

MILITARY INSTALLATION DEVELOPMENT AUTHORITY

RESOLUTION 2022-15

A RESOLUTION OF THE MILITARY DEVELOPMENT AUTHORITY (“MIDA”) APPROVING THE SKIER SERVICES COMPLEX SITE PLAN IN THE MILITARY RECREATION FACILITY PROJECT AREA

WHEREAS, pursuant to Section 2.03(E) of the Development Standards and Guidelines for the Military Recreation Facility Project Area (“Standards and Guidelines”), on October 3, 2022 the Military Recreation Facility Development Review Committee (“DRC”) recommended approval of the Site Plan for the Skier Services Complex in the Military Recreation Facility Project Area, subject to the 4 conditions in the attached Staff Report (“State Report”); and

NOW, THEREFORE, BE IT RESOLVED BY THE MIDA BOARD that the Skier Services Complex Site Plan in the Military Recreation Facility Project Area, is hereby approved in substantially the form attached subject to the four conditions in the Staff Report. If any issues arise requiring a DRC clarification, the DRC may meet and approve the clarification without having to bring it back to the MIDA Board.

PASSED AND ADOPTED by the MIDA Board this 4th day of October 2022.

Military Installation Development Authority



J. Stuart Adams
Chair

Attest:



MIDA Staff

MILITARY INSTALLATION DEVELOPMENT AUTHORITY
Design Review Committee Meeting
October 3, 2022

STAFF REPORT

Agenda Item: #4
Prepared By: Robert Donigan, MIDA Planner
Reviewed By: Richard Catten, DRC Counsel

Project: Skier Services Complex Site Plan

Location: The Skier Services Complex is located within Lot 3A of the approved Mayflower Master Development Plan (MDP), west of U.S. Highway 40 at exit 8, located within the Mayflower Village development and just west of the MWR Hotel and Conference Center, in the northwest section of Wasatch County.

Applicant: Ex Utah Development LLC

Representative: Erik Anderson, Ex Utah Development LLC

Entitlement: Site Plan review as set forth in Section 2.03 (Site Plan) of the MIDA Development Standards and Guidelines as amended on Dec 1, 2020.

Recommendation: Staff recommends the MIDA DRC recommend approval to the MIDA Board for the Skier Services Complex based on the conditions of approval as presented in this staff report.

Background:

Per Chapter 2, Section 2.03 (Site Plan) of the Development Standards and Guidelines, MIDA requires Site Plan approval before any construction on any property within the MIDA Control Area. To meet this requirement, the Applicant (Extell) has submitted the Site Plan for the Skier Services Complex. Proposed to be developed on the 8 acres of Lot 3A of the Mayflower Master Development Plan (MDP), the Skier Services Complex is at the core of the proposed Mayflower Village Resort and will be comprised of multiple structures built upon a common podium foundation: the South Condo, the Alpine Hotel, the Nest (Children's Center), the Day Lodge, and the Designer Hotel/Condo. In total there will be approximately 108 condominium units and approximately 307 hotel units. The total approximate gross square footage is 1,120,446 SF.

Further Description:

The proposed South Condo building will consist of approximately 64 condominium units with an approximate square footage of 201,813 SF; the proposed Alpine Hotel will consist of approximately 157 hotel units with an approximate gross square footage of 162,121 SF; the Day Lodge and the Nest will consist of a multi-story childcare center and ski school, restaurants/dining, a private club, restrooms, and retail; and the Designer Hotel and Residences will consist of approximately 44 condominium units and approximately 150 hotel units with an approximate gross square footage of 440,851 SF.

The Applicant submitted the initial site plan package to MIDA staff on August 26th, 2022 with supplemental material submitted based on staff comments/feedback. MIDA reviewers have reviewed the submittal documents based on Development Standards and Guidelines requirements. The Applicant is requesting recommendation of approval from the DRC.

Analysis:

The site plan application for the Skier Services Complex site plan was evaluated based on Chapter 2 – Review Procedure, Section 2.03 – Site Plan; and Chapter 4 – Standards and Guidelines of the MIDA Development Standards and Guidelines. The Applicant has generally provided all of the required information and has generally met the requirements of the Development Standards and Guidelines, with noted exceptions. A general discussion of the major considerations is included below.

2.03.B.2.a – Snow Storage and Fire Access:

- A snow storage plan has been provided, however, all of the paver walkways and plazas are proposed to have a snow-melt system installed reducing the need for storage areas internal to this complex.
- All fire access (temporary or permanent) must be approved by the Fire District.

2.03.B.2.e – Grading and Drainage Plan Requirements:

- Prior to issuance of a grading permit or an infrastructure permit, an approved construction mass grading plan showing cut slopes that meet the Geotechnical Engineer's requirements must be provided.

2.03.B.2.j – Irrigation:

- An overall irrigation plan showing point of connections and sizing, mainline, and head locations have been provided. Additional final detailing of the system, including valves and lateral lines will need to be provided prior to infrastructure permit approval.

4.02.A – Unifying Standard Design Elements - Walls:

- There are numerous walls proposed across the project. Though there are illustrative sections and materials specified for some of these walls, there are not details and materials specified for all the walls. This level of detail, including structural design for all walls will be required at Infrastructure Permit.

- There are some walls adjacent to pedestrian accessible areas that may present a fall height concern. Many of these have been addressed, but it is the responsibility of the Applicant to ensure that adequate protection is provided in all conditions where fall height may be a concern.
- Future submittals shall include a specific temporary shoring plan, designed by a qualified geotechnical engineer, and detailed retaining wall designs including required fall height protection systems.

4.02.B – Setbacks:

- The Development Standards and Guidelines require a minimum ten foot front setback and a minimum eight foot side yard setback. There is at least one location along the property line adjacent to where the Ice Ribbon Plaza will be where the eight foot minimum side yard setback is not met. The Applicant requests in this case that along the property line adjacent to the Ice Ribbon Plaza the sideyard setback be modified to zero (0') feet. For reference, 4.02.B reads: “The following minimum setbacks are required unless modified by the MIDA Board, after a review and recommendation by the DRC”. Furthermore, according to 2.11.B – Requests for Waiver, “the DRC and/or the MIDA Board may waive compliance with any specific requirements set forth in these Standards.”

4.03.C.8 – Viewshed Guidelines and 4.03.D.2 – Maximum Building Height Rule:

- The Development Standards and Guidelines state that “views to the Jordanelle Reservoir and the Wasatch Mountains should be respected and maintained to the extent feasible” and that “ridgelines should be protected to the extent feasible”. To help protect these ridgelines and viewsheds, the Standards restrict building heights to “8 stories or one hundred twenty feet (120') above grade, measured from the final grade on four sides of the structure”. The Skier Services Complex proposes three structures that exceed this restriction: the South Condo (10 stories above grade), the Alpine Hotel (9 stories above grade), and the Designer Hotel (13 stories above grade). Per 2.11.B – Requests for Waiver, the Applicant is requesting a waiver on the height restriction standard for these three structures. The Applicant has provided visual illustrations from the vantage point of US Highway 40 showing that these structures do not break the Primary/Significant Ridgeline as defined by The Development Standards and Guidelines. This definition specifically identifies the intersection at the end of southbound Exit 8 from US Highway 40 as the vantage point from which the ridgeline view should be evaluated.

4.05 – Parking Design Standards and Mountainside Resort Master Development Agreement:

- The Development Standards and Guidelines require dedicated parking for residential and commercial uses. In this case, the parking requirements set forth in the Mountainside Resort Master Development Agreement (DA) preside over those in the MIDA Development Standards and Guidelines. Per the requirements of the DA 344 parking stalls are required. The Applicant is currently proposing

419 stalls. The DA does not specify a parking requirement for commercial uses, but utilizing the requirements in the Development Standards and Guidelines, with 28,000 SF of commercial space, the project would only need to provide 3.5 stalls. With 419 stalls provided, the project well exceeds the residential and commercial parking requirements.

4.08.D – Drainage:

- A complete drainage plan is required for the project. There is still some final design that needs to occur in this regard. It is required that these issues are resolved and addressed prior to final Site Plan approval and issuance of an Infrastructure Permit.

4.08.G – Water and Sewer Utility Guidelines:

- Approval from JSSD for all water and sewer systems must be received prior to final Site Plan approval and issuance of an Infrastructure Permit.

RECOMMENDED ACTION:

Staff recommends that the MIDA DRC recommend to the MIDA Board approval of the proposed Skier Services Complex Site Plan based on the following conditions:

- 1) The side yard setback requirement along the property line between the Skier Services Complex and the proposed Ice Ribbon Plaza be modified to zero (0') feet.
- 2) The maximum height restriction of 8 stories or one hundred twenty feet (120') above grade be modified to **match the architectural elevations included in the Skier Services Complex site plan drawings.**
- 3) All outstanding engineering comments be resolved and signed off by MIDA review engineer including but not limited to providing a complete drainage plan.
- 4) **The Applicant record a 26' emergency access easement on Lot 21A as shown on the Skier Services Complex site plan drawings prior to issuance of the Skier Services Complex building permit.**