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# PCMR BASE AREA WORK SESSION

Request to Amend the 1998 Development  
Agreement

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Planning Commission Meeting May 27, 2020



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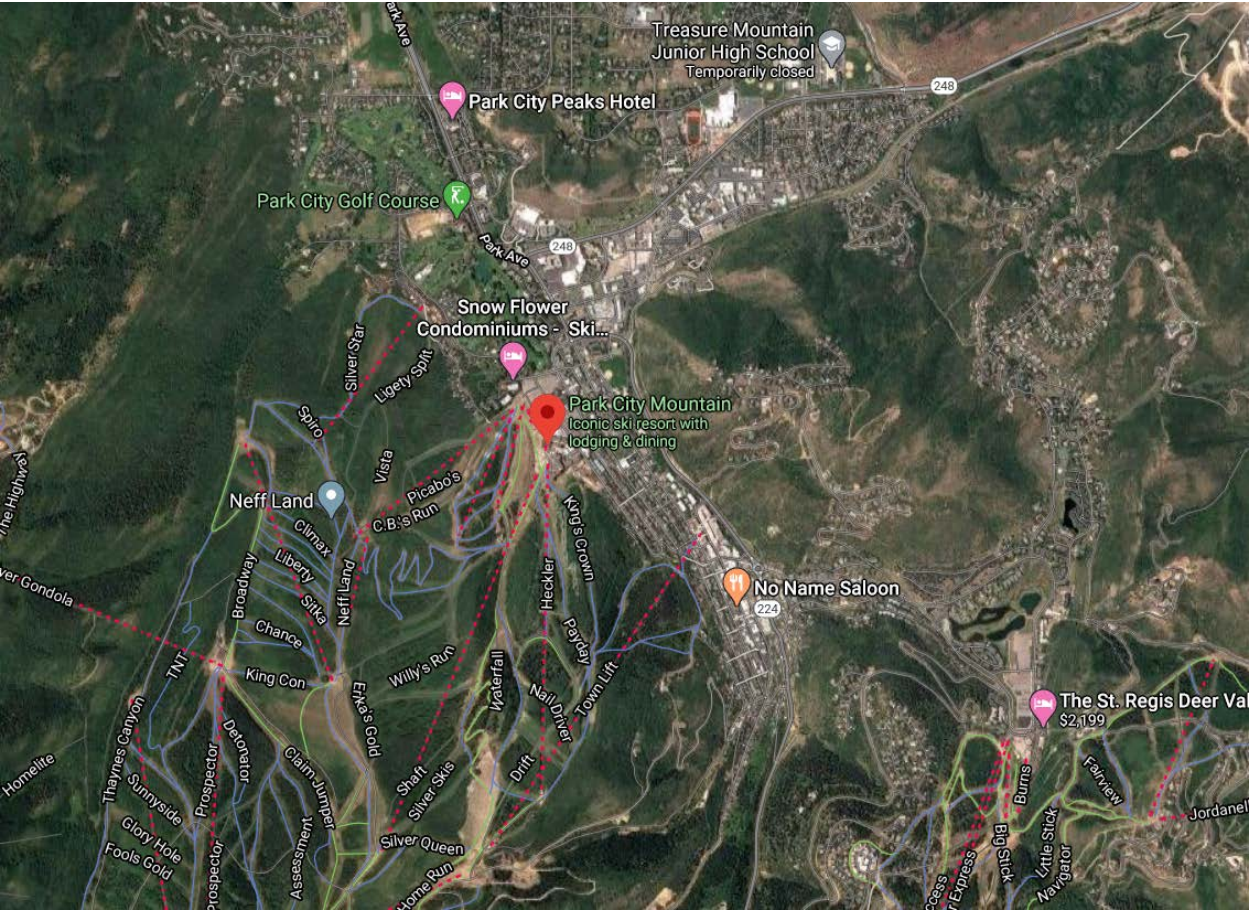
# Agenda

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- Project History and Background – Planning Department
- Overview of Proposed Project – PEG Development
- Planning Commission Discussion
  - Consideration of Amend vs. New MPD
  - Public input



# Park City Mountain



# Park City Mountain



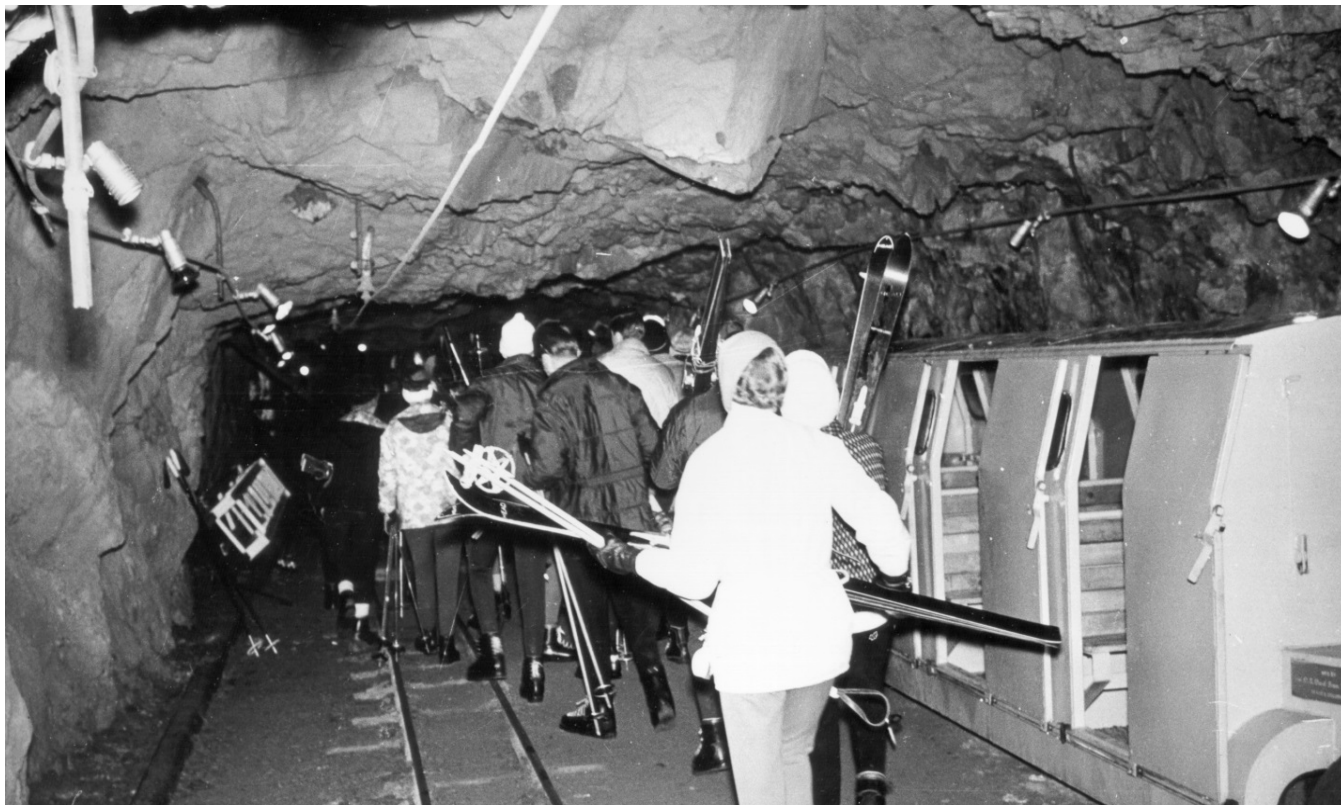
# History of PCMR



“Treasure Mountain” Ski Area circa 1963



# History of PCMR



# Base Area Neighborhood



# Project Site



- How does project reflect community's goals?





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# Proposed

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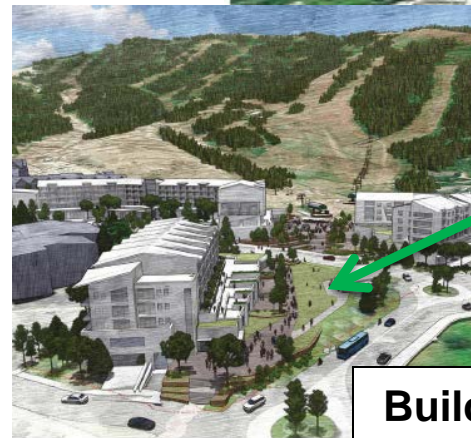
# Proposed



**Building B**



**Building C**



**Building D**



**Building E**

# Documents that Govern the Site

1. The June 25, 1997 Conditions of Planning Commission approval of the PCMR Large Scale Mater Plan (1997 MPD)
2. The August 21, 1997 Conditions of City Council approval
3. The April 1, 1998 Conditional Use Permit for the Marriott (Parcel A)
4. The 1998 DA including Exhibits A-M (***of which the applicant is proposing to replace Exhibit D***) (1998 DA)
5. The 2007 Annexation Agreement
6. The March 25, 2015 DA Amendments to the Mountain Upgrade Plan and MPD Amendments to add the Upper Mountain Ski Terrain to the MPD
7. The First Amendment to the DA, December 2019



# Parcel SF Allowance per 1998 DA

1998 DA Parcel Square Footage Allowance Table					
Parcel	Gross Resi. Sq. Ft.	Res. Support Comm. & Acc. Use @ 10%	Acc. Use to Resort Operation	Retail/Comm.	Total <sup>(2)</sup>
B	294,000	29,400		( <sup>1</sup> )	323,519
C	159,000	15,900	18,000	( <sup>1</sup> )	192,963
D	93,000	9,300		( <sup>1</sup> )	102,338
E	141,000	14,100	32,000	( <sup>1</sup> )	187,157
Total	687,000	68,700	50,000		805,977

After the development of Parcel A, **353 Unit Equivalents remain today**



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# MPD Process

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- The regulatory process and requirements for Master Planned Developments are outlined in [LMC § 15-6](#), Master Planned Developments.
- To approve an MPD, the Planning Commission is required to make the Findings outlined in [LMC § 15-6-6\(A-O\)](#).
- Appeals of Planning Commission action shall be conducted in accordance with [LMC § 15-1-18](#).
- Once the Planning Commission has approved an MPD, the approval is put in the form of a DA. The DA must be ratified by the Planning Commission, signed by the City Council and the Applicant, and recorded with County. Minor administrative modifications are allowed. Construction is required to commence within two (2) years.
- After an MPD is approved the developer must subdivide each individual parcel and seek Conditional Use Permits for each respective parcel.
- Email comments or questions to the staff Planner, Alexandra Ananth anytime at [Alexandra.ananth@parkcity.org](mailto:Alexandra.ananth@parkcity.org)
- <https://www.parkcity.org/departments/planning/park-city-mountain-base-area-development-project>



# New MPD vs. Amend 1998 DA

- DA is 22 years old and has many supplements
- 2019 First Amendment acknowledges that the *PCMR Concept Master Plan* component of the Development Agreement has lapsed, but that the Developer's rights under the Development Agreement are fully vested
- Planning Department recommends Planning Commission discuss whether the applicant can amend the 1998 DA or must apply for new MPD.



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# MPD Modifications

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- LMC § [15-6-4\(I\)](#), **MPD MODIFICATIONS**, states that “Changes in a Master Planned Development, which constitute a *change in concept, Density, unit type or configuration* of any portion or phase of the MPD *will justify review of the entire master plan and DA by the Planning Commission*, unless otherwise specified in the DA. If the modifications are determined to be substantive, the project will be required to go through the pre-Application public hearing and determination of compliance as outlined in LMC § [15-6-4\(B\)](#) herein.”



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# Changes

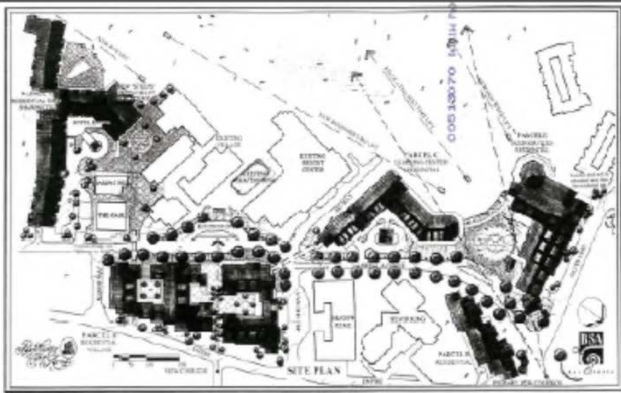
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1. The shifting of density and total square footage to Parcel C which is explicitly prohibited per Section 2.1.1 of the 1998 DA;
2. Changes to building setbacks and height variations;
3. The amount of above grade garage space;
4. Changes to pedestrian connectivity, plaza/open space and view corridors;
5. Changes to the number of provided parking stalls;
6. Changes to the Phasing and Traffic Mitigation Plans; and
7. The proposed bifurcation of resort operations and base development.

***Does the Planning Commission require any additional information to make this decision at the June 10, 2020 meeting?***







PARK CITY HENSON  
BASE AREA MASTER PLAN STUDY  
Approved Site Plan - 1997



Proposed Site Plan - 2020

***Does the Planning Commission require any additional information to make a decision on amend vs. new MPD at the June 10, 2020 meeting?***



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# Anticipated Schedule

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Date	Agenda
May 27, 2020	Work Session PEG provides overview of project Discussion of new MPD versus amendment to 1998 DA Opportunity for public input
June 10, 2020	Work Session Discussion of new MPD versus amendment to 1998 DA Opportunity for public input
July 22, 2020	Architectural, Site and Landscape Design Exceptions to Height and Setback Requirements Affordable Housing Opportunity for public input
August 26, 2020	Architectural, Site and Landscape Design Exceptions to Height and Setback Requirements Affordable Housing Opportunity for public input
September 23, 2020	Utilities and Project Phasing Plan Sustainability Other topics that come up or remain open Opportunity for public input
October 22, 2020	Final topics/review of any plan revisions Review of Draft Findings of Fact and Conditions of Approval Opportunity for public input Planning Commission Vote



# Information to be Submitted

1. Amount of parking above grade
2. Vertical and horizontal articulation in compliance with LMC Section 15-5-8 Façade Length and Variations
3. Confirm UE calculations

