JOINT PARK CITY COUNCIL AND
PLANNING COMMISSION WORK SESSION NOTES
SUMMIT COUNTY, UTAH
JUNE 26, 2003

Present: **Mayor Dana Williams; Council members Kay Calvert, Candace Erickson; Jim Hier; and Fred Jones**

Planning Commission Members Chris Larson, Bob Powers, Bruce Erickson, Andrew Volkman, and Jim Barth

Tom Bakaly, City Manager; Brooks Robinson, Planner; and Patrick Putt, Planning and Zoning Administrator

Flagstaff Development: Jim Hill, Managing Partner for East West Partners, Dave Howerton, Hart/Howerton Planners, Architects and Landscape Architects; Doug Clyde, consultant; Hank Rothwell, President of United Park City Mines; Jerry Jackson, Capital Growth;

Absent: **City Council member Peg Bodell; Planning Commissioners Diane Zimney and Michael O'Hara**

Flagstaff Development. Planner Brooks Robinson explained that the Development Agreement provides for no more than 705 unit equivalents in no more than that 470 residential units configures as multi-family, hotel, or PUD units, providing the PUDs do not exceed 60, and no more than 16 single-family homes sites. The City has been working with United Park City Mines over the years and now there is a potential new buyer. By way of exhibits, Mr. Robinson pointed out the master planned development proposal submitted about a year ago and the revised plan submitted for the Mountain Village.

Hank Rothwell, United Park City Mines, complimented the staff's working relationship over the past nine months, specifically providing information with regard to the acquisition. One of the goals for Flagstaff is creating a plan an on-mountain residential village with strong pedestrian orientation and transit links. He stated that UPCM has agreed to a merger with Capital Growth and this is anticipated to close within days. Jerry Jackson introduced Jim Hill of East West. Mr. Hill stated that he will be relocating his family to Park City and he and staff will live on-site. East West is recommending a concept with a variety of product and price points, including condominiums, attached town homes, and clustered PUD homes, ranging from $800,000 to $3.5 million. He explained that before construction begins, about one-third to half the units are pre-sold. There will be condominium ownership and owners can elect to put their units into a rental pool, managed by East West. The target is to begin sales this ski season and the key construction objective is to begin this Fall on the smaller structures.

Dave Howerton, through illustration of a computer-assisted presentation, described the beautiful landscape of Flagstaff Mountain and the importance of preserving the land. He discussed plans for smaller buildings on the flatter slopes and the circulation plan for the Village. The master plan phases are tied to land releases and agreements between Capital Growth and East West Partners. Preliminary plans on the first phase, including the Alpine Club, have been submitted to staff. The Alpine Club is 60,000 square feet and spans on four and five levels and Mr. Howerton discussed the design of the building in detail. Colors and materials were addressed. The Mayor asked about parking and noted that there are only 35 parking spaces. Mr. Howerton explained that employees will be shuttled and there is off-site parking. Brooks Robinson interjected that one of the objectives in the Development Agreement is to reduce surface parking by 25% and the technical reports submitted to the Planning Commission deals with employee parking and transit on and within the mountain. The Mayor asked if people would then be parking in the Sandridge lots. Doug Clyde explained that a bus connection is planned from Flagstaff to the Transit Center and parking at the existing Ontario Mine site. Ms. Calvert asked if the trails will be accessible to pedestrians in the winter. Dave Howerton referred to a map and pointed out different types of connections. Jim Hier understood that there would be an internal transit system in the Mountain Village, like Beaver Creek, also providing service into town.

The Mayor referred to the PUD units and whether there is information on maintaining them as rentals. Doug Clyde explained that the real estate may not be the most rentable, but the second home owners vacation, bring family, and support the service industry here. Council member Erickson added that second home property tax revenues are very beneficial to the City. Bruce Erickson suggested that East West conduct a broad study producing numbers on housing stock in rental pools. Planning Commissioner Jim Barth asked about the status of developing Bonanza Flats. Jerry Jackson responded that there will be no golf course and the ski-in and ski-out would be primarily for access to the Bonanza Clubhouse and some lots. He felt that the density proposal for Bonanza Flats will be less than provided for in the Development Agreement. Jim Barth stated that Bonanza Flats is integral and will affect the Flagstaff Development. Jerry Jackson described Bonanza Flats as a neighborhood in the development. With regard to the Guardsmans Road access issue to Brighton Estates, Mr. Jackson stated that they would like to begin discussions with the City after closing. Mayor Williams stated that the City is working with Wasatch County on an inter-local agreement which contemplates a special service district.

In response to a question from Fred Jones, Mr. Jackson explained the phasing plan beginning with Pod A and then D next year. Mr. Robinson explained the phases are triggered by conditions detailed by the Planning Commission. Fred Jones asked if there are any conflicts with this plan and the Development Agreement. Planner Robinson explained that the Agreement is broad but one concern voiced by the Planning Commission is transportation and the effectiveness of connections in a pedestrian village, especially in the winter. Commissioner Chris Larson agreed and reiterated that the focus is orientation and to make the pedestrian village work. Fred Jones expressed concerns about the transit system and Doug Clyde explained that there will be an employee housing element and once defined, there will likely be a park and ride plan. Council member Jones pointed out that employees traveling to the Ontario Mine parking lot contribute to the potential traffic problem on Marsac Avenue and is disappointed that the gondola connection is no longer an active consideration. *We have to do everything possible to get people out of their cars.* Doug Clyde added that this is the reason there aren't a lot of parking spaces which will discourage people from driving to the Mountain Village.

The Mayor felt that the plan has changed a lot and it appears to have more single family. Flagstaff was sold as a *hot bed based* project for nightly rental which is not the current proposal. In response to a question from Jim Hier, Brooks Robinson explained that the Development Agreement allows up to 75,000 square feet of commercial and the Alpine Club is less at 60,000 square feet. Council member Hier believed this plan to be consistent with the original concept. Mayor Williams reiterated his concern about nightly rental stock. Chris Larson explained that the Commission is focusing on obtaining a mix of different unit types in each phase, rental use, to ensure a successful village component. There was discussion about dial-a-ride programs. Pat Putt referred to the technical report tied to the development of Pod D. It may be beneficial to look again to the technical report to better define the nature and the timing of an approved transportation plan. This could be reviewed concurrently with the MPD. Bruce Erickson agreed but stated that he is not interested in delaying Pod A. A review of the transit plan is warranted and it is possible review the technical reports again without reopening the Development Agreement. The Dunlap Parcel was identified which is part of the MPD for Pod A and subject to the same design guidelines. Doug Clyde explained the effectiveness of dial-a-ride in Beaver Creek. Chris Larson hoped that there would be agreement of not building more than one road in the development, recognizing the access challenges Pod B. Employee housing will be provided with the completion of the first150 units.

Prepared by Janet M. Scott, City Recorder

CITY COUNCIL STAFF REPORT

DATE: June 26, 2003
DEPARTMENT: Planning
AUTHOR: Brooks T. Robinson
TITLE: Flagstaff Mountain Resort

SUMMARY RECOMMENDATION: This is an introduction to this project team and an overview of the vision for Pod A (Flagstaff Mountain Village) to be discussed at work session.

DESCRIPTION

Applicant	United Park City Mines Company and East West Partners
Location	Flagstaff Annexation area "Pod A"
Zoning	Residential Development
Adjacent Land Uses	Open Space, Deer Valley Resort
Reason for Review	Subdivisions require Planning Commission review and City Council approval. Master Planned Developments require Planning Commission approval.

A. Background

The City Council approved the Development Agreement for Flagstaff Mountain Development Agreement/Annexation Resolution No. 99-30 on June 24, 1999. The Development Agreement is the equivalent of a Large-Scale Master Plan. The Development Agreement sets forth maximum project densities, location of densities, and developer-offered amenities. The Flagstaff Mountain Resort is located in the RD-MPD and ROS-MPD Districts.

The Flagstaff Mountain Annexation is approximately 1,655 acres. Mixed-used development is limited to approximately 147 acres in four (4) development areas identified as Pods A, B-1, B-2, and D. The remainder of the annexation area is to be retained as passive and/or recreational open space.

The Development Agreement limits development in Pods A, B-1, B-2 to:

- No more than 705 Unit Equivalents in no more that 470 residential units configured as multi-family, hotel, or PUD units, providing the PUDs do not exceed 60, and no more than 16 single-family home sites;
- no more than 75,000 square feet of resort support commercial; and
- a maximum 35,000 square foot day skier lodge in Pod B (the constructed Empire Day Lodge)

The Construction and Phasing Development Plan, approved by the Planning

Commission on December 12, 2001 specifies that:

> No vertical construction shall begin in Pod D until the following items are completed:
>
> -approval of the Mountain Village Master Planned Development (MPD) application (including, but not limited to, the Alpine Club Phase 1, pulse gondola, transit hub, village ski runs, and related landscaping) and all related conditional use permits;
>
> - approval of the Pod D MPD and subdivision plat;
>
> -substantially complete, and bond for completion by December 25, 2004, the operation of the Alpine Club Phase 1 resort amenity package (including, at a minimum, a restaurant, bar, convenience store, landscaping, ski runs/pedestrian connections, and concierge's services operated by a management company. Phase 1 of the Alpine Club will consist of a minimum of 10,000 square feet of building area ;
>
> -substantially complete, and bond for completion by December 25, 2004, the first phase of Alpine Club multi-family units as approved in the Mountain Village MPD;
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> -issuance of the building permit, and bond for completion by December 25, 2004, for the Mountain Village transit hub;
>
> -issuance of the building permit, and bond for completion by December 25, 2004, for the pulse gondola; and
>
> -issuance of a building permit for at least one multi-family building within the Mountain Village(as approved in the Mountain Village MPD) in addition to the Alpine Club multi-family units.

The Flagstaff Mountain Resort Northside Village Phase I Master Planned Development has been approved and includes:

- Right-of-Way Dedication Plats for the Guardsman Road Re-alignment
- Ten (10) Single-Family Lots in Pod B-1
- One (1) Empire Canyon Day-Lodge Lot in Pod B-2
- Three (3) Multi-Family Lots for the 3 multi-family sites in Pod B-1. No specific density has been assigned to the Multi-Family Lot.
- One (1) Lot Subdivision for the small Open Space parcel in Pod A.

The Flagstaff Mountain Resort Northside Village Phase II Master Planned Development has also been approved and includes:

- Eighteen (18) single family detached PUD units utilizing not more than 27 unit equivalents (ue's) on Lot B;
- Twenty-five (25) attached Townhouse units utilizing not more than 37.5 ue's on Lot C (Ironwood CUP);
- Twenty-two condominium units in one building utilizing not more than 34 ue's on Lot D.

As the City Council is aware, the merger between United Park City Mines Company and Capital Growth Partners is being finalized. Capital Growth recruited East West Partners to build the Mountain Village plan. East West Partners, of Beaver Creek, Colorado, has built most of the multi-family housing Beaver Creek and Bachelor Gulch. Jim Hill will continue to represent East West partners. Hart/Howerton Planners, Architects, and Landscape Architects has been retained by East-West Partners to provide the land planning and design for Pod A, the Flagstaff Mountain Village.

Hart/Howerton has offices in San Francisco, New York , Vail and Kona, Hawaii and has expertise in planning and design of mountain communities. They have been involved with the master plan of Bachelor Gulch Village and the redevelopment of Lionshead Village in Vail, the Breckenridge base area of Peaks 7 and 8, and the Sugar Bowl, California expansion master plan, among other resort area planning work. Dave Howerton of Hart/Howerton will make a brief introduction of his firm and vision for the Flagstaff Mountain Village.

Additional materials have been supplied by the applicants for your information.