

Planning Commission Staff Report



PLANNING DEPARTMENT

Subject: 1345 Lowell Avenue- PCMR
Crescent Lift
Author: Jeff Davis
Date: June 11, 2008
Type of Item: Administrative-Conditional Use Permit

Summary Recommendations

Staff recommends the Planning Commission hold a public hearing for the 1345 Lowell Avenue- PCMR Crescent Lift Conditional Use Permit. Staff has prepared findings of fact, conclusions of law and conditions of approval for the Commission's consideration.

Description

Applicant: Park City Mountain Resort- Jenni Smith
Location: 1345 Lowell Avenue- Base Area
Zoning: Recreation and Open Space (ROS)
Adjacent Land Uses: Resort and Base Area, Ski terrain
Reason for Review: The conditional use requires Planning Commission review and approval.

Background

On April 25, 2008, the City received a completed application for a Conditional Use Permit (CUP) for a Ski Lift in the Recreation and Open Space (ROS) zone.

Park City Mountain Resort proposes to replace and realign the Ski Team chairlift with a hi-speed detachable quad to be renamed the Crescent lift. In the current location, the Ski Team lift experiences minimal use due to its location and the lack of accessibility above the base area. The new location will provide much needed access from the base area to the upper mountain and serve as a secondary access route onto the mountain if the Payday or Bonanza lifts experience problems. The base terminal of the Crescent lift will be adjacent to the Alpine Coaster start house. The top terminal will be located at the site of the original Crescent lift terminal location. The Crescent lift will be approximately 7,000 feet long with an elevation change of 1,743 feet. The uphill capacity of the new lift is 2,400 persons per hour. Total area of the project will be 12 acres. The lift has been designed to avoid clearance conflicts for the zip-line and Alpine Coaster.

Analysis

A ski lift is a Conditional Use in the ROS zone. The Land Management Code (15-1-10) sets the following standards of review:

(1) size and location of the Site;

No unmitigated impacts.

The base terminal of the Crescent lift will be adjacent to the Alpine Coaster start

house. The top terminal will be located at the original Crescent lift top terminal location. Total area of the project will be 12 acres. The new lift will be more visible from the base than the Ski Team lift. The visual affect of a new chairlift on the base area will not impact the view adversely due to the existing recreational use of the area.

(2) traffic considerations including capacity of the existing Streets in the Area;
No unmitigated impacts.

The Crescent lift is designed to accommodate existing demand. No increase of traffic is anticipated.

(3) utility capacity;
No impacts requiring mitigation.

All utilities are in place, power will be connected to existing system.

(4) emergency vehicle Access;
No unmitigated impacts.

Emergency vehicles have access to the top and bottom of the proposed lift via existing roads and access-ways during the summer months. During the winter months emergency access is available by snowmobile, snow cat, and helicopter. An emergency vehicle route is also available to the existing plaza from Lowell Ave.

(5) location and amount of off-Street parking;
No unmitigated impacts.

The existing PCMR parking is used for winter operations. Approximately 1,500 spaces are available.

(6) internal vehicular and pedestrian circulation system;
No unmitigated impacts.

The existing plazas and walkway will continue to be used.

(7) fencing, Screening, and landscaping to separate the Use from adjoining Uses;

No unmitigated impacts.

After construction, the disturbed area will be re-vegetated. No fencing or screening is proposed.

(8) Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots;

No unmitigated impacts.

The size of the terminal is smaller than the existing Payday terminal. Maintenance access and lift line are planned to be out of the main circulation of the ski run. The new lift will be more visible from the base than the Ski Team lift. The construction of a new chairlift from the base area will not impact the view adversely due to the existing recreational use of the area.

(9) Usable Open Space;

No unmitigated impacts.

The Crescent lift covers approximately 12 acres of the entire 3,300 acre ski area.

(10) signs and lighting;

No unmitigated impacts.

Existing directional signs will be used for this project. No additional lighting is proposed or required for this project.

(11) physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing;

No unmitigated impacts.

The new lift terminals and towers will be painted to match the existing terminals and towers.

(12) noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site;

Impacts require mitigation

The Crescent lift will operate during the normal operating hours adding no significant noise to the operation. The existing drainage ditch will be relocated to a piped system to reduce sedimentation impacts. At the time of writing this report no storm water pollution prevention plan (SWPP) has been approved by the City. Drainage of the site flows into Negro Hollow Creek and is therefore regulated. A pre and post sediment detention basin will be required. This must be identified within a SWPP. A stream alteration permit through the Utah Department of Natural Resources will be required as part of the SWPP. City approval of a SWPP is a condition of approval.

(13) control of delivery and service vehicles, loading and unloading zones, and Screening of trash pickup Areas;

No unmitigated impacts.

Few, if any delivery vehicles are expected after the initial construction of the lift. Access for delivery and service vehicles will be via existing roads and plaza accesses.

(14) expected Ownership and management of the project as primary residences, Condominiums, time interval Ownership, Nightly Rental, or commercial tenancies, how the form of Ownership affects taxing entities; and

No unmitigated impacts.

The property is leased to Park City Mountain Resort from United Park City Mines Co.

(15) within and adjoining the Site, impacts on Environmentally Sensitive Lands, Slope retention, and appropriateness of the proposed Structure to the topography of the Site.

No unmitigated impacts.

Any vegetation removal required during construction will be done by hand and where possible re-planting will take place.

Department Review

This project has gone through an interdepartmental review. Any issues have been or are currently being resolved.

Notice

Notice of this hearing was sent to property owners within 300' and was published in the Park Record.

Public Input

No input has been received by the time of this report.

Alternatives

- The Planning Commission may approve the Conditional Use Permit as conditioned or amended, or
- The Planning Commission may deny the Conditional Use Permit and direct staff to make Findings for this decision, or
- The Planning Commission may continue the discussion on the Conditional Use Permit and provide specific direction to the applicant and staff.

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Consequences of not taking the Suggested Recommendation

The Ski Team lift could not be replaced and realigned.

Recommendation

Staff recommends the Planning Commission hold a public hearing for the 1345 Lowell Avenue- PCMR Crescent Lift Conditional Use Permit. Staff has prepared findings of fact, conclusions of law and conditions of approval for the Commission's consideration.

Findings of Fact:

1. The property is located at 1345 Lowell Avenue.
2. The zoning is Recreation and Open Space (ROS).
3. A Ski Lift is a conditional use in the Recreation and Open Space zone.
4. A helicopter and a construction mitigation plan have been provided by the applicant.
5. The lift has been designed to avoid clearance conflicts for the zip-line and alpine coaster.
6. Total area of the project will be 12 acres.
7. The Crescent lift is approximately 7,000 feet long with an elevation change of 1,743 feet.
8. The uphill capacity of the new lift is 2,400 persons per hour.
9. A storm water pollution prevention plan (SWPP) has been approved by the City. Drainage of the site flows into Negro Hollow Creek and is therefore regulated. A pre

and post sediment detention basin has been identified within the SWPP. A stream alteration permit through the Utah Department of Natural Resources has been required as part of the SWPP.

10. The size of the Crescent Lift terminal is smaller than the existing Payday terminal.
11. Maintenance access and lift line are planned to be out of the main circulation of the ski run.
12. The new lift will be more visible from the base than the Ski Team lift. The construction of a new chairlift from the base area will not impact the view adversely due to the existing recreational use of the area.

Conclusions of Law:

1. The application complies with all requirements of Section 15-1-10(E) of the Land Management Code.
2. The proposed use, as conditioned, is compatible with the surrounding residential and commercial structures in use, scale, mass and circulation.
3. As conditioned the use is consistent with the Park City General Plan.
4. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval:

1. Adherence to presented helicopter and construction mitigation plans.
2. If tower height exceeds 28' (feet) approval may be subject to a administrative review to be made by Planning Staff as per LMC 15-2.7-4 (A)(4).

Exhibits

Exhibit A- Site Plan and Site Location

Exhibit B- Grading Plan

Exhibit C- Lift Details and Picture

Exhibit D – PCMR Mountain Upgrade Plan