



**PLANNING COMMISSION REPORT**

**DATE:** April 1, 1998  
**DEPARTMENT:** Planning  
**AUTHOR:** Nora L. Seltnerich *NS*  
**TITLE:** PCMR CUP for Building A  
**TYPE OF ITEM:** Conditional Use Permit/Small Scale MPD

**SUMMARY RECOMMENDATIONS:** Conditional Approval

**DESCRIPTION:**

**A. Topic.**

**PROJECT STATISTICS**

Project Name: PCMR CUP for Building A  
Owners: Powdr Corp./MORI  
Location: Lowell Avenue  
Zoning: RC-MPD  
Adjacent Land Uses: Ski Area/Tourist Residential  
Project Planner: Nora L. Seltnerich

**B. Background.**

On July 25, 1997, the Planning Commission approved a Large Scale Master Plan Development (MPD) for the Park City Mountain Resort (PCMR). That approval specified maximum densities, building square footages and volumetrics, design guidelines and site planning. Because of the general nature of a Large Scale Master Plan Approval, each portion of a Large Scale Master Plan must be reviewed for consistency with the Large Scale MPD and as a Small Scale MPD, subject to the Conditional Use Permit (CUP) Process. The first portion of the PCMR MPD has been submitted for review. In addition to this application for a CUP for the building on Parcel A, the Planning Commission is being asked to take action on a subdivision application creating the parcels and on a zone boundary adjustment request. There are separate staff reports for those requested actions.

In addition to the Small Scale MPD/CUP criteria, there was a lengthy list of conditions placed on the Large Scale MPD approval. Many of those conditions have to be satisfied prior to or concurrent with the first CUP. They include:

- Ratification of the Large Scale MPD through execution of a Development Agreement between the City and the developer.
- Finalization of the Park City Mountain Resort Base Area Concept Master Plan.

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- Approval of a Subdivision necessary to create the individual parcels so that they can be developed by other parties, including the formation of a Master Owners' Association and designation of their maintenance responsibilities.
- Approval of a Zone Boundary Adjustment to make the zoning consistent with the approved Large Scale Master Plan.
- Execution of an agreement on the ownership and maintenance of the current Bus Turnout.
- Finalization of the Phasing, Traffic Mitigation, and Parking Mitigation Plans.
- **Agreement on timing of Employee Housing.**

All of these conditions have been met, or will be met prior to construction.

### **C. Project Description**

Building A consists of a 182 unit timeshare project to be developed by Marriott Ownership Resorts, Inc. (MORI), and an attached skier services building to be developed by Park City Mountain Resort. The lodging structure is proposed to be 181 units of about 1200 sq ft in size, and one unit of about 3200 sq ft in size. In addition, support commercial, retail and back of house uses are proposed. The skier service building will replace Steeps and Gart Brothers and is proposed to provide about 34,000 sq ft of skier services and skier-related retail uses with an additional 15,000 sq ft in the basement. The square footages proposed are within those approved as a part of the Large Scale Master Plan and Development Agreement.

#### **Parking and Access**

The parking requirement is 184 spaces, and 193 are proposed. The majority of the spaces are in an enclosed parking structure. There are 16 surface spaces proposed.

Vehicular access to the new structure is proposed to be from Lowell Avenue on the south edge of the resort, in the location of the current service road. The Gables and Marsac Mill propose to install vehicular drop-offs along this access road. All service and deliveries will occur within the parking garage. Building A will have a drop-off with a portecochere. The drop off will be at the same level as the existing skier plaza at the resort.

#### **Building Configuration**

The Master Plan approval includes specific design guidelines and volumetrics for each building. All proposals must comply with the Guidelines and Volumetrics. The preliminary plans for Building A appear to comply with the approved guidelines and parameters.

As proposed, Building A is divided into 6 distinct segments, to be constructed in 3 phases. The building steps up the hill and varies in height from 5 to 10 stories. The volumetrics require, and the building is designed to have, a lot of facade variation and articulation. The Planning Commission and City Council specifically approved the increased heights outlined in the volumetrics. This proposal complies with the approved volumetrics.

#### **Building Materials**

In addition to the facade articulation, the mass of the structure is broken up by the use of varied building materials. Because of the size of this structure and Fire Code requirements, only non-combustible materials can be used for the exterior of the building. The base of the structure will be native sandstone. A masonry precast panel which will be made to resemble a rough hewn wood siding will be used. The upper portions of the exterior wall will be a dark green standing seam metal material. Under some windows will be a

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horizontal galvanized metal panel. The roof will be asphalt shingle. The building has some steel braces which project from the walls and will actually be structural elements of the building. The Planning Commission has reviewed the preliminary architectural drawings and materials. The staff will review and approve the final details.

#### **Construction Mitigation**

A construction mitigation plan has been submitted and has been preliminarily reviewed by the Community Development Staff. Construction staging and parking areas are identified, as well as access routes for construction-related traffic. The traffic will be required to remain on Lowell and Empire Avenues and to avoid adjacent residential areas. Hours of operation are proposed to be consistent with current City Policy and will have to be amended if the City Council modifies that policy.

The excavated material will be used to raise the grade of the existing Hollow Ski Run. Plans for that grading and revegetation have been submitted as a part of this project.

#### **Phasing**

Along with construction of the timeshare structure and the skier services building, the following construction will take place this year:

- Replacement and realignment of the west side of Lowell Avenue at Manor
- Additional paving for parking at the Lower Lot
- Repair/replacement of the Lowell Avenue storm drain
- Repair/replacement of the Lowell Avenue water line

The construction and phasing program include plans to ensure that there is no decrease in the amount of available skier parking for the 1998-99 ski season.

#### **Traffic Mitigation Plan**

The traffic mitigation plan has been refined to identify what street improvements will happen with which phase of the project and who is responsible for those changes. The realignment of Lowell Avenue and the reconstruction of the Lowell/Empire intersection are anticipated to occur with the next phase of construction.

#### **Parking Mitigation Plan**

Because this project does not require replacement skier parking, other than parking area used for construction staging, the impact of parking is not significant. No decrease in the number of skier parking spaces will be allowed. The Transportation Director, Police Chief and Community Development staff have been working on strategies for future phases of the project which include off-site peak parking, parking attendant requirements, barriers for keeping traffic out of residential areas and improved transit.

#### **RECOMMENDATION:**

The staff recommends conditional approval of the request for a Small Scale MPD/CUP for Building A of the Park City Mountain Resort Large Scale Master Plan, as follows:

#### **Findings of Fact:**

1. The Planning Commission approved a Large Scale Master Planned Development on July 25, 1997 for the Park City Mountain Resort (PCMR).
2. The City Council granted a height variation pursuant to Section 10.11 of the Land Management Code on August 21, 1997.
3. On March 19, 1998, the City Council authorized the Mayor to execute a Development Agreement

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memorializing the Large Scale Master Planned Development approval.

4. A Large Scale MPD requires that each portion of it be brought back before the Planning Commission to be processed as a Small Scale MPD/CUP.

5. An application was filed for a Small Scale MPD/CUP for Building A on November 25, 1997.

6. The Planning Commission held numerous work sessions to review the proposal and held a public hearing on February 11, 1998.

7. This Small Scale Master Plan and CUP consists of approval of Building A of the PCMR Large Scale Master Plan which includes:

- A 182 unit timeshare project, with a maximum gross square footage of 284,389 sq ft.
- An attached Skier Services Building consisting of 34,000 sq ft of services plus a 15,000 sq ft basement.
- 193 parking spaces, of which, 177 are in an enclosed structure

8. The residential use is proposed to be a timeshare. Timeshare uses are allowed as a part of the MPD.

9. The residential units in this proposed building are intended to serve as tourist accommodations and are *not intended to house permanent residents.*

10. *It is the desire of the developer the build this structure in phases, and be complete prior to the 2002 Olympics.*

**Conclusions of Law:**

1. The proposed project is consistent with the Large Scale Master Planned Development Approval and the associated Development Agreement for the Park City Mountain Resort.

2. The proposed project is within the square footage and building height approved as a part of the Large Scale MPD.

3. The proposed project is consistent with the "Concept Master Plan" dated March 13, 1998, including the approved Design Guidelines and Volumetrics.

4. The conditions of approval for the Large Scale MPD have been reviewed and the applicable conditions have been met, or will be met prior to building permit issuance.

**Conditions of Approval:**

1. Prior to commencement of construction, the Development Agreement shall be finalized and executed.

2. Prior to commencement of construction, the Zone Boundary Adjustment shall be approved by City Council.

3. A construction mitigation plan has been submitted and reviewed by the staff. That plan will be finalized prior to issuance of any permit for construction on this project. The construction mitigation plan shall include the maintenance of pedestrian access through the site.

4. The Planning Commission has reviewed preliminary architectural details of the proposed building. The

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staff shall review and approve the final details. If the staff has concerns over the details, the Planning Commission will be asked to review them.

5. A lighting plan and sign plan consistent with the recently adopted lighting and sign regulations will be submitted by the applicant and reviewed by staff. The full building permit shall not be issued until the lighting and sign plans are approved.

6. A preliminary landscape plan for the project has been submitted and reviewed by the Planning Commission. Prior to full building permit issuance, the applicant shall prepare and the staff shall review and approve a final landscape plan which shall include streetscape and plaza details. These details are critical because they will set the theme for the balance of the Park City Mountain Resort Master Plan area.

7. Consistent with the conditions of approval on the Large Scale Master Plan, the staff and developer have been finalizing the traffic mitigation and parking mitigation plan. Those plans will have to be approved by the staff prior to building permit issuance.

8. Prior to building permit issuance, the Chief Building Official will review and approve the final fire protection plan for the project.

9. The final plans shall be reviewed, and modified if necessary, to ensure that all mechanical equipment is screened to the greatest extent possible. This shall include not only building appurtenances, but at-grade utility boxes.

10. A plan shall be submitted, in conjunction with a financial guarantee, which shall address restoration of the site and temporary completion of Building A in the event that the project does not move forward.

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