application is submitted concurrent with the full MPD application as well as applicable CUP for residential and retail uses.

- **Building Height**

Once the MPD application is submitted, the Planning Department will be able to provide a thorough review of the height as specified on the LMC MPD section and will be able to make a recommendation to the Planning Commission.

- **Road Requirements and Design**

Staff recognizes that the subdivision road requirements and road design are currently intertwined with the current proposal. Staff further requests that the applicant submit their Subdivision/Plat Amendment application concurrently with the MPD application to ensure that these road requirements and design standards are met. If the applicant does not bring the Subdivision/Plat Amendment application concurrently with the full MPD staff would then recommend that these standards plus any other applicable requirements be reviewed during the full MPD process.

- **Engineering/Transportation Planning**

Discussion Requested: Staff recommends allowing the applicant to submit TDM strategies to be proposed during the full-MPD application. Does the Planning





ELLIOTT WORKGROUP

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November 4, 2015

Bonanza Park East

Project Description

The project site is located in the General Commercial Zone (GC). It is surrounded by GC zone and Recreation Open Space (ROS) zone on all property boundaries.

The project consists of a mixed-use development that primarily consists of commercial spaces on the first floor and office or residential uses on the upper levels of the project. Parking for the project is taken care of with surface parking and one level of underground parking.

The Master Planned Development as proposed uses less than 65% of the maximum density of the site and additionally has 51% open space. The increase in open space is achieved by a proposed incremental increase in height for the underlying zone.



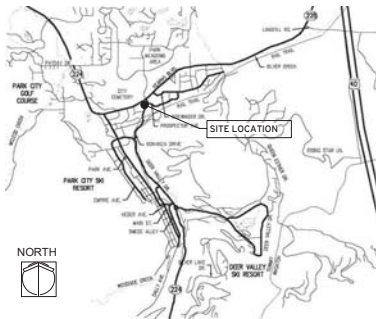
# MJF 1998 Investment Partnership, LP Bonanza Park East

Kearns Blvd. & Bonanza Dr.  
Park City, Utah 84068

## Pre - MPD

July 27, 2016

### VICINITY MAP



### PROJECT CONTACT INFORMATION

OWNER	ARCHITECT	BUILDER
MJF 1998 INVESTMENT PARTNERSHIP, LP P.O. BOX 1480 PARK CITY, UT 84068 CONTACT: MARK FISHER	ELLIOTT WORKGROUP 364 MAIN STREET P.O. BOX 3419 PARK CITY, UT 84060 801.415.1839 CONTACT: CRAIG ELLIOTT, AIA	
CIVIL ENGINEER	INTERIOR DESIGN	LANDSCAPE ARCHITECTURE
STRUCTURAL ENGINEER	PLUMBING ENGINEER MECHANICAL ENGINEER	ELECTRICAL ENGINEER

### SERVICE CONTACTS

Rocky Mountain Power 201 South Main St, Suite 2300 Salt Lake City, UT 84111 (866) 870-3419	Qwest Phone Company Salt Lake City, UT (800) 922-7387
Park City School District 2700 Kearns Blvd Park City, UT 84060 (435) 645-5600	Park City Fire Department 730 Stiner Rd Park City, UT 84098 (435) 649-6706
Park City Municipal Corp 1354 Park Ave Park City, UT 84060 (435) 658-9471	Comcast Cable 1777 Sun Peak Dr. #105 Park City, UT 84098 (435) 649-4020
Qwestar Gas P.O. Box 45380 Salt Lake City, UT 84145 (800) 541-2824	Division of Water Quality 288 South 1480 East Salt Lake City, UT 84112 (801) 538-6146
Snyderville Post Office 6440 Hwy 224 Park City, UT 84098 (800) 275-8777	Snyderville Basin Water Reclamation District 2800 Homestead Rd Park City, UT 84098 (435) 648-7993

### LMC ANALYSIS

**Existing Zone**  
General Commercial (GC)

**Total Site Area**  
5.16 Acres (224, 801 SQ FT)

**Total Unit Equivalents (UE)**  
224, 801 - 67, 440 (30% Open Space)  
=157, 361

157, 361 x 3 (Total Floor Levels)  
=472, 083

472, 083 / 2000 (LMC 15-6-8 Unit Equivalents)  
=236 Allowed UE's

**Parking Required**  
LMC 15-3-11  
See MPD-007 for Parking Analysis

**\*451 Spaces Required**  
**\*465 Spaces Proposed**

### MPD DRAWING INDEX

PRE MPD	
MPD - 001	Cover Sheet
MPD - 002	Aerial View
MPD - 003	Project Surrounding Properties
MPD - 004	Existing Site Plan
MPD - 005	Site Suitability
MPD - 006	Landscape / Site Plan
MPD - 007	Proposed Parking Plan
MPD - 008	Street Elevation - Kearns
MPD - 009	Street Elevation - Bonanza
MPD - 010	Street Elevation - Int. North and South
MPD - 011	Street Elevation - Int. East
MPD - 012	Elevations - Bldg A
MPD - 013	Elevations - Bldg B
MPD - 014	Elevations - Bldg C
MPD - 015	Elevations - Bldg D
MPD - 016	Elevations - Bldg E
MPD - 017	Elevations - Bldg F
MPD - 018	Elevations - Bldg G
MPD - 120	Lower Level Area Plan
MPD - 121	Area Plan Level 1
MPD - 122	Area Plan Level 2
MPD - 123	Area Plan Level 3
MPD - 124	Area Plan Level 4
MPD - 125	Area Plan Level 5

Pre - MPD  
July 27, 2016

**ELLIOTT WORKGROUP**  
Elliott Workgroup Architecture, LLC  
364 Main Street, P.O. Box 3419  
Park City, Utah 84060  
(435) 648-0095 or (801) 415-1839  
elliottworkgroup.com

MJF 1998 Investment Partnership, LP  
**Bonanza Park East**  
Kearns Blvd. & Bonanza Dr.  
Park City, Utah 84068

Cover Sheet

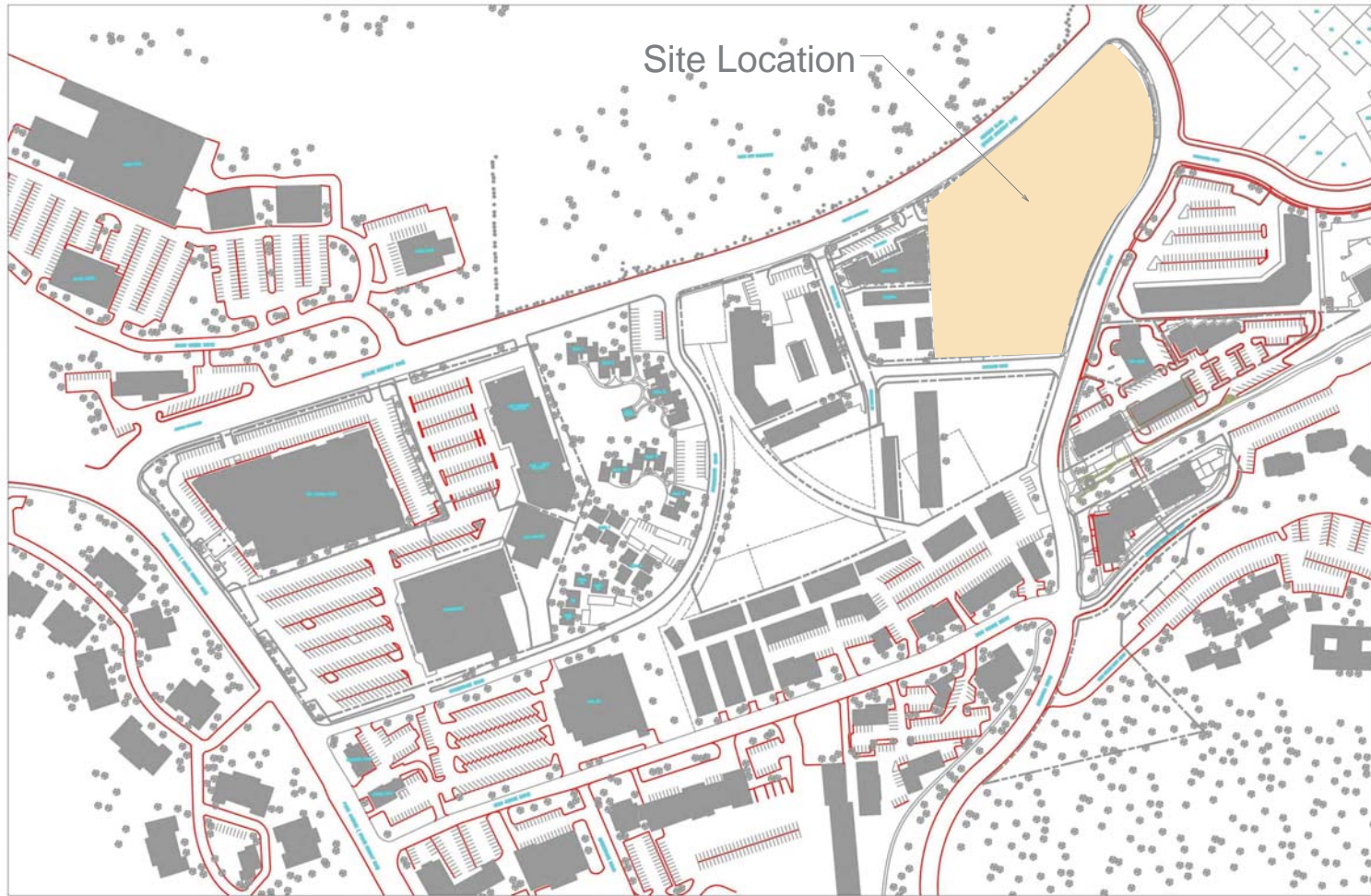
# MPD - 001

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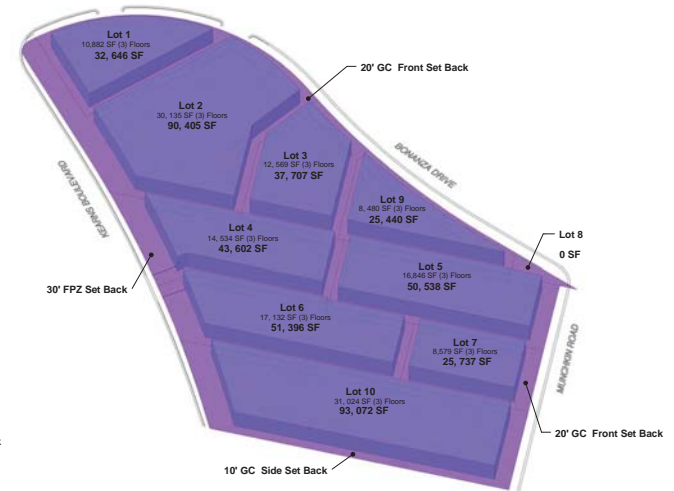




**Property** 224, 801 SQFT = 100%



**Buildable Area** 150, 181 SQFT = 66.8%  
74, 620 SQFT = 33.2%



**Buildable Volume** 450, 543 SF  
GC Zone Height 40' (35' + 5' Sloped Roof) MAXIMUM BUILDING DEVELOPABLE AREA



**Buildable Volume** 436, 113 SF  
with Facade Length & Variations  
GC Zone Height 40' (35' + 5' Sloped Roof) MAXIMUM BUILDING DEVELOPABLE AREA



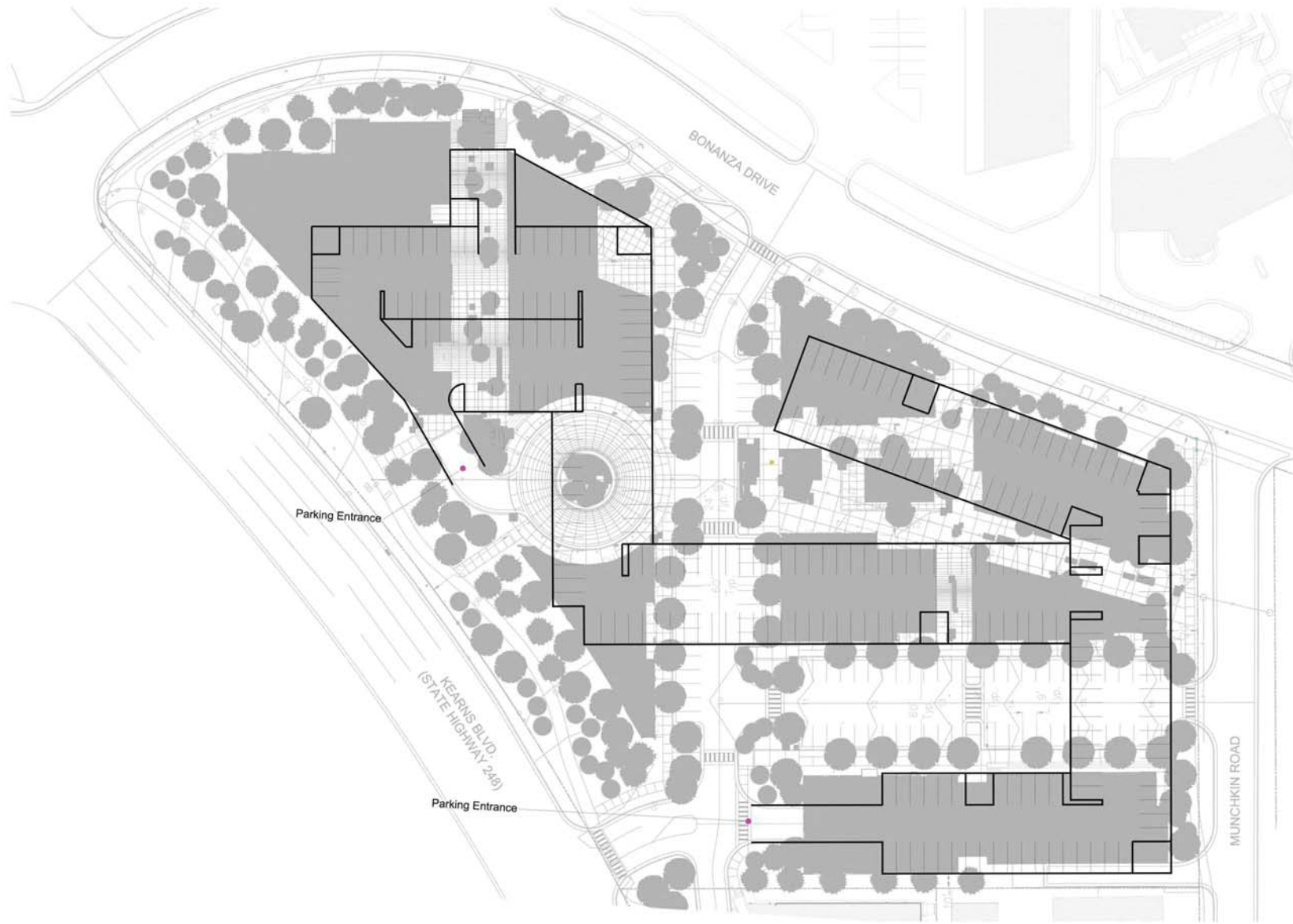
**Proposed Buildings** 281, 490 SF  
PROPOSED BUILDING AREA



**Proposed Open Space** 108, 841 SQFT = 48%  
53, 955 SQFT = 24%





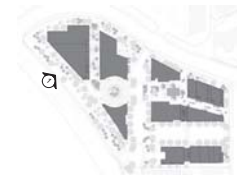


**Parking Analysis**

Level	Parking Requirement
Lower Level	48.40
Level 1	218.75
Level 2	154.82
Level 3	91.26
Level 4	24.00
Level 5	8.80
<b>TOTAL REQUIRED STALLS</b>	<b>545</b>
Surface Parking	103
Structure Parking	237
<b>TOTAL PROPOSED STALL</b>	<b>340</b>

Order Parking Stalls Count on Sheets MPD-100 thru MPD-105.  
Parking Management Plan will be submitted with Final MPD Requirements.





See Elevation Kearns Boulevard 2 for continuation

**Kearns Boulevard Elevation - 1**

Scale 1" = 1/16"



See Elevation Kearns Boulevard 1 for continuation

**Kearns Boulevard Elevation - 2**

Scale 1" = 1/16"



Street Elevation - Kearns  
MPD - 008  
July 27, 2016

Bonanza Park East  
Kearns Blvd. & Bonanza Dr.  
Park City, Utah 84068



See Elevation Bonanza Drive 2 for continuation

**Bonanza Drive Elevation - 1**

Scale 1" = 1/16"



See Elevation Kearns Boulevard 1 for continuation

**Bonanza Drive Elevation - 2**

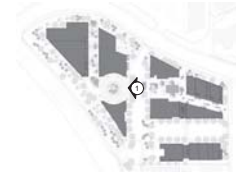
Scale 1" = 1/16"



Street Elevation - Bonanza  
 MPD - 009  
 July 27, 2016

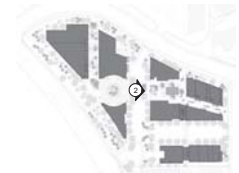
Bonanza Park East

Kearns Blvd. & Bonanza Dr.  
 Park City, Utah 84068



**Interior North Elevation - 1**

Scale 1" = 1/16"



**Interior South Elevation - 2**

Scale 1" = 1/16"



Street Elevation - Int. North and South

MPD - 010

July 27, 2016

Bonanza Park East

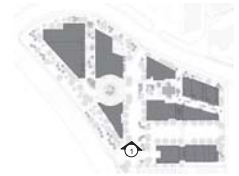
Kearns Blvd. & Bonanza Dr.  
Park City, Utah 84068





**Interior East Elevation - 1**

Scale 1" = 1/16"



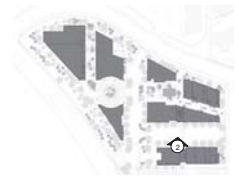
See Elevation West 2 for continuation



**Interior East Elevation - 2**

Scale 1" = 1/16"

See Elevation West 1 for continuation





1 Bldg A Elevation - North  
SCALE: 1/16" = 1'-0"



2 Bldg A Elevation - East  
SCALE: 1/16" = 1'-0"



3 Bldg A Elevation - South  
SCALE: 1/16" = 1'-0"



4 Bldg A Elevation - West  
SCALE: 1/16" = 1'-0"





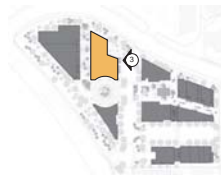
1 Bldg B Elevation - North  
SCALE: 1/16" = 1'-0"



2 Bldg B Elevation - East  
SCALE: 1/16" = 1'-0"



3 Bldg B Elevation - South  
SCALE: 1/16" = 1'-0"



4 Bldg B Elevation - West  
SCALE: 1/16" = 1'-0"





1 Bldg C Elevation - North  
SCALE: 1/16" = 1'-0"



2 Bldg C Elevation - East  
SCALE: 1/16" = 1'-0"



3 Bldg C Elevation - South  
SCALE: 1/16" = 1'-0"



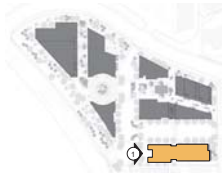
4 Bldg C Elevation - West  
SCALE: 1/16" = 1'-0"







1 Bldg D Elevation - North  
SCALE: 1/16" = 1'-0"



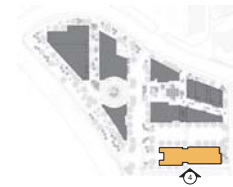
2 Bldg D Elevation - East  
SCALE: 1/16" = 1'-0"



3 Bldg D Elevation - South  
SCALE: 1/16" = 1'-0"



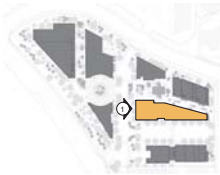
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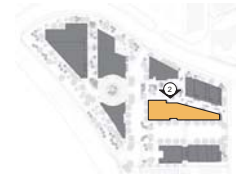




1 Bldg E Elevation - North  
SCALE: 1/16" = 1'-0"



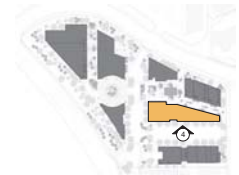
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SCALE: 1/16" = 1'-0"



3 Bldg E Elevation - South  
SCALE: 1/16" = 1'-0"

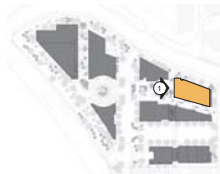


4 Bldg E Elevation - West  
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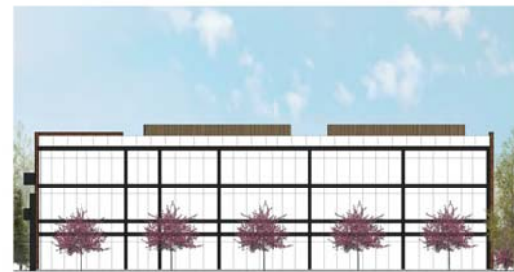
1 Bldg F Elevation - North  
SCALE: 1/16" = 1'-0"



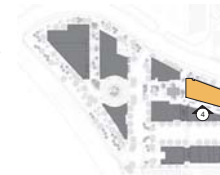
2 Bldg F Elevation - East  
SCALE: 1/16" = 1'-0"



3 Bldg F Elevation - South  
SCALE: 1/16" = 1'-0"



4 Bldg F Elevation - West  
SCALE: 1/16" = 1'-0"

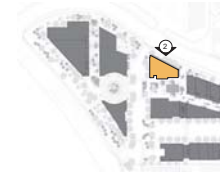




1 Bldg G Elevation - North  
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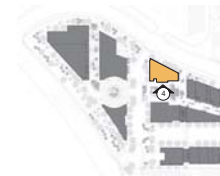
2 Bldg G Elevation - East  
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3 Bldg G Elevation - South  
SCALE: 1/16" = 1'-0"

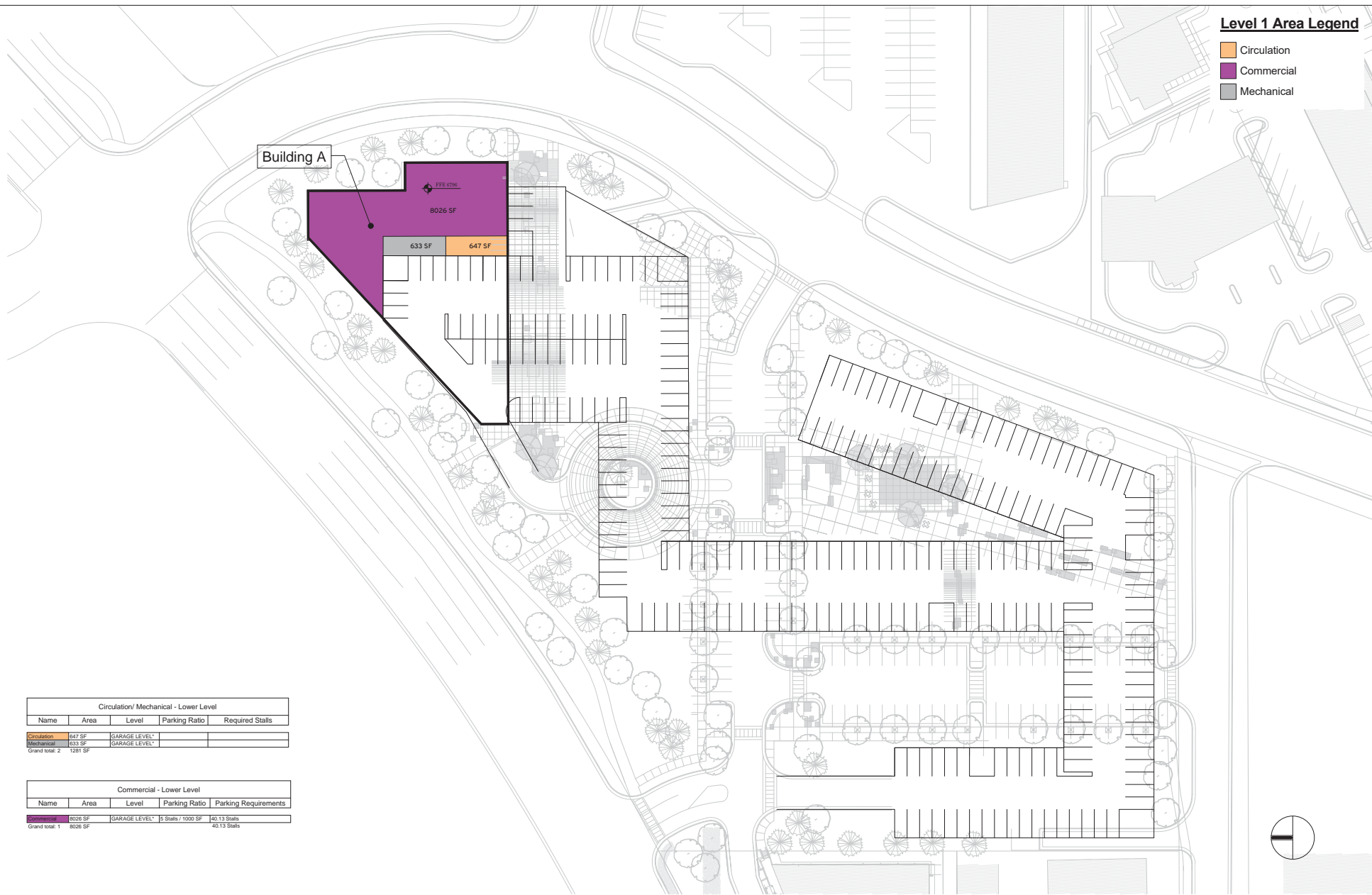


4 Bldg G Elevation - West  
SCALE: 1/16" = 1'-0"



**Level 1 Area Legend**

- Circulation
- Commercial
- Mechanical



Building A

FIRE ALARM

8026 SF

633 SF

647 SF

Circulation/ Mechanical - Lower Level				
Name	Area	Level	Parking Ratio	Required Stalls
Circulation	647 SF	GARAGE LEVEL*		
Mechanical	633 SF	GARAGE LEVEL*		
Grand total: 2 1281 SF				

Commercial - Lower Level				
Name	Area	Level	Parking Ratio	Parking Requirements
Commercial	8026 SF	GARAGE LEVEL*	0 Stalls / 1000 SF	40.13 Stalls
Grand total: 1 8026 SF 40.13 Stalls				



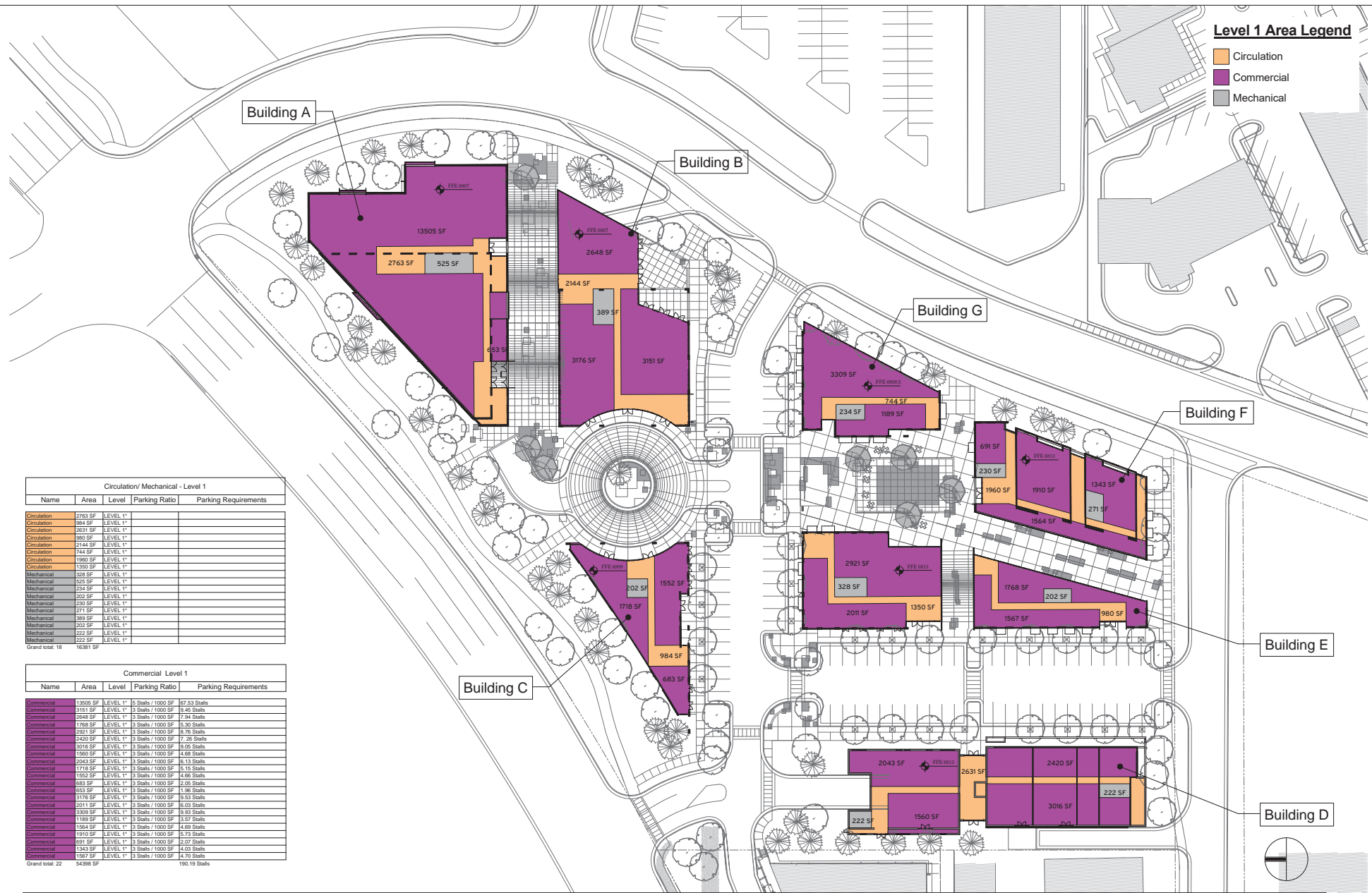
Lower Level Area Plan  
 MPD - 120  
 July 27, 2016

Bonanza Park East  
 Kearns Blvd. & Bonanza Dr.  
 Park City, Utah 84068



**Level 1 Area Legend**

- Circulation
- Commercial
- Mechanical



Circulation/ Mechanical - Level 1				
Name	Area	Level	Parking Ratio	Parking Requirements
Circulation	2763 SF	LEVEL 1*		
Circulation	984 SF	LEVEL 1*		
Circulation	2631 SF	LEVEL 1*		
Circulation	980 SF	LEVEL 1*		
Circulation	2144 SF	LEVEL 1*		
Circulation	744 SF	LEVEL 1*		
Circulation	1960 SF	LEVEL 1*		
Circulation	1350 SF	LEVEL 1*		
Mechanical	528 SF	LEVEL 1*		
Mechanical	525 SF	LEVEL 1*		
Mechanical	244 SF	LEVEL 1*		
Mechanical	202 SF	LEVEL 1*		
Mechanical	230 SF	LEVEL 1*		
Mechanical	271 SF	LEVEL 1*		
Mechanical	389 SF	LEVEL 1*		
Mechanical	202 SF	LEVEL 1*		
Mechanical	222 SF	LEVEL 1*		
Mechanical	222 SF	LEVEL 1*		
Grand total: 18 16367 SF				

Commercial Level 1				
Name	Area	Level	Parking Ratio	Parking Requirements
Commercial	13505 SF	LEVEL 1*	0 Stalls / 1000 SF	67.53 Stalls
Commercial	3151 SF	LEVEL 1*	0 Stalls / 1000 SF	0.45 Stalls
Commercial	5248 SF	LEVEL 1*	0 Stalls / 1000 SF	7.34 Stalls
Commercial	1768 SF	LEVEL 1*	0 Stalls / 1000 SF	0.30 Stalls
Commercial	2921 SF	LEVEL 1*	0 Stalls / 1000 SF	0.76 Stalls
Commercial	4420 SF	LEVEL 1*	0 Stalls / 1000 SF	7.26 Stalls
Commercial	3016 SF	LEVEL 1*	0 Stalls / 1000 SF	0.05 Stalls
Commercial	1560 SF	LEVEL 1*	0 Stalls / 1000 SF	4.68 Stalls
Commercial	2043 SF	LEVEL 1*	0 Stalls / 1000 SF	6.13 Stalls
Commercial	1562 SF	LEVEL 1*	0 Stalls / 1000 SF	4.66 Stalls
Commercial	683 SF	LEVEL 1*	0 Stalls / 1000 SF	2.05 Stalls
Commercial	503 SF	LEVEL 1*	0 Stalls / 1000 SF	1.36 Stalls
Commercial	3176 SF	LEVEL 1*	0 Stalls / 1000 SF	9.53 Stalls
Commercial	2011 SF	LEVEL 1*	0 Stalls / 1000 SF	6.03 Stalls
Commercial	3309 SF	LEVEL 1*	0 Stalls / 1000 SF	9.93 Stalls
Commercial	1189 SF	LEVEL 1*	0 Stalls / 1000 SF	3.57 Stalls
Commercial	1564 SF	LEVEL 1*	0 Stalls / 1000 SF	4.69 Stalls
Commercial	1910 SF	LEVEL 1*	0 Stalls / 1000 SF	5.73 Stalls
Commercial	691 SF	LEVEL 1*	0 Stalls / 1000 SF	2.07 Stalls
Commercial	1343 SF	LEVEL 1*	0 Stalls / 1000 SF	4.03 Stalls
Commercial	1567 SF	LEVEL 1*	0 Stalls / 1000 SF	4.70 Stalls
Grand total: 22 54398 SF 190.19 Stalls				

Area Plan Level 1  
MPD - 121  
July 27, 2016

Bonanza Park East  
Keams Blvd. & Bonanza Dr.  
Park City, Utah 84068



**Level 2 Legend**

- Commercial
- Business
- Affordable Housing
- Residential
- Circulation
- Mechanical

Circulation/ Mechanical - Level 2				
Name	Area	Level	Parking Requirements	
Circulation	3073 SF	LEVEL 2	4.69 Stalls	
Circulation	2933 SF	LEVEL 2		
Circulation	738 SF	LEVEL 2		
Circulation	1147 SF	LEVEL 2		
Mechanical	202 SF	LEVEL 2		
Mechanical	234 SF	LEVEL 2		
Mechanical	389 SF	LEVEL 2		
Mechanical	2423 SF	LEVEL 2		
Mechanical	310 SF	LEVEL 2		
Circulation	2026 SF	LEVEL 2		
Mechanical	525 SF	LEVEL 2		
Mechanical	644 SF	LEVEL 2		
Mechanical	2203 SF	LEVEL 2		
Mechanical	389 SF	LEVEL 2		
Circulation	2203 SF	LEVEL 2		
Mechanical	230 SF	LEVEL 2		
Mechanical	278 SF	LEVEL 2		
Mechanical	389 SF	LEVEL 2		
Mechanical	222 SF	LEVEL 2		
<b>Total:</b>	<b>17</b>		<b>17252 SF</b>	

Commercial - Level 2				
Name	Area	Level	Parking Ratio	Parking Requirements
Commercial	2909 SF	LEVEL 2	3 Stalls / 1000 SF	8.73 Stalls
Commercial	3703 SF	LEVEL 2	3 Stalls / 1000 SF	11.11 Stalls
Commercial	1377 SF	LEVEL 2	3 Stalls / 1000 SF	10.13 Stalls
Commercial	1444 SF	LEVEL 2	3 Stalls / 1000 SF	14.53 Stalls
Commercial	13445 SF	LEVEL 2	3 Stalls / 1000 SF	40.34 Stalls
<b>Total:</b>	<b>5</b>			<b>75.23 Stalls</b>

Business - Level 2				
Name	Area	Level	Parking Ratio	Parking Requirements
Business	3297 SF	LEVEL 2	3 Stalls / 1000 SF	9.89 Stalls
Business	2422 SF	LEVEL 2	3 Stalls / 1000 SF	7.27 Stalls
Business	1651 SF	LEVEL 2	3 Stalls / 1000 SF	4.95 Stalls
Business	2720 SF	LEVEL 2	3 Stalls / 1000 SF	8.16 Stalls
Business	1870 SF	LEVEL 2	1.5 Stall / Less 2000 SF	1.5 Stalls
Business	1448 SF	LEVEL 2	1.5 Stall / Less 2000 SF	1.5 Stalls
Business	1726 SF	LEVEL 2	1.5 Stall / Less 2000 SF	1.5 Stalls
Business	2004 SF	LEVEL 2	3 Stalls / More 2000 SF	2 Stalls
Business	2198 SF	LEVEL 2	3 Stalls / 1000 SF	6.59 Stalls
Business	1600 SF	LEVEL 2	3 Stalls / 1000 SF	4.80 Stalls
Business	691 SF	LEVEL 2	3 Stalls / 1000 SF	2.07 Stalls
Business	1706 SF	LEVEL 2	1.5 Stall / Less 2000 SF	1.5 Stalls
<b>Total:</b>	<b>12</b>			<b>48.19 Stalls</b>

Affordable Housing - Level 2				
Name	Area	Level	Parking Ratio	Parking Requirements
Affordable Housing	625 SF	LEVEL 2	1 Stall / Less 1000 SF	1 Stall
Affordable Housing	715 SF	LEVEL 2	1 Stall / Less 1000 SF	1 Stall
Affordable Housing	775 SF	LEVEL 2	1 Stall / Less 1000 SF	1 Stall
Affordable Housing	1009 SF	LEVEL 2	1.5 Stall / Less 2000 SF	1.5 Stalls
Affordable Housing	856 SF	LEVEL 2	1 Stall / Less 1000 SF	1 Stall
Affordable Housing	858 SF	LEVEL 2	1 Stall / Less 1000 SF	1 Stall
Affordable Housing	980 SF	LEVEL 2	1 Stall / Less 1000 SF	1 Stall
Affordable Housing	910 SF	LEVEL 2	1 Stall / Less 1000 SF	1 Stall
Affordable Housing	804 SF	LEVEL 2	1 Stall / Less 1000 SF	1 Stall
Affordable Housing	1024 SF	LEVEL 2	1.5 Stall / Less 2000 SF	1.5 Stalls
Affordable Housing	1088 SF	LEVEL 2	1.5 Stall / Less 2000 SF	1.5 Stalls
Affordable Housing	775 SF	LEVEL 2	1 Stall / Less 1000 SF	1 Stall
Affordable Housing	432 SF	LEVEL 2	1 Stall / Less 1000 SF	1 Stall
<b>Total:</b>	<b>13</b>			<b>14.90 Stalls</b>

Building A

Building B

Building G

Building F

Building E

Building C

Building D



**Level 3 Legend**

- Commercial
- Residential
- Circulation
- Mechanical



Circulation/ Mechanical - Level 3			
Name	Area	Level	Parking Requirements
Circulation	2203 SF	LEVEL 3	
Circulation	1034 SF	LEVEL 3	
Circulation	3073 SF	LEVEL 3	
Circulation	2243 SF	LEVEL 3	
Circulation	1147 SF	LEVEL 3	
Circulation	728 SF	LEVEL 3	
Circulation	2693 SF	LEVEL 3	
Mechanical	254 SF	LEVEL 3	
Mechanical	389 SF	LEVEL 3	
Mechanical	369 SF	LEVEL 3	
Mechanical	202 SF	LEVEL 3	
Mechanical	389 SF	LEVEL 3	
Mechanical	230 SF	LEVEL 3	
Mechanical	278 SF	LEVEL 3	
Mechanical	234 SF	LEVEL 3	
Mechanical	310 SF	LEVEL 3	
Mechanical	222 SF	LEVEL 3	
Grand total:	16289 SF		

Commercial - Level 3				
Name	Area	Level	Parking Ratio	Parking Requirements
Commercial	6728 SF	LEVEL 3	3 Stalls / 1000 SF	20.18 Stalls
Commercial	2909 SF	LEVEL 3	3 Stalls / 1000 SF	8.73 Stalls
Commercial	3377 SF	LEVEL 3	3 Stalls / 1000 SF	10.13 Stalls
Commercial	3703 SF	LEVEL 3	3 Stalls / 1000 SF	11.11 Stalls
Commercial	1649 SF	LEVEL 3	3 Stalls / 1000 SF	4.95 Stalls
Total:	6	18366 SF		55.1 Stalls

Residential - Level 3				
Name	Area	Level	Parking Ratio	Parking Requirements
Residential	1716 SF	LEVEL 3	1.5 Stall / Less 2000 SF	1.5 Stalls
Residential	2720 SF	LEVEL 3	2 Stalls / More 2000 SF	2 Stalls
Residential	1849 SF	LEVEL 3	1.5 Stall / Less 2000 SF	1.5 Stalls
Residential	1870 SF	LEVEL 3	1.5 Stall / Less 2000 SF	1.5 Stalls
Residential	2004 SF	LEVEL 3	2 Stalls / More 2000 SF	2 Stalls
Residential	1726 SF	LEVEL 3	1.5 Stall / Less 2000 SF	1.5 Stalls
Residential	1706 SF	LEVEL 3	1.5 Stall / Less 2000 SF	1.5 Stalls
Residential	691 SF	LEVEL 3	1 Stall / Less 1000 SF	1 Stall
Residential	2188 SF	LEVEL 3	2 Stalls / More 2000 SF	2 Stalls
Residential	1600 SF	LEVEL 3	1.5 Stall / Less 2000 SF	1.5 Stalls
Residential	980 SF	LEVEL 3	1 Stall / Less 1000 SF	1 Stall
Residential	910 SF	LEVEL 3	1 Stall / Less 1000 SF	1 Stall
Residential	915 SF	LEVEL 3	1 Stall / Less 1000 SF	1 Stall
Residential	775 SF	LEVEL 3	1 Stall / Less 1000 SF	1 Stall
Residential	696 SF	LEVEL 3	1 Stall / Less 1000 SF	1 Stall
Residential	775 SF	LEVEL 3	1 Stall / Less 1000 SF	1 Stall
Residential	1088 SF	LEVEL 3	1.5 Stall / Less 2000 SF	1.5 Stalls
Residential	1024 SF	LEVEL 3	1.5 Stall / Less 2000 SF	1.5 Stalls
Residential	1009 SF	LEVEL 3	1.5 Stall / Less 2000 SF	1.5 Stalls
Residential	894 SF	LEVEL 3	1 Stall / Less 1000 SF	1 Stall
Residential	845 SF	LEVEL 3	1 Stall / Less 1000 SF	1 Stall
Residential	845 SF	LEVEL 3	1 Stall / Less 1000 SF	1 Stall
Residential	2609 SF	LEVEL 3	2 Stalls / More 2000 SF	2 Stalls
Residential	1176 SF	LEVEL 3	1.5 Stall / Less 2000 SF	1.5 Stalls
Residential	372 SF	LEVEL 3	1 Stall / Less 1000 SF	1 Stall
Total:	25	33375 SF		34 Stalls



Area Plan Level 3  
MPD - 123  
July 27, 2016

Bonanza Park East  
Kearns Blvd. & Bonanza Dr.  
Park City, Utah 84068



**Level 4 Legend**

- Residential
- Circulation
- Mechanical



Circulation/ Mechanical - Level 4			
Name	Area	Level	Parking Requirements
Circulation	1641 SF	LEVEL 4*	
Circulation	178 SF	LEVEL 4*	
Circulation	2693 SF	LEVEL 4*	
Circulation	2203 SF	LEVEL 4*	
Mechanical	389 SF	LEVEL 4*	
Mechanical	369 SF	LEVEL 4*	
Mechanical	234 SF	LEVEL 4*	
Mechanical	310 SF	LEVEL 4*	
Mechanical	222 SF	LEVEL 4*	
Grand total: 9 8799 SF			

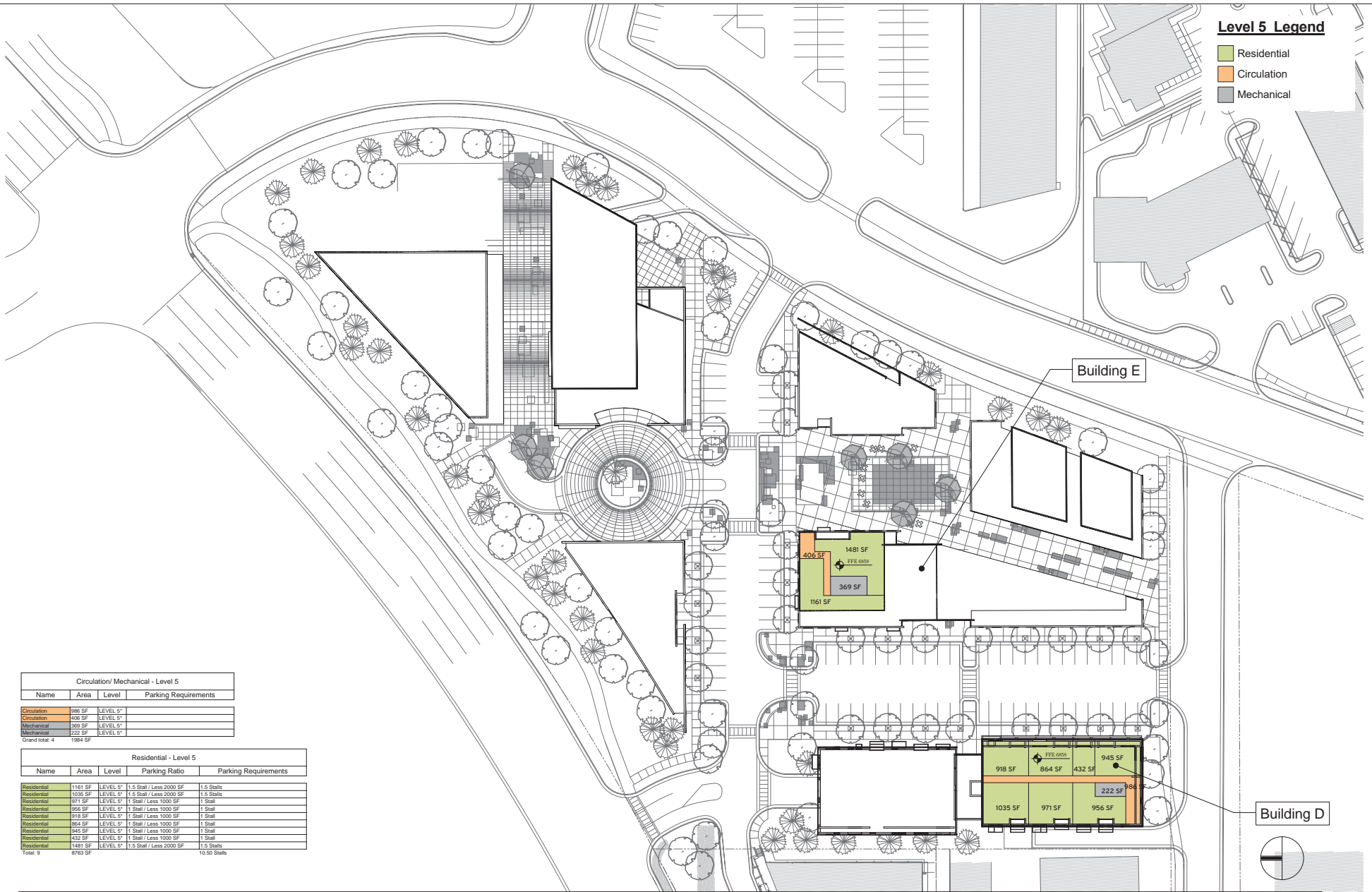
Residential - Level 4				
Name	Area	Level	Parking Ratio	Parking Requirements
Residential	2909 SF	LEVEL 4*	2 Stalls / More 2000 SF	2 Stalls
Residential	3377 SF	LEVEL 4*	2 Stalls / More 2000 SF	2 Stalls
Residential	3703 SF	LEVEL 4*	2 Stalls / More 2000 SF	2 Stalls
Residential	1888 SF	LEVEL 4*	1.5 Stalls / Less 2000 SF	1.5 Stalls
Residential	1870 SF	LEVEL 4*	1.5 Stalls / Less 2000 SF	1.5 Stalls
Residential	1861 SF	LEVEL 4*	1.5 Stalls / Less 2000 SF	1.5 Stalls
Residential	1619 SF	LEVEL 4*	1.5 Stalls / Less 2000 SF	1.5 Stalls
Residential	980 SF	LEVEL 4*	1 Stall / Less 1000 SF	1 Stall
Residential	888 SF	LEVEL 4*	1 Stall / Less 1000 SF	1 Stall
Residential	893 SF	LEVEL 4*	1 Stall / Less 1000 SF	1 Stall
Residential	775 SF	LEVEL 4*	1 Stall / Less 1000 SF	1 Stall
Residential	696 SF	LEVEL 4*	1 Stall / Less 1000 SF	1 Stall
Residential	775 SF	LEVEL 4*	1 Stall / Less 1000 SF	1 Stall
Residential	1088 SF	LEVEL 4*	1.5 Stalls / Less 2000 SF	1.5 Stalls
Residential	1024 SF	LEVEL 4*	1.5 Stalls / Less 2000 SF	1.5 Stalls
Residential	1009 SF	LEVEL 4*	1.5 Stalls / Less 2000 SF	1.5 Stalls
Residential	269 SF	LEVEL 4*	1 Stall / Less 1000 SF	1 Stall
Residential	312 SF	LEVEL 4*	1 Stall / Less 1000 SF	1 Stall
Residential	879 SF	LEVEL 4*	1 Stall / Less 1000 SF	1 Stall
Residential	1120 SF	LEVEL 4*	1.5 Stalls / Less 2000 SF	1.5 Stalls
Residential	2693 SF	LEVEL 4*	2 Stalls / More 2000 SF	2 Stalls
Residential	1176 SF	LEVEL 4*	1.5 Stalls / Less 2000 SF	1.5 Stalls
Residential	432 SF	LEVEL 4*	1 Stall / Less 1000 SF	1 Stall
Total: 23 3362 SF 31.50 Stalls				

Area PLAN Level 4  
 MPD - 124  
 July 27, 2016

Bonanza Park East  
 Kearns Blvd. & Bonanza Dr.  
 Park City, Utah 84068







**Level 5 Legend**

- Residential
- Circulation
- Mechanical

Building E

Building D

Circulation/ Mechanical - Level 5			
Name	Area	Level	Parking Requirements
Circulation	386 SF	LEVEL 5*	
Circulation	406 SF	LEVEL 5*	
Mechanical	189 SF	LEVEL 5*	
Mechanical	222 SF	LEVEL 5*	
Grand total: 4 1984 SF			

Residential - Level 5				
Name	Area	Level	Parking Ratio	Parking Requirements
Residential	1161 SF	LEVEL 5*	1.5 Stall / Less 2000 SF	1.5 Stalls
Residential	1035 SF	LEVEL 5*	1.5 Stall / Less 2000 SF	1.5 Stalls
Residential	971 SF	LEVEL 5*	1 Stall / Less 1000 SF	1 Stall
Residential	956 SF	LEVEL 5*	1 Stall / Less 1000 SF	1 Stall
Residential	918 SF	LEVEL 5*	1 Stall / Less 1000 SF	1 Stall
Residential	864 SF	LEVEL 5*	1 Stall / Less 1000 SF	1 Stall
Residential	945 SF	LEVEL 5*	1 Stall / Less 1000 SF	1 Stall
Residential	432 SF	LEVEL 5*	1 Stall / Less 1000 SF	1 Stall
Residential	1481 SF	LEVEL 5*	1.5 Stall / Less 2000 SF	1.5 Stalls
Total: 9 8763 SF 10.50 Stalls				

Area Plan Level 5  
MPD - 125  
July 27, 2016



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Exhibit C – [11 May 2016 Planning Commission Staff Report](#)

Exhibit D – [11 May 2016 Planning Commission Minutes](#)

## Small Town

### **Goal 1: Park City will protect undeveloped lands, discourage sprawl, and direct growth inward to strengthen existing neighborhoods**

Objectives:

1A: Direct complimentary land use and development into existing neighborhoods that have available infrastructure and resource capacity.

1B: Each neighborhood should have a well-defined edge, such as open space or a naturally landscaped buffer zone, permanently protected from development, with the exception of the transition areas where two adjacent neighborhoods merge along an established transportation path.

1C: Primary residential neighborhoods should encourage opportunities to enhance livability with access to daily needs, including: a mini market, a neighborhood park, trails, community gardens, walkability, bus access, home business, minor office space, and other uses that are programmed to meet the needs of residents within the neighborhood and complement the existing context of the built environment.

1D: Increase neighborhood opportunities for local food production within and around City limits. Sustainable agriculture practices should be considered within appropriate areas.

### **Goal 2: Park City will emphasize and preserve our sense of place while collaborating with the Wasatch Back and Salt Lake County regions through regional land use and transportation planning.**

Objectives:

2A: A regional land-use planning structure should be integrated within a larger transportation network built around transit.

2B: Regions should be bounded by and provide a continuous system of greenbelt/wildlife corridors to be determined by natural conditions.

2C: Regional institutions and services (e.g. government, stadiums, museums, etc.) should be located within existing development nodes.

2D: Materials and methods of construction should be specific to the region, exhibiting a continuity of history and culture and compatibility with the local character and community identity.

**Goal 3: Park City will encourage alternative modes of transportation on a regional and local scale to maintain our small town character.**

Objectives:

3A: Streets, pedestrian paths and bike paths should contribute to a system of fully connected and interesting routes to all destinations. Their design should encourage pedestrian and bicycle use by being small and spatially defined by buildings, trees, signs, and lighting; and by discouraging high-speed traffic.

3B: Prioritize efficient public transportation over widening of roads to maintain the *Small Town* experience of narrow roads, modest traffic, and Complete Streets.

3C: Public transportation routes should be designed to increase efficiency of passenger trips and capture increased ridership of visitors and locals.

## **NATURAL SETTING**

**Goal 4: Open Space: Conserve a connected, healthy network of open space for continued access to and respect for the *Natural Setting*.**

Objectives:

4A: Protect natural areas critical to biodiversity and healthy ecological function.

4B: Buffer entry corridors from development and protect mountain vistas to enhance the natural setting, quality of life, and visitor experience.

4C: Prevent fragmentation of open space to support ecosystem health, wildlife corridors, and recreation opportunities.

4D: Minimize further land disturbance and conversion of remaining undisturbed land areas to development to minimize the effects on neighborhoods.

4E: Collaborate with neighborhoods to create small parks or passive open space areas.

**Goal 5: Environmental Mitigation: Park City will be a leader in energy efficiency and conservation of natural resources reducing greenhouse gas emissions by at least fifteen percent (15%) below 2005 levels in 2020.**

Objectives:

5A: Encourage development practices that decrease per capita carbon output, decrease vehicle miles traveled, increase carbon sequestration, protect significant existing vegetation and contribute to the community emission reduction goal.

5B: Encourage efficient infrastructure to include water conservation, energy conservation, renewable resource technology, decreased waste production, green public transit, and increased road and pathway connectivity.

5C: Park City Municipal Corporation will be a strong partner in efforts to reduce community GHG emissions, leading by example and providing policy guidance while promoting personal accountability and community responsibility.

5D: Align transportation goals with sustainable goals that reflect all four Core Values of the City.

**Goal 6: Climate Adaptation: Park City will implement climate adaptation strategies to enhance the City's resilience to the future impacts of climate change.**

Objectives:

6A: Prepare for probable scenarios that could threaten health, welfare, and safety of residents. Implementation of climate adaptation strategies is necessary to become more resilient to wildfire, flood, and drought.

6B: Encourage opportunities for local food production and sales of food produced regionally.

6C: Support ecosystem health, biodiversity, and natural buffers between development and sensitive lands.

6D: Encourage regional planning efforts as a mechanism to mitigate population growth.

**Sense of Community**

**Goal 7: Life-cycle Housing: Create a diversity of primary housing opportunities to address the changing needs of residents.**

Objectives:

7A: Increase diversity of housing stock to fill voids within housing inventory (including price, type, and size) to create a variety of context sensitive housing opportunities.

7B: Focus efforts for diversity of primary housing stock within primary residential neighborhoods to maintain majority occupancy by full time residents within these neighborhoods.

7C: Focus future nightly rental units to resort neighborhoods - near Park City Mountain Resort and Deer Valley.

7D: Facilitate the implementation of a housing plan that promotes economic diversity.

7E: Create housing opportunities for the City's aging population (e.g. step-down housing, community housing, cottage style units).

**Goal 8: Workforce Housing: Increase affordable housing opportunities and associated services for the work force of Park City.**

Objectives:

8A: Provide increased housing opportunities that are affordable to a wide range of income levels within all Park City neighborhoods.

8B: Increase rental housing opportunities for seasonal workers in close proximity to resorts and mixed use centers.

8C: Increase housing ownership opportunities for work force within primary residential neighborhoods.

**Goal 9: Parks & Recreation: Park City will continue to provide unparalleled parks and recreation opportunities for residents and visitors.**

Objectives:

9A: Maintain local recreation opportunities with high quality of service, exceptional facilities, and variety of options.

9B: Locate recreation options within close vicinity to existing neighborhoods and transit for accessibility and to decrease vehicle miles traveled. Grouping facilities within recreational campuses is desired to decrease trips.

9C: Optimize interconnectivity by utilizing bus/transportation services to recreation facilities.

**Goal 10: Park City will provide world-class recreation and public infrastructure to host local, regional, national, and international events that further Park City’s role as a world-class, multi-seasonal destination resort while maintaining a balance with our sense of community.**

Objectives:

10A: Remain competitive as a world-class, multi-season, destination resort community by increasing year-round recreation events and demand for resort support services, such as hotels and restaurants.

10B: Balance tourism events with preservation of small town character and quality of life. Locate larger tourist activities close to resorts and/or existing facilities. Locate community facilities close to primary residential areas.

10C: Public infrastructure improvements and programming should consider the visitor experience to Park City during large events and master festivals.

**Goal 11: Support the continued success of the multi-seasonal tourism economy while preserving the community character that adds to the visitor experience.**

Objectives:

11A: The vibrancy of Park City’s resorts is essential to the success of resort support businesses. The City must provide flexibility to allow the primary resorts to evolve with the tourism industry, increase occupancy rates year round, and create more demand for the resort support industries throughout the City.

11B: Preservation of our community core values of Small Town, Natural Setting, Sense of Community, and Historic Character is essential to maintaining the unique Park City Experience for visitors and residents. Regulate design of new development to compliment the community’s core values and protect the Park City Experience.

**Goal 12: Foster diversity of jobs to provide greater economic stability and new opportunities for employment in Park City.**

Objectives:

12A: Retain and expand existing Park City businesses.

12B: Improve the balance of jobs-to-housing ratio in Park City through efforts to attract higher paying jobs and workforce housing strategies.

12C: Support local owned, independent businesses that reflect the core values of Park City and add to the Park City experience.

12D: Minimize commercial retail chains on Main Street and the impacts of big box and national chains on the unique Park City experience.

**Goal 13: Arts & Culture: Park City will continue to grow as an arts and culture hub encouraging creative expression.**

Objectives:

13A: Increase cultural, arts, and entertainment-related events that diversify and support our tourism-based economy.

13B: Foster and enhance the vitality of Park City's local arts and cultural sectors.

13C: Encourage the installation of public art on private property, public space, parks, trails, and streets that represent Park City's core values.

**Goal 14: Living within Limits: The future of the City includes limits (ecological, qualitative, and economic) to foster innovative sustainable development, protect the community vision, and prevent negative impacts to the region.**

Objectives:

14A: Provide reliable public resources to ensure the health, welfare, and safety of residents and visitors.

14B: Manage growth to protect the quality of life and preserve the unique *Park City Experience* by recognizing limits to growth and adopting responsible policies that are consistent with those limits. Look at policies to offset this growth through efficiencies and renewables.

14C: Provide safe drinking water to residents and visitors. Set limits to future demand based on available sources and expense of available sources.

14D: Prevent degradation of air quality through the implementation of best practices for land use, clean energy, regional transportation, and growth management.



## **Historic Character**

**Goal 15: Preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations.**

Objectives:

15A: Maintain the integrity of historic resources within Park City as a community asset for future generations, including historic resources locally designated on the Park City Historic Sites Inventory and its two National Register Historic Districts – the Main Street Historic District and the Mining Boom Era Residences Thematic District.

15B: Maintain character, context and scale of local historic districts with compatible infill development and additions.

15C: Increase local knowledge of historic preservation principles and accepted standards through increased public education and programming.

15D: Provide additional public education/programming to connect property owners and financial incentives in an effort to offset the high cost of restoration.

15E: Encourage adaptive reuse of historic resources.

**Goal 16: Maintain the Historic Main Street District as the heart of the City for residents and encourage tourism in the district for visitors.**

Objectives:

16A: Support “adaptive re-use” of buildings along Main Street through incentives to property owners and businesses.

16B: Limit uses within the first story of buildings along Main Street to retail and restaurant establishments that are inviting to the passing pedestrian. Uses that should be discouraged include office space, real estate show rooms, parking, etc.

16C: Utilize Main Street as a backdrop/setting for cultural events, festivals, and celebrations.

Commission concur with staff?

Discussion Requested. Staff recommends allowing the applicant to address storm detention and traffic impacts during the full-MPD application. Staff finds that the outlined Transportation Master Plan Goals need to be address at Pre-Application MPD stage as General Plan compliance is to be found at Pre-Application stage. Does the Planning Commission Concur?

**Exhibits**

Exhibit A – Applicant’s Project Description

Exhibit B – Updated MPD Pre-Application Plans

Exhibit C – [11 May 2016 Planning Commission Staff Report](#)

Exhibit D – [11 May 2016 Planning Commission Minutes](#)

Exhibit E – Volume I General Plan Goals & Objectives

