



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
October 16, 2019**

PUBLIC NOTICE IS HEREBY GIVEN that the PLANNING COMMISSION of Park City, Utah will hold its Regular Planning Commission Meeting at the City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Wednesday, October 16, 2019.

MEETING CALLED TO ORDER AT 5:30 PM.

1.ROLL CALL

2.MINUTES APPROVAL

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5.WORK SESSION

- 5.A. 2017 Housing Assessment and Plan Update – The Commission will Conduct a Work Session on Proposed Updates to the 2017 Housing Assessment and Plan, the Moderate Income Housing Element of the General Plan.

[Staff Report](#)

[Exhibit A - General Plan Goal 7 and Goal 8](#)

[Exhibit B - Housing Toolbox](#)

[Exhibit C - 2017 Housing Assessment and Plan](#)

[Exhibit D - Affordable Housing Resolution 03-2017](#)

[Exhibit E - HA 01-2016 Resolution Establishing an Affordable Housing Production Goal for the Park City Housing Authority](#)

[Exhibit F - Long-Term Strategic Plan](#)

[Exhibit G - Municipal Code of Park City 8-3-6, Affordable Housing Fraud](#)

[Exhibit H - 2020 Housing Assessment and Plan](#)

6.REGULAR AGENDA

- 6.A. 1201-1299 Lowell Avenue – Master Planned Development Modification – Ratification of Modified Development Agreement for King’s Crown Master Development Plan.
PL-19-04213
(A) Possible Action

Staff Report

Attachment 1 - Amended Development Agreement with Attached Exhibits

- 6.B. 2017 Housing Assessment and Plan Update – The Commission will Conduct a Work Session and Public Hearing on Proposed Updates to the 2017 Housing Assessment and Plan, the Moderate Income Housing Element of the General Plan.
A) Public Hearing B) Possible Recommendation to City Council for Consideration on November 7, 2019

Staff Report

Attachment I - Resolution

Exhibit A - 2020 Housing Assessment and Plan

Exhibit B - Moderate Income Housing Report

7.ADJOURN

A majority of PLANNING COMMISSION members may meet socially after the meeting. If so, the location will be announced by the PLANNING COMMISSION Chair Person. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or planning@parkcity.org at least 24 hours prior to the meeting. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4:00 p.m. to 9:00 p.m. Posted: See: www.parkcity.org

***Parking validations will be provided for meeting attendees that park in the China Bridge parking structure.**



Planning Commission Staff Report

Subject: Park City Moderate Income Housing Plan
Author: Jason Glidden, Housing Development Manager
Rebecca Ward, Land Use Policy Planner
Date: October 16, 2019
Type of Item: Work Session

Summary Recommendation

The Housing Department requests that the Planning Commission review the 2020 Housing Assessment and Plan, the Moderate Income Housing component of the General Plan, in preparation for a public hearing and recommendation for City Council's consideration in Council's November 7, 2019 meeting.

Description

Project Name: 2020 Housing Assessment and Plan, the Moderate Income Housing Plan
Applicant: Housing Department
Application: GI-19-00419
Proposal: Consideration of the 2020 Housing Assessment and Plan in preparation for a public hearing and recommendation for City Council's consideration in Council's November 7, 2019 meeting

Reason for Review

This year, the Legislature enacted [Senate Bill 34](#) (SB 34), which requires cities to adopt a Moderate Income Housing (MIH) Plan with specific elements as part of the city's general plan. The State-mandated deadline to update the MIH Plan is December 1, 2019.¹ The Legislature conditioned funds from the Transit Transportation Investment Fund (TTIF) and the Transportation Investment Fund (TIF) on the City's compliance with the SB 34 requirements.² Amendments to the General Plan require Commission review, a public hearing, and Commission recommendation to City Council.³

To meet the State mandate, Park City's 2017 Housing Assessment and Plan, the MIH component of the Park City General Plan, must be updated, reviewed by the Commission, presented for a public hearing, and recommended to Council with any modifications the Commission deems appropriate. The Council must then review the Plan, conduct a public hearing, and adopt the Plan as an addendum to the 2014 Park City General Plan by resolution, along with a Moderate Income Housing Report the Council is now required under State law to submit on an annual basis.

Background

The City's Affordable Housing policies, strategies, and implemented resolutions and Codes exceed the Legislature's requirements. However, the State has mandated that the MIH Plan must contain specific information in a format adopted as an element of the General Plan. The

¹ Utah Code [§ 10-9a-401\(3\)](#).

² Utah Code [§ 72-2-124\(5\)](#).

³ Utah Code [§ 10-9a-403](#).

City's existing 2014 General Plan covers much of the State-mandated requirements. In 2017, the City supplemented the MIH component of the General Plan with a 2017 Housing Assessment and Plan that contains the City's five-year MIH Plan.

However, the City must also comply with procedure to adopt the Plan. The Commission reviewed the 2017 Housing Assessment and Plan in the February 14, 2018 meeting for informational purposes only and no public hearing was conducted. City Council reviewed the 2017 Housing Assessment and Plan in a work session on February 15, 2018, but the Council never formally adopted the Plan. To meet the State procedural requirements to adopt the MIH Plan as an element of the General Plan, the Planning Commission must first review the Plan, conduct a public hearing, and make a recommendation to City Council. In its review, the Commission must "facilitate a reasonable opportunity for a variety of housing, including moderate income housing" to provide housing for people of various income levels who live, work, or want to live or work in Park City and "to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life."⁴ The Plan must provide a "realistic opportunity to meet the need for additional moderate income housing."⁵

Senate Bill 34, Affordable Housing Modifications

In 2019, the Legislature enacted [SB 34](#) to require certain cities to enhance the Moderate Income Housing (MIH) component of the city's general plan. The Legislature created a list of twenty-three affordable housing strategies and now requires cities with fixed route transit to choose at least four of the twenty-three strategies in the MIH Plan.

Park City's Affordable Housing goals, policies, and strategies are established in several plans, resolutions, and provisions of City code.

Since the early 1990s, Council has been forward-thinking about the provision and preservation of affordable housing to help ensure that Park City remains a vibrant community. In February of 2015, *Middle Income, Affordable, and Attainable Housing* became a Critical Priority for the City in order to facilitate a range of quality, affordable housing that meets the life-cycle needs of the community at all economic levels. On November 17, 2016, City Council adopted [HA 01-2016](#), *A Resolution Establishing an Affordable Housing Production Goal for the Park City Housing Authority*, which set an ambitious goal: to add 800 new affordable units to the existing inventory of 498 affordable units by 2026, with an interim goal of 220 units by the year 2020 (Exhibit E). As of today, 62 affordable units are completed; 288 affordable units are in the planning, design, and development stage.

The overarching Affordable Housing policies are established in the City's [Long-Term Strategic Plan](#) (Exhibit F) and [General Plan](#). The City implements Affordable Housing policies in many ways: (1) the [03-2017 Affordable Housing Resolution](#), which outlines affordable housing obligations for lands that are annexed into the City, as well as for residential and commercial Master Planned Developments (Exhibit D); (2) the [2017 Housing Assessment and Plan](#), which tracks the housing needs, market conditions, and affordable housing stock, and establishes the five-year affordable housing plan (Exhibit C); (3) the Municipal Code of Park City [§ 8-3-6](#), Affordable Housing Fraud, which enables the City to enforce affordable housing deed restrictions to ensure that those occupying affordable housing are qualified to do so (Exhibit G); and (4) through the [Land Management Code](#), which incentivizes affordable housing development through zoning of Accessory Apartments, Density bonuses, and Master Planned Affordable Housing Developments. Additionally, the City's Affordable Housing team [provides](#)

⁴ [Utah Code 10-9a-403\(2\)\(b\)](#).

⁵ [Utah Code 10-9a-403\(2\)\(a\)\(iii\)](#).

[information to the public](#) to connect those seeking affordable housing with non-profit organizations, government entities, low-interest mortgage providers, and other resources to assist those in search of Affordable Housing.

Park City's General Plan and Housing Assessment and Plan for MIH meet the majority of the requirements stated in SB 34. Park City's Plan will require some minor additions to update data and to describe current Affordable Housing initiatives that link Affordable Housing initiatives with the City's transit program. The updates to the Housing Assessment and Plan will not impact the direction, current goals, or timeline of the City's Affordable Housing development program. The City will continue developing new units, reviewing and adapting the Land Management Code to promote the production of affordable housing development, and working with developers in the fulfillment of housing obligations generated by Master Planned Developments and Annexation Agreements.

Analysis

The MIH Plan Requirements

The Legislature defines Moderate Income Housing (MIH) as “[h]ousing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located.”⁶ The Legislature defines a MIH Plan as a written document that the City Council adopts. The Plan must include five things:

- (1) An estimate of the existing supply of moderate income housing located within the municipality;
- (2) An estimate of the need for moderate income housing in the municipality for the next five years;
- (3) A survey of total residential land use;
- (4) An evaluation of how existing land uses and zones affect opportunities for moderate income housing; and
- (5) A description of the municipality's program to encourage an adequate supply of moderate income housing.⁷

These five elements are covered in the 2014 General Plan and the Housing Assessment and Plan. The 2014 General Plan addresses the State-mandated requirements (3) and (4) above. The MIH component of the City's General Plan is found in the [Sense of Community](#) Section, Goals 7 and 8,⁸ as well as in an Affordable [Housing Toolbox](#).⁹ Goal 7 of the General Plan is to create a diversity of primary housing opportunities to address the changing needs of residents. Goal 8 of the General Plan is to increase affordable housing opportunities and associated services for the workforce of Park City. The Housing Assessment and Plan includes information that fulfills the State-mandated requirements for (1), (2), and (5) above.¹⁰

In addition to the five requirements listed above, the Legislature outlined twenty-three Moderate Income Housing (MIH) strategies and many cities are now required to include at least three of the twenty-three strategies in the MIH Plan within their General Plan.¹¹ Cities like Park City that have a fixed route transit system must also include planning for higher density or MIH in commercial and mixed-use zones, commercial centers, or employment centers or encourage

⁶ Utah Code [§ 10-9a-103\(38\)](#).

⁷ Utah Code [§ 10-9a-103\(47\)](#).

⁸ General Plan, Vol. 1, p. 70-77, attached as Exhibit A.

⁹ General Plan, Vol. 2, p. 88-97, attached as Exhibit B.

¹⁰ Attached as Exhibit C.

¹¹ Utah Code [§ 10-9a-403\(2\)](#).

higher density or MIH near transit centers. While the General Plan is only “an advisory guide for land use decisions, the impact of which shall be determined by ordinance,”¹² Park City has already implemented at least sixteen of the twenty-three Affordable Housing strategies, several through legislative action.

The twenty-three strategies suggested by the Legislature are shown in the left column of the table below. The column on the right shows where the City addresses these strategies in the General Plan, the Housing Assessment and Plan, the Affordable Housing Resolution 03-2017, the Municipal Code of Park City, or the Land Management Code. Efforts to improve Affordable Housing development that are in progress are identified.

STATE STRATEGIES 3 OF 23 REQUIRED + #7 OR #8 TO LINK MIH WITH TRANSIT	CITY STRATEGIES
(1) REZONE FOR DENSITIES NECESSARY TO ASSURE THE PRODUCTION OF MIH.	General Plan Community Planning Strategy 7.1 Identify sites within primary residential neighborhoods in which one or more of the following could be accommodated: 7.1.1 Decreased minimum and maximum lot size requirements that might allow for affordable/attainable infill housing. 7.1.2 Increased density that might allow for affordable/attainable housing. 7.1.3 Smaller residential units to create market rate attainable housing in Park City and/or “step down” housing options for seniors in the community. 7.2 Revise zoning codes to permit a wider variety of compatible housing types within Park City neighborhoods.¹³ Goal 8 Community Planning Strategies: 8.4 Update incentives for density bonuses for affordable housing developments to include moderate and mixed income housing. 8.5 Evaluate the Land Management Code to remove unnecessary barriers to affordable housing. 8.7 Review affordable housing Master Planned development requirements and amend according to existing economics.¹⁴

¹² Utah Code [§ 10-9a-405](#).

¹³ General Plan, Vol. 1, p. 72.

¹⁴ General Plan, Vol. 1, p. 76.

	The Housing Toolbox contains a section on zoning for housing diversity to allow a mix of smaller lot sizes, accessory dwellings, higher-densities, and mixed-use, diversity in housing within the community.¹⁵ In Progress: In April of this year, the City hired Cascadia Partners to analyze the economic feasibility of the City's Master Planned Affordable Housing Development LMC provisions. On September 12, 2019, Cascadia Partners presented their findings to City Council in a work session and recommended that the City consider (1) a potential height bonus for affordable units in appropriate Zoning Districts; (2) reduced buffer/setbacks in all Zoning Districts; (3) reduced Open Space requirements; (4) increased lot coverage; and (5) reduced parking requirements. Cascadia is finalizing a report that will be completed by the end of October. The Community Development Department will work with the Commission and Council to potentially amend the LMC to better incentivize affordable housing development in certain zones.
(2) FACILITATE THE REHABILITATION OR EXPANSION OF INFRASTRUCTURE THAT WILL ENCOURAGE THE CONSTRUCTION OF MIH.	The City uses RDA funds to help finance infrastructure costs associated with the City's affordable housing development.
(3) FACILITATE THE REHABILITATION OF EXISTING UNINHABITABLE HOUSING STOCK INTO MODERATE INCOME HOUSING.	General Plan Community Planning Strategy 8.3 Actively monitor the type, condition, and tenure of affordable housing options in Park City.¹⁶ The Housing Toolbox states that the City's housing inventory should be updated at least every two years. A housing inventory should include: • Rental-to-for-sale housing ratio • Variety of housing types in the community • Current median, lowest, and highest rents • New/pending rental products

¹⁵ General Plan, Vol. 2, p. 91.

¹⁶ General Plan, Vol. 1, p. 76.

	• Condition of existing rental stock • Current median, lowest, and highest home values • New/pending development ownership products • Existing affordable-housing stock • Existing affordable housing stock that is at risk of redevelopment or conversion to higher-end housing¹⁷ The Housing Assessment and Plan tracks the existing Affordable Housing stock to determine the status and condition of the units. The City requires those who own or rent an Affordable Housing unit to submit an annual affidavit confirming that they are in compliance with the Affordable Housing deed restrictions. This process helps the City identify Affordable Housing units that may be at risk so that the City may take action to preserve the units. In Progress: The City purchased twenty-three affordable apartments in the Prospector Condo project that were threatened with foreclosure, renovated the apartments, and will update and record deed restrictions to protect the affordable apartments. The apartments will be rented to transit employees.
(4) CONSIDER GENERAL FUND SUBSIDIES OR OTHER SOURCES OF REVENUE TO WAIVE CONSTRUCTION RELATED FEES THAT ARE OTHERWISE GENERALLY IMPOSED BY THE CITY	The City enacted a provision to reduce construction-related fees for those developing Affordable Housing. “Any part of any of the fees included in this [Buildings and Building Regulations] Title may be waived by the City Council upon the recommendation of the City Manager for those projects, which are deemed to serve a beneficial public purpose that would be harmed by the City requiring payment of such fees, such as low income housing projects. Applications for exceptions are to be filed with the Building Official at the time a permit is requested.” MCPC § 11-12-13
(5) CREATE OR ALLOW FOR, AND REDUCE REGULATIONS RELATED TO, ACCESSORY DWELLING UNITS IN RESIDENTIAL ZONES.	Accessory dwelling units are defined in LMC § 15-15-1 as Accessory Apartments. An Accessory Apartment is “[a] self-contained Apartment, with cooking, sleeping, and

¹⁷ General Plan, Vol. 2, p. 88.

	sanitary facilities, created either by converting part of and/or by adding on to a Single-Family Dwelling or detached garage. Accessory Apartments do not increase the residential Unit Equivalent of the Property and are an Accessory Use to the primary Dwelling.” Accessory Apartments are an Allowed Use in the HRC, HCB, E-40, E, SF, R-1, RD, RDM, RM, RC, RCO, GC, and LI Districts and a Conditional Use in the HRL, HR-1, HR-2, and HRM Districts. In Progress: Since 2017, staff has been analyzing the Accessory Apartment provisions of the LMC to determine possibilities to incentivize affordable Accessory Apartments through reduced parking requirements. When the Cascadia report is complete in October, staff will continue to work with transit and parking to explore potential locations where reduced parking may work for affordable Accessory Apartments. Staff will then continue the discussion with the Commission and Council for potential parking reductions that may incentivize construction of more deed-restricted affordable Accessory Apartments, especially in areas served by transit.
(6) ALLOW FOR HIGHER DENSITY OR MODERATE INCOME RESIDENTIAL DEVELOPMENT IN COMMERCIAL AND MIXED-USE ZONES, COMMERCIAL CENTERS, OR EMPLOYMENT CENTERS.	The Community Transition District base density is one unit per 20 acres.¹⁸ However, developers may apply for a density bonus of up to three units per acre if the developer commits to provide 110% of the total base requirement for affordable housing pursuant to the Housing Resolution.¹⁹ The Community Transition District contains employment centers such as a hospital, medical support offices, athletic training facilities and administrative offices, and recreation facilities. Those developing a Master Planned Development are required to address employee Affordable Housing pursuant to the Housing Resolution.²⁰ Master Planned Developments may take place in any commercial, mixed-use, or employment-center

¹⁸ LMC [§ 15-2.23-4](#).

¹⁹ *Id.*

²⁰ LMC [§ 15-6-5\(J\)](#).

	zone except for the HRL, HR-1, HR-2, HRC, and HRC Historic Districts. In Progress: Those developing an Affordable Master Planned Development wherein all units are affordable may qualify for a density bonus of up to 20 Unit Equivalents per acre.²¹ The Cascadia report is investigating potential amendments to the LMC to provide developers with financially feasible incentives to help with public-private partnerships in developing more affordable housing in appropriate Zoning Districts. When the report is completed, staff will evaluate and recommend LMC amendments and work with the Commission and Council to better incentivize Affordable Housing development.
(7) ENCOURAGE HIGHER DENSITY OR MODERATE INCOME RESIDENTIAL DEVELOPMENT NEAR MAJOR TRANSIT INVESTMENT CORRIDORS.	The 2014 General Plan discusses the importance of planning and creating Transit-Oriented Developments through clustering more dense housing and mixed-uses to support a more robust mass transit system.²² The Housing Toolbox suggests locating Affordable Housing in Transit-Oriented Zones.²³ Goal 5 of the General Plan is to be a leader in energy efficiency and conservation of natural resources, reducing greenhouse gas emissions by at least fifteen percent (15%) below 2005 levels in 2020.²⁴ To achieve this goal, Community Planning Strategy 5.2 encourages the identification of locations within existing neighborhoods in which increased density and/or mixed use are compatible, are located within ¼-mile of public transit, and would decrease trip generation.²⁵ In Progress: As the City advances the Critical Community Priority of Transportation, Planning staff will work with Transportation staff to evaluate and recommend potential Land Management Code revisions that support affordable housing units near transit that align with the Park City Long-Range Transportation

²¹ LMC [§ 15-6-7](#).

²² General Plan, Vol. 1, p. 28.

²³ General Plan, Vol. 2, p. 90.

²⁴ General Plan, Vol. 1, p. 56.

²⁵ General Plan, Vol. 1, p. 58.

	Master Plan, scheduled for adoption in spring of 2020.
(8) ELIMINATE OR REDUCE PARKING REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT WHERE A RESIDENT IS LESS LIKELY TO RELY ON THE RESIDENT’S OWN VEHICLE, SUCH AS RESIDENTIAL DEVELOPMENT NEAR MAJOR TRANSIT INVESTMENT CORRIDORS OR SENIOR LIVING FACILITIES.	General Plan Goal 5, to be a leader in energy efficiency and conservation of natural resources reducing greenhouse gas emissions by at least fifteen percent (15%) below 2005 levels in 2020, is to be implemented by increasing options and utilization of alternative modes of transportation, including light rail, bus transit, car share, bike-share, cycling, and walking (City Implementation Strategy 5.17).²⁶ The Housing Toolbox recommends reduction in parking requirements and location near transit to assist in making development proposals more affordable due to the cost associated with dedicating land to parking (General Plan, Volume 2, p. 93). In Progress: The Cascadia draft report concludes that parking requirements should be reduced to incentivize development of affordable housing and that shared vehicle programs and other modes of transportation should be explored to help reduce parking construction costs to support more affordable housing development. These discussions will be ongoing with the Commission and Council to determine if parking reductions may work for Park City, especially regarding Master Planned Affordable Housing Development and Accessory Apartments.
(9) ALLOW FOR SINGLE ROOM OCCUPANCY DEVELOPMENTS.	Housing Resolution 03-2017 Section 9(4) allows for dormitory/lodge units designed for occupancy by seasonal employees. Also, Boarding Houses, defined in the LMC as “[a] Business, within a dwelling with two (2) or more Bedrooms where, for direct or indirect compensation, on a monthly basis, the Owner provides lodging and/or common Kitchen facilities or meals for boarders not related to the head of the household,” are a Conditional Use in the HR-1, HR-2, HRM, RDM, RM, RCO, and LI Districts, and an Allowed Use in the HRC, HCB, RC, and GC Districts. In Progress: The Planning Department will

²⁶ General Plan, Vol. 1, p. 59.

	work to track how many single-room occupancy developments exist or are proposed in the City.
(10) IMPLEMENT ZONING INCENTIVES FOR LOW TO MODERATE INCOME UNITS IN NEW DEVELOPMENTS.	The Community Transition District base density is one unit per 20 acres.²⁷ However, developers may apply for a density bonus of up to three units per acre if the developer commits to provide 110% of the total base requirement of the Housing Resolution.²⁸ The Community Transition District contains employment centers such as a hospital, medical support offices, athletic training facilities and administrative offices, and recreation facilities. Those developing a Master Planned Development must address employee Affordable Housing as required by the Housing Resolution.²⁹ Master Planned Developments may take place in any zone except for the HRL, HR-1, HR-2, HRC, and HRC Districts. Those developing an Affordable Master Planned Development may qualify for a density bonus of up to 20 Unit Equivalents per acre in certain zones.
(11) UTILIZE STRATEGIES THAT PRESERVE SUBSIDIZED LOW TO MODERATE INCOME UNITS ON A LONG-TERM BASIS.	The City requires the recording of deed restrictions to protect the affordability of units that satisfy housing obligations pursuant to the Housing Resolution. The deed restrictions are valid for a 40-year term and may be renewed at the Council's discretion if the unit is still needed as an affordable unit. The City tracks these deed-restricted properties and requires annual reporting to ensure that tenants and owners of affordable housing are in compliance with the deed restrictions. Additionally, on September 25, 2014, City Council adopted Municipal Code of Park City § 8-3-6, Affordable Housing Fraud, which enables the City to enforce affordable housing deed restrictions to ensure that those occupying affordable housing are qualified to do so.
(12) PRESERVE EXISTING MIH.	The affordable housing deed restrictions

²⁷ LMC [§ 15-2.23-4](#).

²⁸ *Id.*

²⁹ LMC [§ 15-6-5](#).

	require that affordable units be well maintained. The City collects annual affidavits from owners and tenants of deed-restricted affordable units to ensure that the units are occupied by qualified individuals and that the units are maintained as required by the deed restrictions. The deed restrictions state that the City may conduct an annual inspection of the unit to ensure that the unit is maintained in a reasonable manner. The deed restrictions give the City the right of first refusal when a deed-restricted property is sold. The City may purchase the unit, or the City may provide assistance in the sale of deed-restricted property to ensure that affordable units are sold to qualified buyers. In Progress: The City is in the process of updating deed restrictions to protect the affordability of existing units. Additionally, the City recently purchased and renovated twenty-three affordable units in order to protect the units from foreclosure.
(13) REDUCE IMPACT FEES RELATED TO LOW AND MODERATE INCOME HOUSING.	The City enacted potential impact fee reductions for low and moderate income housing development. “The City Manager for fees up to \$25,000 or the City Council may waive Impact Fees for: A. Construction of affordable housing; B. Construction of a public facility which serves a beneficial public purpose. 1. The source of funding to pay for such development activity shall come from the General Fund and sales tax revenue, or for water impact fees from water service fees.”³⁰
(14) PARTICIPATE IN A COMMUNITY LAND TRUST PROGRAM FOR LOW OR MODERATE INCOME HOUSING.	The City has a service contract with Mountainlands Community Housing Trust (MCHT) and MCHT works to connect individuals with affordable housing, to oversee certain affordable units within Park City, and to provide public education on affordable housing.
(15) IMPLEMENT A MORTGAGE ASSISTANCE	On July 29, 2004, City Council adopted

³⁰ MCPC [§ 11-13-4\(A\)](#)

PROGRAM FOR EMPLOYEES OF THE MUNICIPALITY OR OF AN EMPLOYER THAT PROVIDES CONTRACTED SERVICES TO THE MUNICIPALITY.	Resolution 17-04 , Mortgage Assistance Program for Park City Municipal Employees. The City provides mortgage assistance to full-time regular City employees who purchase a home in Park City. Once an eligible employee has found a home within the Park City School District and has entered into a binding agreement to purchase the home as a primary residence, the City may provide a low-interest loan to the employee on a first-come first-serve basis, of up to \$10,000 for a down payment or for closing costs. The employee has 20 years to pay back the loan and may defer principal payments for up to five years.
(16) APPLY FOR OR PARTNER WITH AN ENTITY THAT APPLIES FOR STATE OR FEDERAL FUNDS OR TAX INCENTIVES TO PROMOTE THE CONSTRUCTION OF MIH.	The City has service contracts with the Mountainlands Community Housing Trust (MCHT) and Habitat for Humanity, non-profit organizations that use state and federal funds to construct affordable housing projects.
(17) APPLY FOR OR PARTNER WITH AN ENTITY THAT APPLIES FOR PROGRAMS OFFERED BY THE UTAH HOUSING CORPORATION WITHIN THAT AGENCY'S FUNDING CAPACITY.	The Legislature created the Utah Housing Corporation (UHC) in 1975 to provide mortgage loans at reasonable interest rates for low and moderate income families and individuals. In Progress: Add the Utah Housing Corporation to the City's Affordable Housing website resource page.
(18) APPLY FOR OR PARTNER WITH AN ENTITY THAT APPLIES FOR AFFORDABLE HOUSING PROGRAMS ADMINISTERED BY THE DEPARTMENT OF WORKFORCE SERVICES.	The Affordable Housing Team directs individuals to the Utah Department of Workforce Services database of affordable rentals.
(19) APPLY FOR OR PARTNER WITH AN ENTITY THAT APPLIES FOR PROGRAMS ADMINISTERED BY AN ASSOCIATION OF GOVERNMENTS ESTABLISHED BY AN INTERLOCAL AGREEMENT	The Mountainland Association of Governments provides assistance to low-income families and individuals with heating homes, weatherization, and home safety. In Progress: The City will add a link to the Mountainland Association of Governments to the City's Affordable Housing resources page on the City's website to connect Parkites with potential funding to maintain affordable units.
(20) APPLY FOR OR PARTNER WITH AN ENTITY THAT APPLIES FOR SERVICES PROVIDED BY A PUBLIC HOUSING AUTHORITY TO PRESERVE AND	The City connects individuals to the Housing Authority of Salt Lake County, which manages federally subsidized housing in Summit County

CREATE MIH.	and Park City, to assist with housing vouchers.
(21) APPLY FOR OR PARTNER WITH AN ENTITY THAT APPLIES FOR PROGRAMS ADMINISTERED BY A METROPOLITAN PLANNING ORGANIZATION OR OTHER TRANSPORTATION AGENCY THAT PROVIDES TECHNICAL PLANNING ASSISTANCE.	Goal 2 of the General Plan is to emphasize and preserve our sense of place while collaborating with the Wasatch Back and Salt Lake City regions through regional land use and transportation planning.³¹ Objective 2A is to integrate a regional land-use planning structure within the larger transportation network built around transit.³² The Regional Planning strategy within the General Plan suggests that land-use planning should be integrated within a larger transportation network built around transit rather than freeways.³³ The City is currently involved in regional transportation studies with UDOT and Summit County.
(22) UTILIZE AN MIH SET ASIDE FROM AN RDA.	The City uses RDA funds for affordable housing projects.
(23) ANY OTHER PROGRAM OR STRATEGY IMPLEMENTED BY THE MUNICIPALITY TO ADDRESS THE HOUSING NEEDS OF RESIDENTS OF THE MUNICIPALITY WHO EARN LESS THAN 80% OF THE AREA MEDIAN INCOME.	City Employee Housing Allowance Full-time City emergency personnel employees who reside in the Park City School District boundaries are eligible to receive a monthly housing allowance of \$250 per month. All other full-time regular City employees who reside in the Park City School District boundaries are eligible to receive a monthly housing allowance of \$200 per month. Sustainability and Affordable Housing All Affordable Housing projects developed by the City must comply with Resolution 28-2017, Net-Zero Energy Performance Requirements for all New or Renovated Buildings and Facilities Constructed Using Funds Allocated by Park City, Utah to Promote Energy Efficiency, Reduction of Carbon Emissions, and Sustainable Design. Historic Preservation and Affordable Housing As the City works to preserve Historic

³¹ General Plan, Vol. 1, p. 38.

³² General Plan, Vol. 1, p. 38.

³³ General Plan, Vol. 2, p. 18.

	Structures, the City has purchased and converted four Historic Structures into Affordable Housing units.³⁴ Public Education The City has service contracts with the Mountainlands Community Housing Trust (MCHT) and Habitat for Humanity. These non-profit organizations provide public education and outreach. MCHT conducts 60-minute orientations to educate the public on affordable housing, deed restrictions, obligations as an owner of affordable housing, opportunities for affordable housing, and information on the application process for affordable housing. On behalf of the City, Habitat for Humanity conducts a six-hour course on homeownership. Both organizations distribute information to the public about affordable units that are available within Park City.
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2017 Housing Assessment and Plan

The goals and strategies established in the 2017 Housing Assessment and Plan are ongoing. Over the past few years, staff has been and continues to establish a program for stewardship of physical structures and financial stability of deed-restricted properties. Continued implementation will require a higher degree of interaction with HOAs of deed-restricted, owner-occupied units. Staff is working to:

- Provide education and technical assistance to HOAs with deed-restricted units;
- Review annual HOA financials;
- Utilize the Building Department to inspect properties on an annual basis when the owner submits the required compliance affidavit;
- Meet annually with HOA boards; and
- Establish a quarterly newsletter for owners of affordable units to provide education, announcements, and reminders that they are stewards of a valuable community asset.

Review of Housing Policy – Affordable Housing Resolution 03-2017

The City put the first Housing Resolution in place in 1991. To date, 293 deed restricted units have resulted from housing obligations associated with Master Planned Developments (MPD) or Annexations. In order to increase the effectiveness of the Housing Resolution, staff is working on recommended amendments that may provide more equitable distribution of housing obligations.

³⁴ The Retreat at the Park and Woodside Phase I.

Affordable Housing Deed Restrictions

Deed restrictions protect the long-term affordability of units and are critical to carrying out the City's housing policy. These legal documents, recorded against affordable housing properties, are established for each particular unit. Housing staff worked with the City Attorney's office to update the template for these documents based on lessons from operational experience. For instance, the earliest deed restrictions recorded in 1997 allow for rental of properties after a qualified owner moves elsewhere. Updated deed restrictions impose rental limitations to ensure that affordable units are owner-occupied. In 2017, at the guidance of City Council, staff is updating deed restrictions to reflect the most current restrictions and obligations. The City is provided with the right of first refusal when a deed-restricted unit is sold. The City is amending new deed restrictions to include language to ensure that the affordable unit is sold to a qualified buyer.

2020 Housing Assessment and Plan

The ultimate goal the City is working toward is to create 800 affordable housing units by 2026. The 800 affordable housing units will help to maintain 15% of the City's workforce to live within City limits. The goals and strategies below will help the City achieve its goal.

While the City continues to work toward the affordable housing goals established in 2017 to implement a Stewardship Program for owner-occupied, deed-restricted affordable properties and to update deed restrictions, the City is also working toward the following additional goals toward 800 affordable units by 2026:

Goal 1: Build affordable and attainable units on City-owned property through public-private partnerships.

Goal 2: Develop a financial strategy for Housing Authority bonds to build rental units for low to moderate income households on City-owned land.

Goal 3: Amend the Land Management Code to incentivize more Master Planned Affordable Housing Development and to reduce parking requirements for affordable Accessory Apartments.

Goal 4: Encourage affordable housing near transit. Locate City affordable housing projects within ¼-mile to a fixed route transit stop.

STRATEGIES

(1) Build affordable and attainable units on City-owned land through public-private partnerships.

Park City Council recognizes that private developers alone will never meet the affordable housing needs of the community. Land and construction costs are simply too high, making it difficult to provide affordable prices (rent or sale) without subsidies. Current and future housing obligations associated with development agreements are projected to net around 400 units. To achieve the goal of 800 affordable units by 2026, the remaining units will be developed directly by the City, or in partnership with other entities. To that end, in 2016 Park City Council

committed approximately \$19 million in Lower Park Ave RDA bond funds and \$5 million in Resort Community Tax revenue to launch a multi-year development pipeline.

Affordable Housing Project Pipeline

The following affordable housing projects have been completed since the City's last 2017 Housing Assessment and Plan or are in the works:

- Ivory Homes – under a sales agreement with Park City Municipal Corporation – will build 79 affordable homes as part of their larger Park City Heights development in Quinn's Junction. To date, 35 are completed and 33 are in the pipeline for completion in 2019. The final 11 homes will be completed within the next few years.
- In 2018, the City purchased 11 units in the Central Park Condominiums that were slated for market-rate rental. The units are now occupied by qualified buyers.
- In 2018, the City finished construction of The Retreat at the Park, eight single-family homes. These units are now occupied by qualified households.
- In 2018, the City purchased 23 affordable units in the Prospector Condos, renovated the units, and will rent the units to the City's transit employees.
- In 2019, the City completed Woodside Park Phase I, eight owner-occupied units.
- Additionally, the following City-sponsored projects are in progress:
 - 1875 Homestake Drive (50-60 units)
 - Woodside Park Phase II (50-60 units)
 - Arts & Culture District (# of units TBD)
- A balance of 13.225 units will be built to fulfill the affordable housing obligations of private developers working in the Empire Pass area.
- Affordable housing units will be considered for all the City's future capital projects.

(2) Develop a financial strategy to use Housing Authority bonds to build Housing Authority-owned low and moderate income rentals.

The Budget Department is working on a strategy to finance affordable rental units for low and moderate income individuals. The Housing Authority will issue Housing Authority bonds to finance a portion of affordable housing construction on City-owned property with up to a 20% subsidy from City funds. The City subsidized construction value and property will be donated to the Housing Authority. The Housing Authority will own the affordable housing units to be used for low to moderate income rentals to ensure long-term affordability of the units. This strategy will be implemented for an upcoming project that includes affordable units and may be used to fund another City affordable housing project.

(3) Implement Zoning Incentives for Affordable Units in New Developments; Reduce Parking for Certain Affordable Housing. Amend the Land Management Code to incentivize affordable housing development.

In 2017, Planning staff began reviewing the Land Management Code to identify potential impediments to affordable housing development, such as:

- Density and relationship to open space;
- Unit size and relationship to open space;
- Usability of open space; and
- Reduction in parking relative to size of unit.

Staff brought proposed Land Management Code amendments to the Commission and Council in 2018. Upon direction of the Council, the City hired land use consultants Cascadia Partners to investigate the financial feasibility of proposed amendments to the City's Master Planned Affordable Housing Development. Cascadia is in the process of completing their findings report and Planning staff will bring forth recommended amendments to the Master Planned Development affordable housing provisions based on Cascadia's findings.

Also, Planning staff proposed amendments to the Land Management Code parking regulations for Accessory Apartments, the City's Accessory Dwelling Units. Planning staff will continue to work with the Commission and Council to investigate potential amendments to the Land Management Code that may incentivize the construction and rental of affordable Accessory Apartments with reduced parking requirements.

(4) Encourage affordable housing near transit. Locate City housing projects within ¼-mile of a fixed route transit stop.

The 2014 General Plan discusses the importance of planning and creating Transit-Oriented Developments through clustering dense housing and mixed-uses to support a high capacity and efficient mass transit system with access to employment centers, shopping, and government services.³⁵ The Housing Toolbox recommends locating Affordable Housing in Transit-Oriented Development Zones.³⁶ Goal 5 of the General Plan is to be a leader in energy efficiency and conservation of natural resources, reducing greenhouse gas emissions by at least fifteen percent (15%) below 2005 levels in 2020.³⁷ To achieve this goal, Community Planning Strategy 5.2 encourages the identification of locations within existing neighborhoods in which increased density and/or mixed use are compatible, are located within ¼-mile of public transit, and would decrease trip generation and associated vehicle miles traveled.³⁸

As the City advances the Critical Community Priority of Transportation, Planning staff will work with Transportation staff to evaluate and recommend potential Land Management Code revisions that support affordable housing units near transit that align with the Park City Long-Range Transportation Master Plan, scheduled for adoption in spring of 2020.

The 2020 Housing Assessment and Plan captures the City's existing goals and strategies in a format that will serve as an addendum to the 2014 Park City General Plan to ensure the City complies with the new State mandates.

Process

After the Planning Commission work session, the Planning Commission must conduct a public hearing. The Planning Commission may make any changes the Commission deems appropriate

³⁵ General Plan, Vol. 1, p. 28.

³⁶ General Plan, Vol. 2, p. 90.

³⁷ General Plan, Vol. 1, p. 56.

³⁸ General Plan, Vol. 1, p. 58.

and may then recommend the 2020 Housing Assessment and Plan to City Council for Council's consideration in Council's November 7, 2019 meeting. The City Council may make any changes the Council deems appropriate. Council may adopt the final 2020 Housing Assessment and Plan as an addendum to the General Plan.

Department Review

This report has been reviewed by the Legal Department and Community Development Department.

Notice

Legal notice of the Planning Commission work session was posted in the required public spaces and public notice websites on September 30, 2019. Notice was published in the *Park Record* on October 2, 2018. Notice was mailed to affected entities on October 2, 2019.

Public Input

The public will be provided with an opportunity to provide feedback during the public hearing to be conducted by the Planning Commission, and will have another opportunity to provide feedback during the City Council public hearing on November 7, 2019. No public comments had been received at the time this report was published.

Exhibits

Exhibit A – General Plan Goal 7 and Goal 8

Exhibit B – Housing Toolbox

Exhibit C – 2017 Housing Assessment and Plan

Exhibit D – Affordable Housing Resolution 03-2017

Exhibit E – HA 01-2016

Exhibit F – Long-Term Strategic Plan

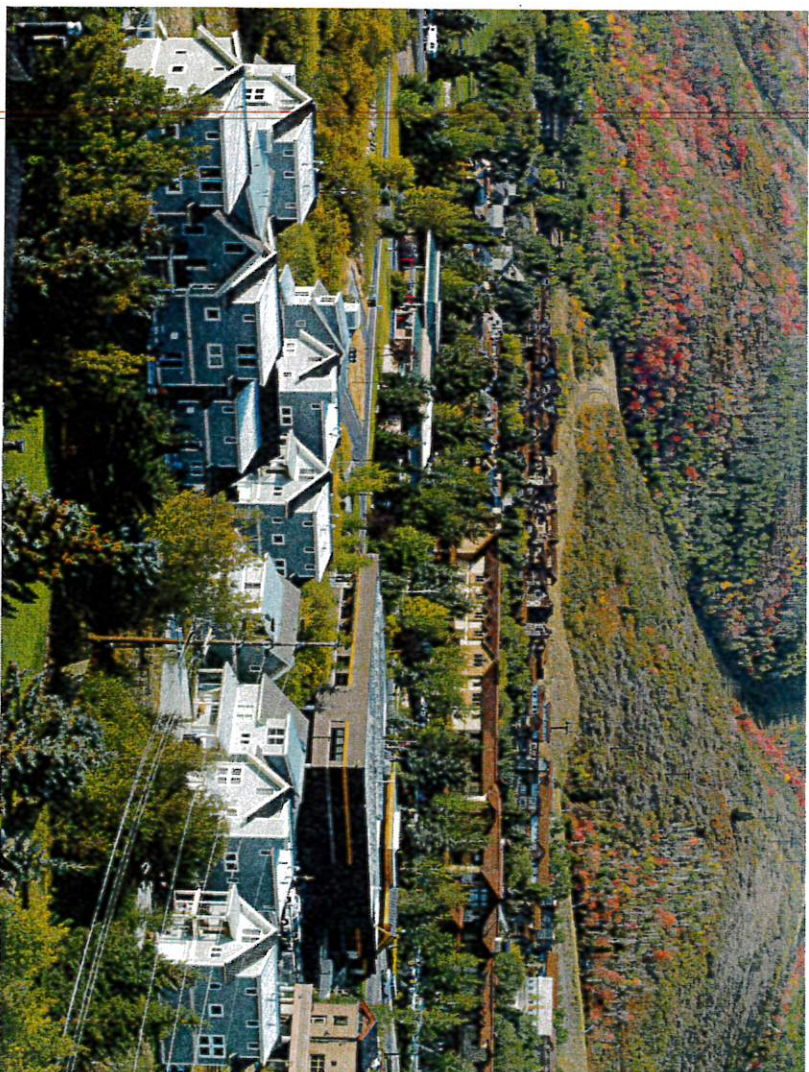
Exhibit G – Municipal Code of Park City § 8-3-6, Affordable Housing Fraud

Exhibit H – 2020 Housing Assessment and Plan

GOAL 7 Life-cycle Housing: Create a diversity of primary housing opportunities to address the changing needs of residents.

"Life-cycle" housing is housing stock that meets the needs of residents throughout their life providing opportunities to age in place rather than move between towns during the different stages of life to meet their needs at the time. By creating a mix of housing stock at varying price ranges, size, and design, residents will have local options whether they are seasonal workers, young professionals, families, empty nesters, or retirees. Having options on all rungs of the housing ladder ensures opportunities within the community throughout residents' entire lives. This translates directly into neighborhood, community, and regional stability. A community that can rely upon access to adequate housing choices near employment centers and services spends less time commuting and has the opportunity for greater involvement and participation within their community. Life-cycle housing is essential to preserving the core value *Sense of Community*.

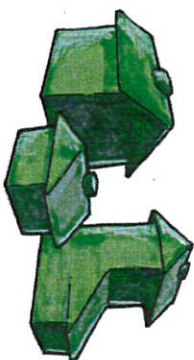
SENSE OF COMMUNITY



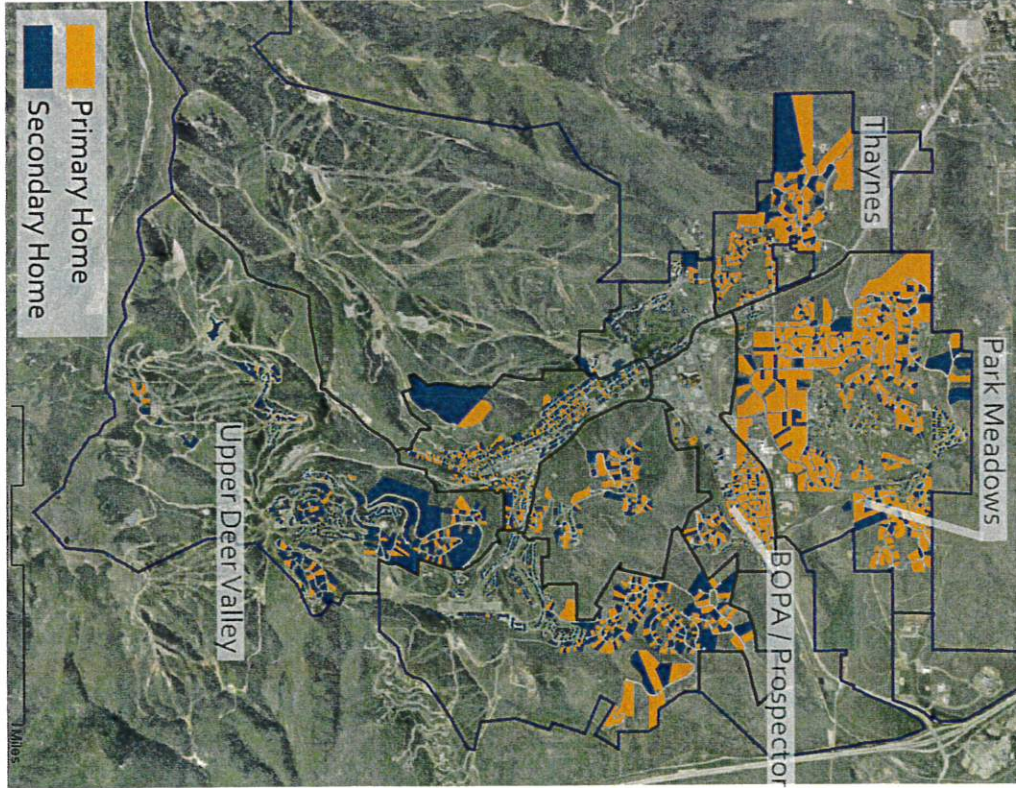
This image illustrates Snow Creek Cottages - a City project that combined affordable housing with sustainable best practices included in each unit. Each of the thirteen (13) units is equipped with solar photo-voltaic panels, geothermal heating systems, and structural insulation panels. The neighborhood is made of two- and three-bedroom units.

Objectives

- 7A** Increase diversity of housing stock to fill voids within housing inventory (including price, type, and size) to create a variety of context sensitive housing opportunities.
- 7B** Focus efforts for diversity of primary housing stock within primary residential neighborhoods to maintain majority occupancy by full time residents within these neighborhoods.
- 7C** Focus future nightly rental units to resort neighborhoods - near Park City Mountain Resort and Deer Valley.
- 7D** Facilitate the implementation of a housing plan that promotes economic diversity.
- 7E** Create housing opportunities for the City's aging population (e.g. step-down housing, community housing, cottage style units).



**HOUSING OF ALL TYPES
HAS A PLACE IN PARK CITY --
THIS DIVERSITY IN HOUSING STOCK
PROMOTES A SENSE OF COMMUNITY**



Park Meadows, Bonanza Park, Prospector, and Thaynes Canyon are the four Park City neighborhoods dominated by Primary Homes. In these neighborhoods diversity in housing stock should be encouraged within the LMC in order to maintain these neighborhoods for locals.

Community Planning Strategies

7.1

Identify sites within primary residential neighborhoods in which one or more of the following could be accommodated:

7.1.1

Decreased minimum and maximum lot size requirements that might allow for affordable/attainable infill housing.

7.1.2

Increased density that might allow for affordable/attainable housing.

7.1.3

Smaller residential units to create market rate attainable housing in Park City and/or "step down" housing options for seniors in the community.

7.2

Revise zoning codes to permit a wider variety of compatible housing types within Park City neighborhoods.

7.3

Explore new and emerging trends for non-traditional housing developments, such as co-housing, congregate housing or limited equity co-ops, within primary residential neighborhoods. Create specific review standards to ensure compatibility and mitigation of impacts as necessary.

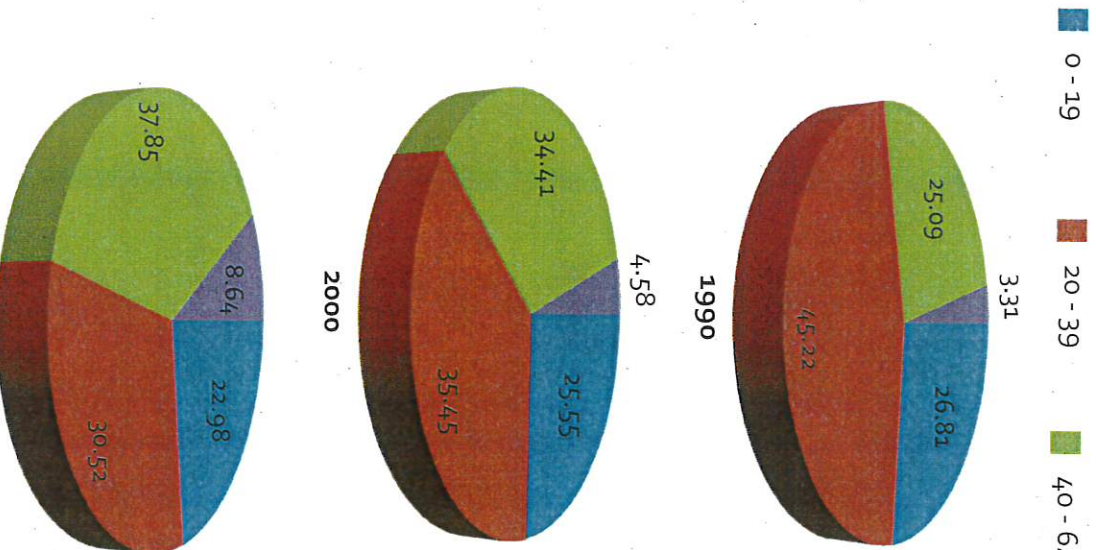
7.4

Focus nightly rental within resort neighborhoods - Deer Valley and Park City Mountain Resort areas.

7.5

Support the start-up of a scattered site land trust to facilitate affordable housing acquisition.

Percent of Park City Population per Age Category



Park City is growing older. The age groups that have grown the most in the past two decades are 40-64 years old and 65+.

City Implementation Strategies

7.6

Update residential housing inventory analysis every two years with analysis of purchase and rental price, type, and size of units. Subsequently, update affordable housing policy and General Plan to guide new strategies to be implemented within the Land Management Code.

7.9

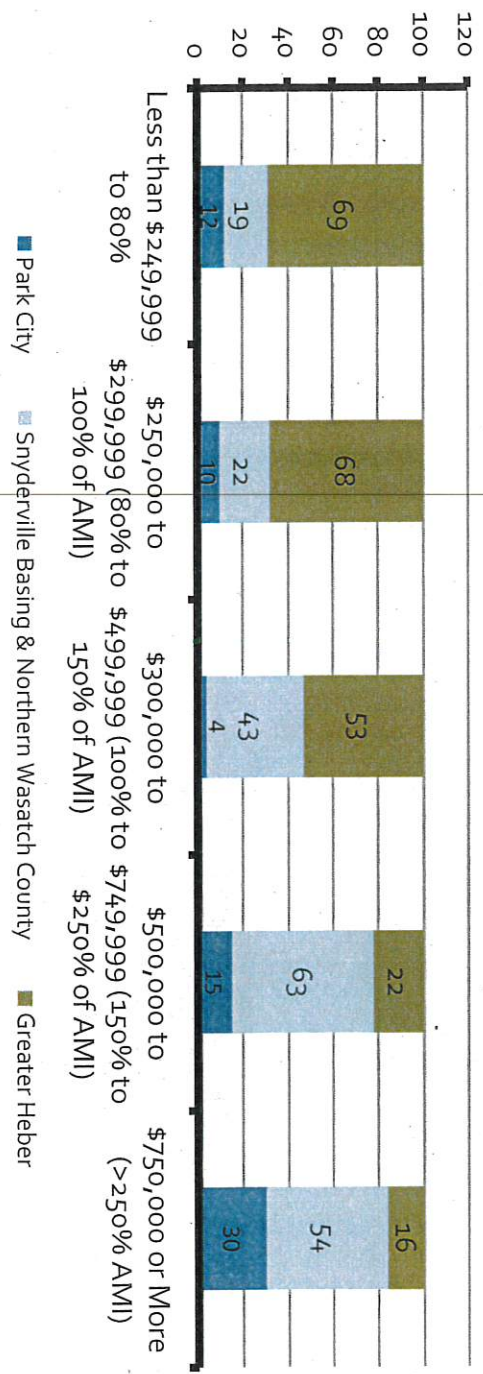
Leverage the State required 20 percent of RDA funds for affordable housing to secure greater resources for housing needs city-wide.

Explore opportunities to create "step down" housing for empty nesters as well as a progression of housing types that might include assisted living and long-term care units. Public Private Partnership (PPP) opportunities should be considered.

7.7

Utilize RDA funding for new housing opportunities and to retrofit existing, aging residential housing stock.

% of Region's Owner Units at Different Income Levels in Each Place, 2010



Residents' needs change during their lifetime, creating demand for various housing types and prices. In Park City, many residents are forced to move into the Snyderville Basin, Northern Wasatch County, and the Greater Heber Area due to the lack of housing options for residents making up to 150% of area median income (the 2013 Summit County Area Median Income, or AMI, was \$90,810 for a family of three). While these areas make up the "region" as analyzed for this graph, Park City should continue to increase efforts to provide housing for all of the City's residents, current and future.

GOAL 8

Workforce Housing: Increase affordable housing opportunities and associated services for the workforce of Park City.

There is a broad spectrum of affordable housing needs in Park City due to the desirability and high cost of living within a resort community. The gap between housing prices and area median income has continued to grow with the median home price rising dramatically and household income increasing only marginally. The 2010 median real estate value to median income ratio was 12:1. This means that the median home price is 12 times the median household income. Typically, housing is within reach for purchase if it is priced at three-times the household income. In the past decade, there were very few opportunities for ownership for moderate-income household (80% of Area Median Income) - zero opportunity for single-family homes and only 16.8% of condos within their buying power. This results in few housing opportunities for future residents.

The lack of housing opportunities has a negative impact upon our *Sense of Community*. In the 2011 National Citizens Survey, availability of

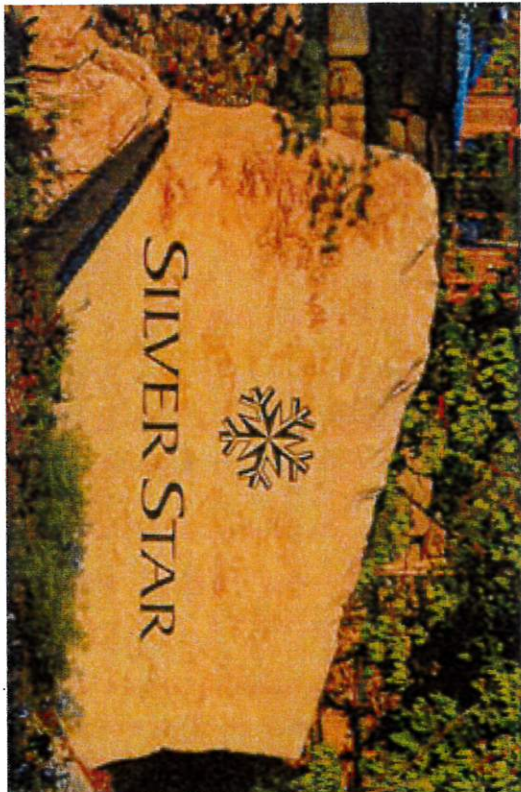
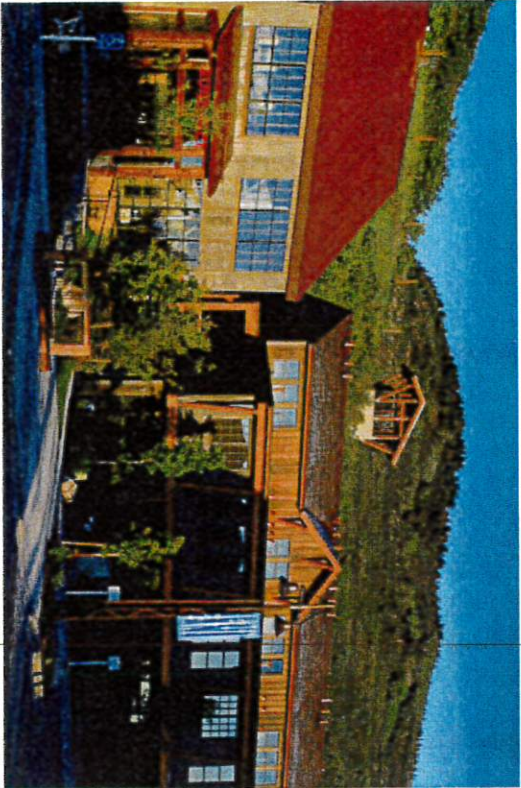
Objectives

- 8A** Provide increased housing opportunities that are affordable to a wide range of income levels within all Park City neighborhoods.
- 8B** Increase rental housing opportunities for seasonal workers in close proximity to resorts and mixed use centers.
- 8C** Increase housing ownership opportunities for work force within primary residential neighborhoods.

affordable quality housing and variety of housing options were ranked "much worse" in Park City in comparison to 237 other jurisdiction through-out the United States⁴. When a community no longer has housing options for its core workforce – such as police officers, teachers, electricians, laborers, restaurant workers and others, the vibrancy and diversity of a community are threatened.

Protecting *Sense of Community* requires government officials to make difficult policy decisions. The costs associated with preserving the core values of *Natural Setting, Historic Character*, and

Small Town, are often placed on the developer and/or the residents. As these three core values are protected, living in Park City becomes more desirable and, thus, less affordable, threatening *Sense of Community*. This unintended consequence of the City's success must be countered through difficult policy decisions to address the availability of housing for all. Reinvestment in workforce and affordable housing is essential to protect our *Sense of Community*. The adoption of the City's 2012 Housing Assessment and Plan is an important step to realizing additional workforce housing within the City.



Silver Star is a mixed-use development with a ski-lift to Park City Mountain Resort. The development includes commercial establishment, mixed-income housing, and an outdoor gathering space that is at the base of the Park City trail system.

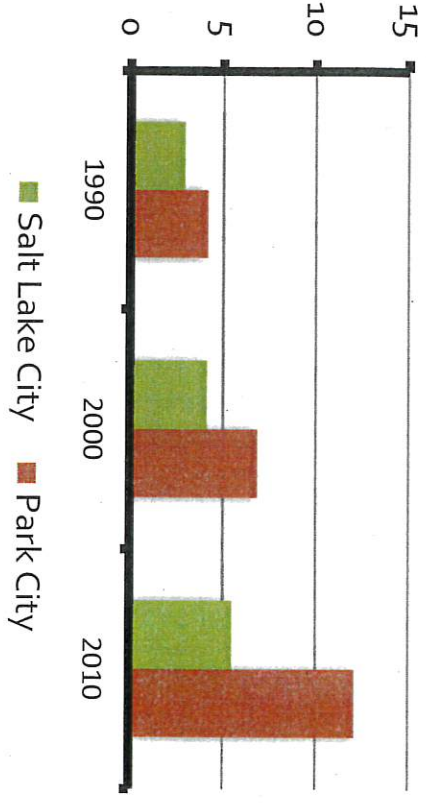


Community Planning Strategies

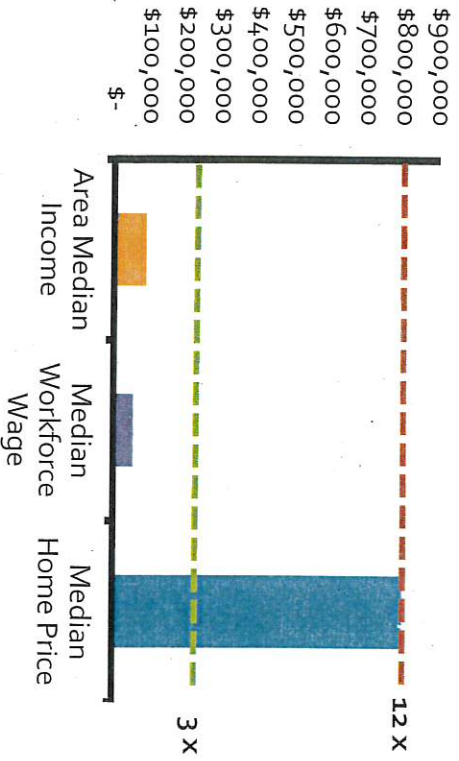
- 8.1** Increased affordable housing opportunities through implementation of strategies within the housing toolbox.
- 8.2** Broaden income qualifications for housing programs (% of AMI) to reflect wide-range of housing needs.
- 8.3** Actively monitor the type, condition, and tenure of affordable housing options in Park City.
- 8.4** Update incentives for density bonuses for affordable housing developments to include moderate and mixed income housing.
- 8.5** Evaluate the Land Management Code to remove unnecessary barriers to affordable housing.
- 8.6** Review the Fee In Lieu concept for affordable housing in the City. Consider the value of the land within a proposed development when assessing the fee. In addition, the City should identify possible locations and/or secure land prior to accepting Fees in Lieu for affordable housing.
- 8.7** Review affordable housing Master Planned Development requirements and amend according to existing economics. This review should be completed in conjunction with the housing needs assessment during the regular two year review.
- 8.8** Provide a range of housing options at varying price levels that address a tiered approach (e.g. affordable, attainable, middle-income) to workforce housing.

SENSE OF COMMUNITY

Median-Value to Median-Income Ratios

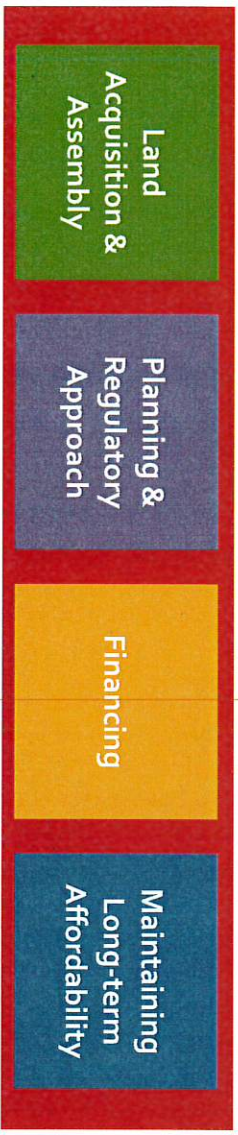


Park City Income & Home Price



These graphs indicate the challenges to home ownership in Park City; the graphs indicate that the median value to median income in the City is approximately 1.2x - in other words, the median value of a house is valued at 1.2 times the median salary. Typically banks do not lend above a value of 3x.

STRATEGY: Housing Toolbox



No two communities have the same housing challenges. The many influences causing housing challenges are specific for each community and therefore it is essential that each community creates a flexible, multifaceted housing strategy that can provide different solutions for different influences.

The housing toolbox has been created primarily as a concise summary of Urban Land Institute's 2007 publication "Developing Housing for the Workforce: A Toolkit." TULLI's document goes into detail about each strategy and provides a wealth of information from case studies and examples.

This summarized toolbox has been created to provide Park City with options for addressing different housing challenges as they arise.

Successful housing strategies must be able to provide solutions for unique issues facing a community, and to be flexible enough to adapt to a variety of situations.

In 2007, Park City adopted an inclusionary housing resolution requiring developers to provide affordable housing based on a percentage of the total units proposed. This plan was reviewed and updated in 2012. While this is an effective strategy for creating affordable housing, it is only effective during times of development production. Other strategies are necessary to protect existing affordable housing stock, to create housing in times when no development is taking place, and to ensure affordability into the future. This toolbox includes implementations tools appropriate for Park City's unique housing market.

Housing Inventory. The City's housing inventory should be updated at least every two years. A housing inventory should include:

- Rental-to-for-sale housing ratio.
- Variety of housing types in the community.
- Current median, lowest, and highest rents.
- New/pending rental products.
- Condition of existing rental stock.
- Current median, lowest, and highest home values.
- New/pending development ownership products.
- Condition of existing ownership stock.
- Existing affordable-housing stock.
- Condition of existing affordable-housing stock.
- Existing affordable housing stock that is "at risk" of redevelopment or conversion to higher-end housing.

Assess Workforce Housing Needs. To accurately assess workforce housing needs in an area, a regional employment study is necessary to project housing demand of the workforce.

Housing Toolbox

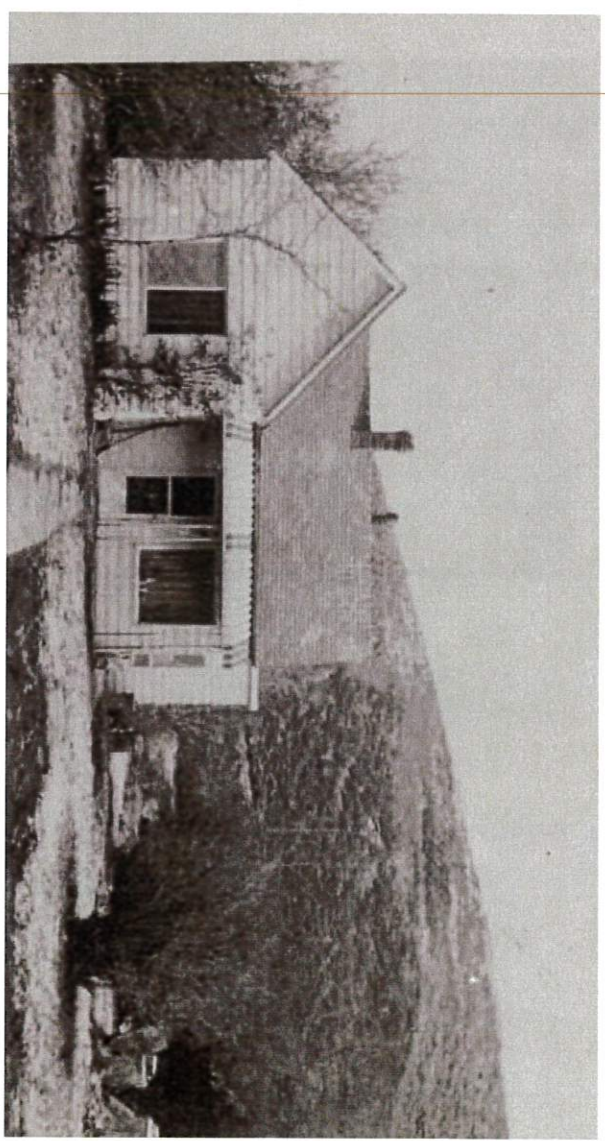
Land Acquisition & Assembly

Identify Possible Available Affordable Housing Opportunities

- Inventory public lands and structures.
- Inventory privately held vacant and abandoned properties.
- Infill areas include: air rights, vacant lots, vested property rights, and under-utilized land.³⁰

Create Private/Public Partnerships to Assist in Land Assembly

Park City Municipal Corporation can help private developers fulfill their affordable housing requirements through property information sharing (land surveys and inventories), assistance with land negotiation, making surplus public land available for sale, working with redevelopment agencies, and assisting in brownfield clean-up.



Create Property Disposition and Acquisition Programs

- Prioritize disposition of properties with preference of acquisition for affordable/workforce housing
- Public entity may purchase land and then write-down or donate costs for affordable-housing development
- Consider allowing developers to donate land for affordable housing as an alternative to required affordable built units.
- Create a non-profit Land Bank Authority to manage publicly owned properties prior to development.

Development/Redevelopment Authorities (RDA)

Redevelopment Authorities are a tool used by local government to clean up blight, and implement development goals of a community. Within an RDA the board adopts a plan, policies and budgets. The policies can require a minimum percentage of RDA funds to be utilized toward workforce/affordable housing.



Housing Toolbox

Planning & Regulatory Approach

An effective way to encourage the development of affordable and workforce housing is through government incentives within planning regulations. The State of Utah requires cities to "estimate the needs for the development of additional moderate income housing" and "plan to provide a realistic opportunity to meet estimated needs for additional moderate income housing". The State lists a variety of planning and regulatory tools cities can adopt to encourage needed housing, including rezoning, infrastructure improvements, and rehabilitation. The following are housing strategies that could be implemented in Park City through planning regulations.

Inclusionary Zoning

Inclusionary Zoning requires that developers create affordable housing (usually a percentage) based on the amount of market-rate development within a project. Park City uses inclusionary zoning for all master

LOCATION TARGETS²²

The following planning tools may be utilized to target preferred locations for affordable housing:

- Specific Plans
- Area Plans
- Overlay Zones
- Floating Zones
- Housing Enterprise Zones
- Transit-Oriented Zones

planned development proposals.

The inclusionary zoning regulations combined with the City's housing policy, regulate the amount, type and location of affordable housing. Inclusionary zoning in Park City applies to residential projects with more than 10 units; hotel projects with more than 15 residential units, or commercial projects greater than 10,000 square feet. Inclusionary zoning can provide incentives to developers such as density bonuses, decreased parking requirements,

CONSIDER ZONING AND REGULATORY INCENTIVES FOR HOUSING DIVERSITY THRESHOLDS

- Housing Diversity
- Decreased Parking Requirements
- Density Bonus
- Transfer of Development Rights (TDR)
- Revised Building Rehabilitation Codes
- Waiver or Reimbursement of Development Fees
- Property Tax Abatement
- Increased Height
- Increased Floor/Area Ratio

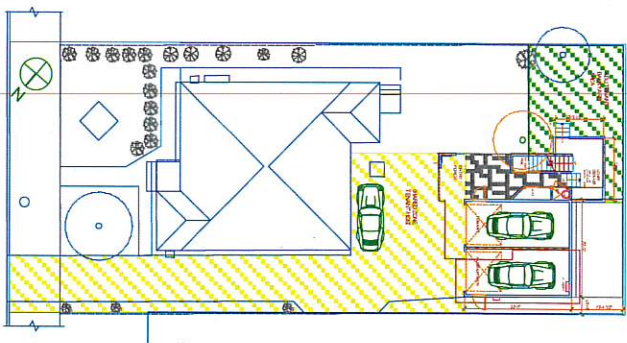
and fee reductions for affordable and workforce housing. A Master Plan Development results in a binding development agreement, in which the community and developer are bound to vesting, site improvements, and construction performance.

Housing Toolbox

Planning & Regulatory Approach

ZONING FOR HOUSING DIVERSITY

To avoid sprawl, communities are diversifying their land use codes to allow a greater diversity of housing types within neighborhoods. Housing is a reflection of the underlying zoning. Large lots with setback requirements typically contain large homes. By strategically allowing a mix of smaller lot sizes, accessory dwellings, higher-densities, and mixed-use, diversity in housing can be attained within a community, therefore creating more housing opportunities for lifelong residence and the workforce. Not only are affordable housing opportunities created, but a smaller unit size leads to a smaller carbon footprint.



The City of Santa Cruz hired various architectural firms (above Plan by Boone/Low Architect Planners) to design accessory dwelling unit prototypes that are pre-approved.

The EPA awarded the Policies and Regulations Smart Growth Achievement Award to the City of Santa Cruz in 2005 for their Accessory Dwelling Unit Program. The highlights of the program (implemented in 2003) include the following:

- The city revised its zoning ordinance to eliminate covered parking requirements for single-family homes, thus freeing up space for accessory units.
- Architects were retained to design accessory unit prototypes (500 square feet) that address a variety of site needs. These plans have been pre-approved by city departments so selecting one of these designs reduces time and fees for homeowners wishing to add an accessory unit to their property.
- In 2001 (before the program was implemented), 8 accessory dwelling units were built. In 2003, the program's first full year, 35 units were built.

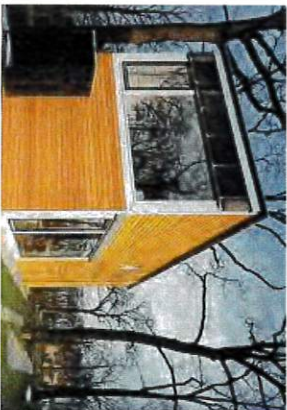
Housing Toolbox



Garage Apartment



Attached Accessory Dwelling



Detached Accessory Dwelling



Row Housing



Apartments



Attached Accessory Dwelling

SENSE OF COMMUNITY

Park City can revise zoning regulations to allow a wider variety of housing types that are compatible within existing neighborhoods, including: attached and detached accessory dwellings, cluster housing (row housing), co-housing, mixed-income housing, shared residences, and single room occupancy developments (dorm).

Housing Toolbox

Planning & Regulatory Approach

Parking

Reduction in parking requirements assists in making development proposals more

affordable due to the cost associated with dedicating land to parking. The reduced parking incentive is appropriate in mixed-use neighborhoods and transit oriented developments (TOD).

Density Bonus

Increasing density offers developers the possibility to create affordable housing within a project. Having a higher density decreases the cost per unit, allowing the developer to dedicate units to affordable housing. This is especially important in a market as expensive as Park City, where cost and the low return on investment is often the biggest barrier to the construction of affordable housing.

Transfer of Development Rights

Transfer of Development Rights (TDR) is a planning instrument which allows a City to transfer development rights from sensitive areas (identified as Sending



Zones) to areas where increased density is appropriate, like an urban center (identified as a Receiving Areas). Opportunities for affordable or workforce housing could occur within the receiving site by taking advantage of the increased density.

Revision to Building Codes and Rehabilitation Subcodes

Revisions to building codes, creating different standards for the rehabilitation of older structures, can save significant amounts of money for property owners. Traditionally, building codes apply the same code requirements to rehabilitation as new construction, requiring the older structures to be updated to the

current building code standards. This can make a simple improvement very expensive. Building codes can be revised to allow more flexibility for rehabilitation of older structures, and therefore maintain affordability. Within the International Building Code and Uniform Housing Code, there are non-required appendixes which a municipality may choose to adopt, including an appendix for existing buildings and structures.

Waiver or Reimbursement of Development Fees

Municipalities may waive their development fees for affordable/workforce housing projects to lower the cost to developers.



Housing Toolbox

Financing¹²

Housing Trust Fund

Housing trust funds are distinct funds established by legislation, ordinance,

or resolution to receive public revenues which can only be spent on housing. Housing trust funds receive ongoing revenues from dedicated sources of public funding, such as taxes, fees, or loan repayments. These trust funds can provide low-interest down payment/closing cost loans for first-time home buyers, gap financing for affordable rental housing projects, or funds to assist the homeless in attaining stable housing.

Housing Linkage Programs Municipalities may require developers to build affordable housing units dependent on the amount of commercial square footage developed. The developer may either produce that housing or pay an in-lieu fee.

Bond Financing

Large affordable housing developments may consider utilizing Bond Financing

ing with cooperation of local and state resources. There are multiple bond options, but the requirements (voter approval) are too complex for smaller scale developments.

Taxation Programs

Municipalities may offer incentives for affordable/workforce housing through levying taxes. Taxation programs include:

- Tax abatement
- Land write-downs
- Tax Increment Financing

Private Funding Sources and Programs

There are several federal programs which require financial and depository institutions to help meet the credit needs of the communities in which they operate, including the Community Reinvestment Act and the Community Investment Cash Advance programs. Each program has requirements that the development must meet in order to qualify for incentives such as grants and low cost, long term funds to help finance projects. Also, non-profit mort-

gage lenders, financing partnerships and lending consortia all play critical roles in helping finance affordable housing.

Employee Housing Production Programs

Employers can create employee housing programs to assist in creating workforce housing in close proximity to jobs. Buyer assistance is the most commonly utilized employee housing program. In resort communities, housing production is more common due to the high cost of land and high demand of service employees.

Demand-Side Programs

Demand-side programs assist with decreasing the initial cost of purchasing a residential unit. Programs include:

- Reduction in down payments or closing costs
- Fee waivers
- Matched savings program
- Forgivable loans
- Subsidized "soft" mortgages
- Below-market-rate mortgages
- Mortgage guarantees



Housing Toolbox

Maintaining Long-term Affordability²³

Flexible Financing Qualifications or Terms

To ensure that the affordable and workforce housing that has been financed and produced remains affordable, a community may utilize the following long-term tools:

Mortgage Controls

Mortgage instruments provide home buyers with financial assistance at the time of purchase in the form of a mortgage subsidy. The subsidy typically covers closing costs and the down payment and places a zero-interest or low-interest second mortgage on the property for the amount of the subsidy, known as a “soft mortgage”. Within the mortgage instrument, the agreement requires that the subsidy be repaid to the entity which provided financial assistance for the original purchase during the time of sale. The funding agency can then utilize the recaptured funds to assist another prospective buyer in need of financial assistance.

Deed Restrictions

Deed restrictions are utilized to place restrictions on the resale of a unit. The restrictions run with the property and therefore are a very effective tool in maintaining long-term affordability. A deed restriction can limit the appreciation of the unit, require right of first refusal to a sponsor, or require that the unit is only sold to income-qualified buyers.

Limited-Equity Housing Cooperatives

Limited-equity Housing Cooperatives (LEHC) are a shared ownership arrangement within a multifamily housing development. Owners become shareholders within the cooperative and may buy/sell according to the bylaws and individual occupancy agreements.

Community Lands Trusts

Community Land Trusts (CLT) assist in maintaining affordable housing options within a community by managing the price of land. Land is purchased and owned by the CLT in perpetuity, eliminating continued inflationary costs associated with land. The CLT participates with traditional home buyers to lower the cost of purchasing a home by retaining ownership of the land upon which

a home sits and making it available to residents through a long-term lease. The residents have secure user rights of the land and are free to control and build their community as allowed within the lease. Since CLTs are nonprofit organizations and hold the land for a long period of time, they ensure that the house will remain affordable for many future home buyers. The subsidies are permanently tied to the property rather than to the recipient household, as found in first-time homeowner and down payment assistance programs. The benefit is passed on to future homeowners as a lower acquisition cost.

Rent Control

Rent controlled affordable housing associated with HUD-subsidized housing usually has a time limit associated with the affordable rental rates, typically between 15 – 40 years. HUD-subsidized apartments must follow federal standards for rental rates. Another type of rent control is rent stabilization. Rent stabilization requires privately owned rental housing to limit rent increases during the entire tenant occupancy. Once a tenant leaves, the rent may be market rate.

SENSE OF COMMUNITY



Snow Creek Cottages is the City's newest affordable housing project. The thirteen units are a combination of 2 and 3-bedrooms ranging from approximately 1100 square feet to 1750 square feet. In addition to deed restrictions placed on each property to ensure affordability for years to come, each unit is equipped with the latest in energy efficient technology.



PARK CITY

1884



Housing Assessment & Plan

Park City Municipal Corporation
2017



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PART II: OVERVIEW AND BACKGROUND

BACKGROUND

Park City Municipal Corporation has long been and continues to be committed to ensuring that housing is affordable to all sectors of our world class resort community. As part of a Long-Term Strategic Plan¹, the City Council of Park City Municipal Corporation developed four strategic goals (branches, Figure 1 page 3) and three critical priorities (gold leaves) to evolve and sustain a complete community. The goals and critical priorities guide decision-making and provide the structure for ensuring that incremental, measurable steps are taken to achieve the community's vision and values.

One of Council's Critical priorities is "Housing" which is defined as facilitating a range of affordable, quality housing opportunities that meet the life-cycle needs of households at all economic levels. Since the early 90's Council has been forward-thinking about the provision and preservation of affordable housing. In 1993, Park City issued the first of a number of housing resolutions that grew more goal-specific with each update. The most recent update – [Housing Resolution 03-2017](#) – was adopted in February of 2017.

This plan is prepared consistent with Section 10 of Utah Code which requires municipalities to complete "a Moderate-Income" housing plan every five years as part of the General Plan. In accordance with state code, the plan must contain an estimate of the need for additional moderate income housing. It must also provide plans for how the municipality will facilitate a reasonable opportunity for a variety of housing to be built "to allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood

and community life."² The State's definition of moderate-income is 80 percent of Area Median Income (AMI) which in 2017 is \$74,448 for a family of three in Summit County.

Housing affordable to a diverse range of income levels is one of the key components to maintaining a complete community. City Council committed \$40M to build, buy and/or partner in projects to establish more units within city limits. In August of 2016, Council also added a numeric goal of 800 new units by 2026 with an interim goal of 220 units by 2020.

In 2005, the housing plan determined that the available low-cost rental housing was meeting the most critical needs of the target workforce. However there was a much greater need for affordable homeownership opportunities. The resulting plan focused on for-sale housing. In 2012, the assessment again found that for the region, Park City was providing an adequate amount of low-income rental units. Although additional affordable rental units were needed, the housing plan determined that the City's efforts should remain on ownership units.

In 2016, with the number of properties transferring from long term rental to nightly rental, the need for long term affordable rental units has increased significantly. Park City has remained focused on providing owner occupied affordable units to the community but recognizes that more work needs to be done to increase the inventory of affordable long term rentals in Park City.

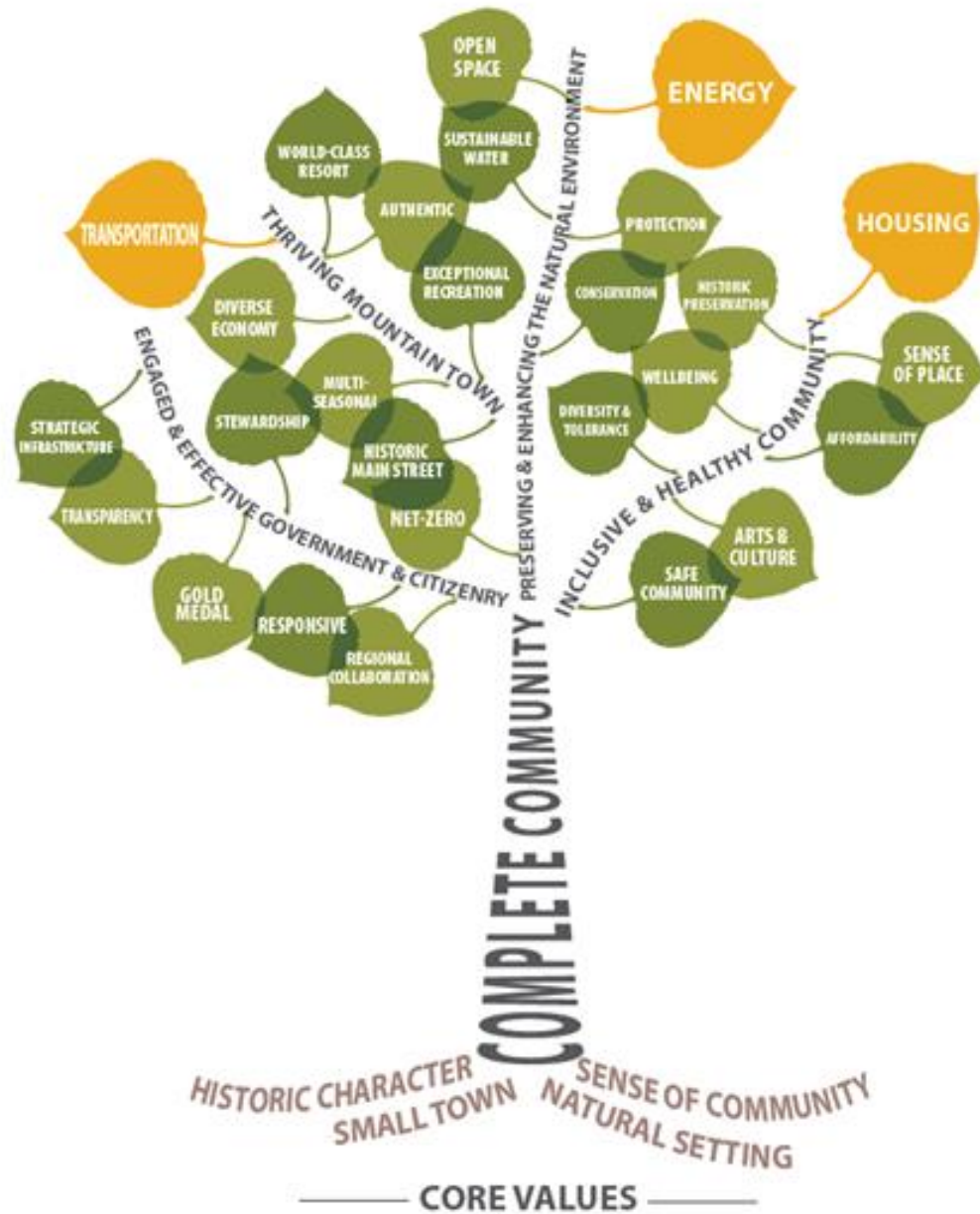
Affordable units have been built -- earliest in 1978 – through a variety of resources. Those resources include Federal Low-Income Housing Tax Credits (LIHTC),

¹ Park City Municipal's Long-Term Strategic Plan, www.parkcity.org.

² Utah Municipal Code: Municipal Land Use, Development and Management Act, Plan Preparation (10-9a-403).



Figure 1: Park City Municipal Corporation Long-Term Strategic Plan



USDA Rural Development funds, the efforts of local nonprofits such [Mountainlands Community Housing Trust](#) (MCHT) and [Habitat for Humanity](#), the City functioning as developer, and private developers fulfilling housing obligations associated with the Housing Resolution. The City has provided assistance to bring about the success of a majority of the existing projects. Assistance has been in the form of gap loans, donation of land, fee waivers and payment for flood map changes for a number of projects.

Existing affordable units have been put into service as follows:

- Prior to 2000, 43 units were built by private developers and 326 units were built with the help of the Federal United States Department of Agriculture (USDA) Rural Development program and contributions from Deer Valley Resort in fulfillment of housing obligations.
- Between 2000 and 2012, 22 units were built by [MCHT](#) with a bridge loan from the City, 122 existing units were rehabilitated and upgraded using Federal Low-Income Housing Tax Credits also with gap loans from the City, 63 units were built by private developers to fulfill housing obligations, 13 were built by the City and one was built by [Habitat for Humanity](#).
- Since 2012, 17 units were completed to fulfill developer's housing obligations, 13 units were completed with a Federal Transportation Administration grant, 14 units completed at Park City Heights, a second unit by [Habitat for Humanity](#), and 8 units in Old Town built by the City.
- The City is currently developing a number of affordable housing projects that will result in 11 units in early 2018, an additional 12 units by the end of 2018, and over 100 additional units by 2020.

The current inventory now sits at 519 affordable, workforce and/or deed restricted

units within the city limits of Park City: 398 are rental units and 121 are owner-occupied. For a number of years, the city has maintained a goal of providing affordable housing equal to 10 percent of total housing units. The number of affordable units (519) currently equals five percent of all housing units (9,624) and 15 percent of units occupied year-round (3,407).

Figure 2: Transit Housing, 13 studios built by the city with a grant from the Federal Transportation Administration in 2013



Based on annual compliance reports, the affordable units in Park City are serving the following populations:

- Rental units built or preserved with LIHTC and or USDA Rural Development subsidy programs are serving households with annual incomes at 35 to 60 percent of AMI (\$26,500 to \$55,836);
- Rental units built by private developers as a result of housing obligations are serving households with annual incomes between 60 and 80 percent of AMI (\$55,836 to \$74,448); and
- Owner-occupied units are serving households with annual incomes between 65 and 105 percent of AMI (\$60,489 to \$97,713).

Park City Municipal Corporation provides “employer-assisted housing” to full-time



regular employees to encourage them to live within Park City's School District boundaries. Assistance takes the following forms:

- Down-payment and closing cost assistance to enable employees to buy homes within the Park City School District boundaries (to date 34 loans have been made totaling \$406,000 in assistance);
- Up to six low-cost rental properties to assist in employee recruitment and retention purposes, helping employees by providing a stable place from which to find a permanent home in Park City;
- A housing allowance for those living within School District boundaries (28 percent of city employees currently qualify – down from 38 percent in the 2012 housing plan); and
- Sponsorship of seasonal affordable housing for transit employees utilizing city-owned units and renting homes for congregate use where possible.

Figure 3: The Retreat at the Park, 8 single family homes built in 2017



GUIDING VISION FOR PARK CITY'S AFFORDABLE HOUSING PLAN

In 2005, City Council adopted a vision for affordable housing – ***Promote the availability of a range of affordable, quality housing for persons of all economic levels.*** This vision included the following goals:

- Provide a variety of high quality housing options to meet the diverse socio-economic needs of people who live and work here, including persons with special needs.
- Maintain a community that contains a broad diversity of owner-occupied and rental housing types.
- Promote housing that is energy efficient, environmentally sensitive, and that blends with the City's natural environment.

In 2015, Council established housing as a Critical Priority: Providing Affordable, Attainable and Middle Income Housing. In 2016, City Council updated this goal to align with their Critical Priority of Environmental Sustainability to reduce commuters by providing local housing for 20 percent of the workforce. Of the total employees working in Park City, based on US Census data, 61 percent live outside the Park City School District boundaries, and 39 percent live within boundaries (14 percent within city limits and 25 percent in the surrounding region: Trailside, Snyderville Basin, Kimball Junction, Pinebrook and Jeremy Ranch areas).³

Affordability is based on a universally accepted formula that households should spend no more than 30 percent⁴ of their income on basic housing costs which includes mortgage or rent and basic utilities.

³ US Census Bureau Longitudinal Employer-Household Dynamics 2015.

⁴ **AFFORDABLE HOUSING:** In general, housing for which the occupant(s) is/are paying no more than 30 percent of income for gross housing costs, including utilities. Please note that some jurisdictions may define affordable housing based on other, locally determined criteria, and that this definition is intended solely as an approximate guideline or general rule of thumb – from the HUD User website at http://www.huduser.org/portal/glossary/glossary_a.html.



PART II: CURRENT STATUS OF ECONOMY AND HOUSING

HOUSING NEEDS AND CURRENT MARKET CONDITIONS

Park City is a world-class resort community that demands world-class amenities be provided on a constant basis, which requires a large workforce. Wages for hospitality jobs are more than 20 percent below average monthly wages in Summit County. In contrast, according to the September 2017 sales report provided by Utah Association of Realtors, housing sales prices in the Park City region are significantly higher than any other area in Utah; 279 percent higher than the State average and 168 percent higher than the next highest region (Wasatch County)⁵. The discrepancy between employee wages and rising housing prices continue to move further apart, causing the housing needs in the Park City community to intensify.

In this housing assessment, data is being used to create a framework for understanding housing affordability while the primary focus is on analyzing affordable housing demand. Using data from a number of sources, this assessment will focus more on how Park City has created policy and program goals to help address affordable housing demand in the next five years. The sources being used are listed below:

- [2016 Housing Market Assessment](#) conducted by James Wood, faculty member of the Bureau of Business and Economic Research at the University of Utah (Wood Study)
- [2016 Housing Review](#) by Economic & Planning Services, Inc. (EPS).
- [2017 National Citizen Survey](#) (NCS) that is conducted every two years by a collaborative effort of National Research Center, Inc. and International City/County Management Association.
- [2016 Recommendations](#) of the Blue Ribbon Housing Commission (BRHC).
- [2016 Survey of city employees](#) to understand their housing preference: type and location.

The studies can be found in their entirety posted to Park City's website at www.parkcity.org. Census data was also utilized from the [2016 American Community Survey \(ACS\)](#).

Figure 4: Population Changes in Park City

Year	Park City Population	Absolute Change	Percent Change
1970	1,193	-173	-13%
1980	2,823	1,630	137%
1990	4,468	1,645	58%
2000	7,371	2,903	65%
2010	7,558	187	3%
2016	8,064	506	7%

⁵ Utah Association of Realtors, September Sales Report, 2017.



Demographics

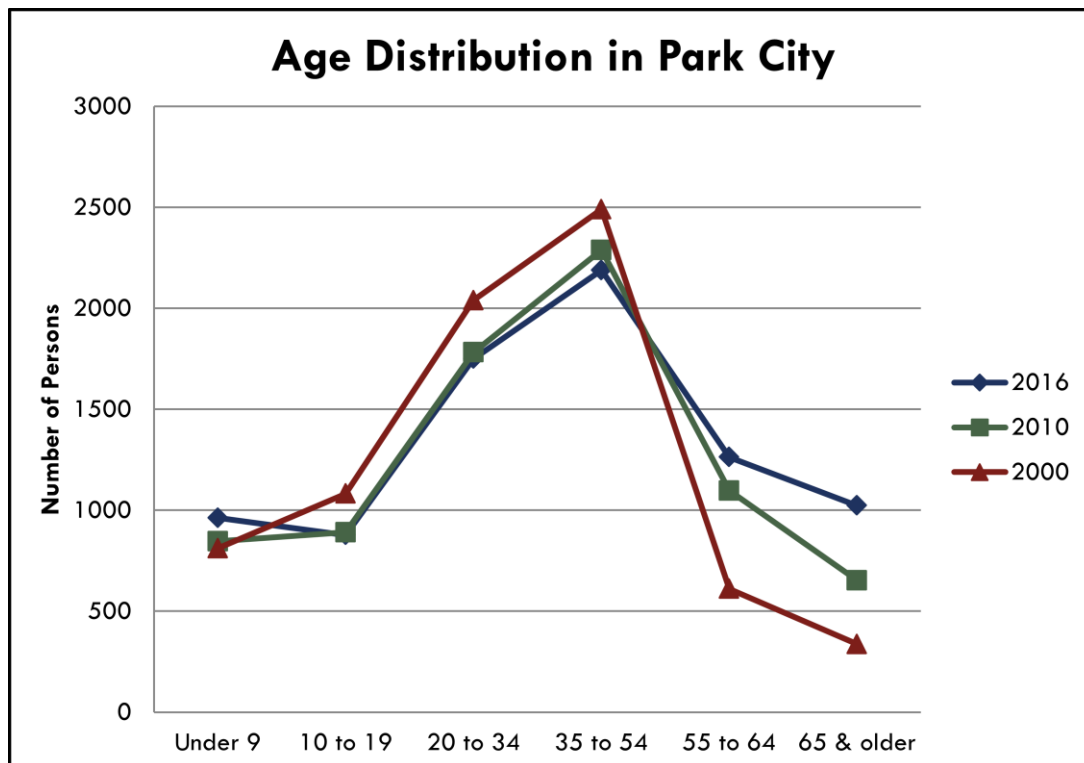
The total population in Park City has changed little since 2000 (7,317). In the 2010 Census, permanent, year-round population increased by 187 persons to a total of 7,558, and the 2016 ACS estimate adds another 506. These relatively small changes are significant from prior decades. In the years between 1980 and 2000 population increased substantially (see Figure 4, page 6)⁶.

While the net population has increased little since 2000, there was considerable increase in the average age of the population. Total population in persons aged 10 to 54 decreased by 800. In the same timeframe the number of persons aged 55 and older increased by over 1,300 or 30 percent.

The average household size in Park City today is 2.3 persons⁷. This number is important in planning for the type and size of housing that will meet the needs of Park City's population over the next five years. Like other areas of Utah, household size is expected to trend downwards, so that in future years, smaller homes will likely meet an average family's needs, both physically and economically.

Park City's median age and family size are going in opposite directions. Family size is trending down and median age is trending up. Figure 5 below shows the number of persons aged 55 and younger decreasing, while the number of persons aged 55 and above is on the rise. In addition, the median age was 32.7 in the 2000 Census and rose to 37.4 in 2010⁸ and 40.4⁹ in the 2016 ACS estimates. According to the Wood Study,

Figure 5: Age Distribution



⁶ U.S. Census and 2016 American Community Survey, www.factfinder.census.gov.

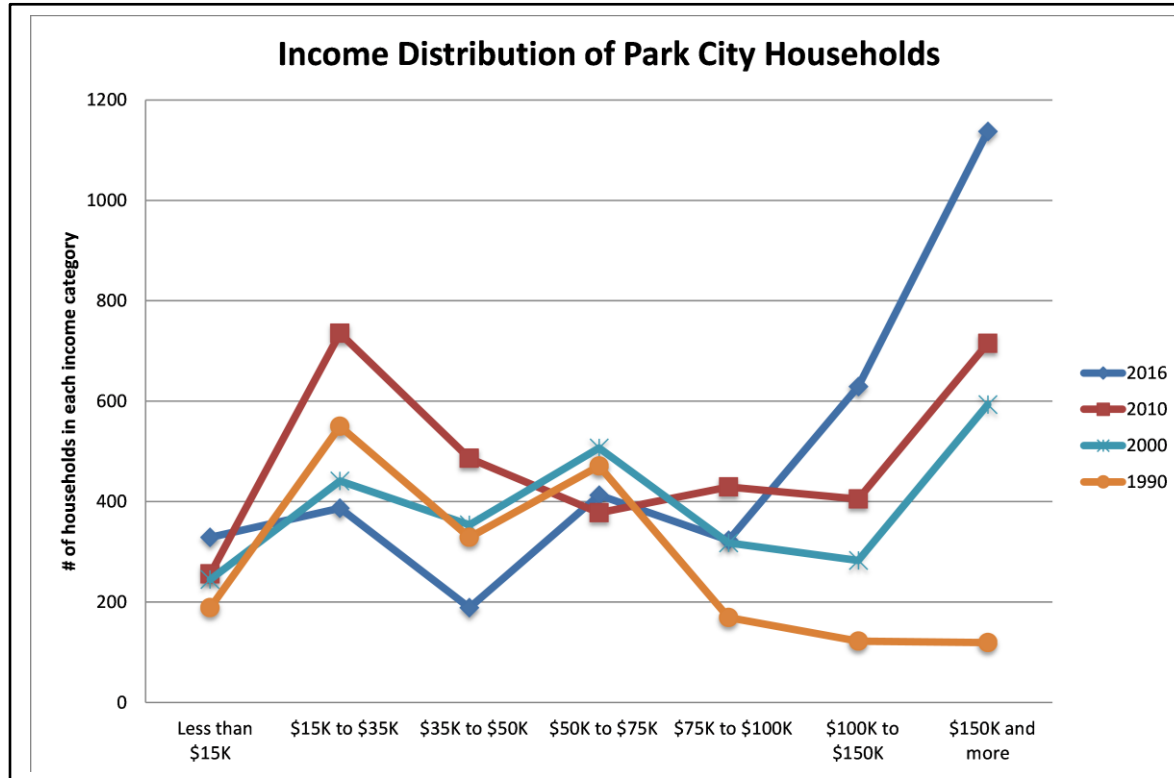
⁷ U.S. Census, 2016 ACS

⁸ U.S. Census

⁹ U.S. Census, 2016 ACS



Figure 6: Distribution of Household Income



the age group growing most is between 65 to 74 years of age and “almost ten percent of the population of the city” is in this age group.”¹⁰

Park City’s population continues to be primarily White and in most recent years the Hispanic or Latino population has been decreasing. According to 2016 ACS estimates, Hispanic/Latino persons make up 16 percent of the population as compared to 24 percent in the 2010 Census. Other population groups such as African American, Asian or American Indian have changed little and continue to make up less than three percent of Park City’s population.

Economy

The Economic Development Department of Summit County produced a 2017 fourth

quarter data set¹¹ reporting a total of 14,221 jobs within the city limits of Park City. “Employment trends in Park City show that the peak was 15,400 jobs in 2008.”¹² Following the 2008 Recession, jobs were down by 25 percent. The current data indicates that after an initial slow recovery, Park City’s recovery is speeding up.

Today, economic projections are strong for Park City and the resort industry as a whole. In 2016, visitor numbers and sales tax revenue was up. In the past five years, Park City has seen year-over-year growth of ten percent in sales tax revenue.¹³ A recent financial report provided by the City’s Budget office states that “sales tax revenue has shown significant growth over the past three years...” and is projected to continue

¹⁰ Wood, James, *Park City Housing Needs Assessment*, Bureau of Economic and Business Research, University of Utah, 2016, page 2 (Wood Study).

¹¹ *Industry Snapshot: Emsi Q4 2017 Data Set*, December 2017, www.economicmodeling.com
Summit County Economic Development Department

¹² Wood Study, page 3.

¹³ *2016 Financial Impact Assessment Report: 10-Year Projections of Park City’s Financial Condition*, pg 2.

rising through the next few years.¹⁴ These projections also indicate the likelihood that the cost of living will also increase over the next five years.

The downside to this economic forecast is that the primary industry in Park City is the service and hospitality industry which pays on average 20 percent less than other jobs. Figure 6 on page 8 shows that the number of lower income households living within the city limits is on the decline. So, while the number of employees earning lower wages is on the rise, fewer and fewer are living within the city limits.

In March of 2017, the Department of Housing and Urban Development (HUD) determined that AMI for a family of three in Summit County is \$93,060. AMI has long been the standard for projecting housing affordability in communities across the nation. However with Park City's high cost of living and housing costs, average incomes also trend high and do not illustrate key issues for the local work force. For example, the 2016 ACS estimates that 716 households (21 percent) in Park City are earning less than \$35,000 annually. In contrast 1,766 households (52 percent) earn \$100,000 and more.

A number of years ago, city staff began calculating a Workforce Wage (WFW) based on wage data provided by Utah Department of Workforce Services. The WFW is more indicative of the financial constraints under which key community members must live. The data from 2016 reveals that the annual WFW for an average Park City household (family of 3) was \$57,173.¹⁵ This is equal to 61 percent of AMI as determined by HUD.

Figure 7: AMI as Compared to WFW for a Family of 3

	100% AMI	100% WFW	WFW as % of AMI
2017	93,060	57,173	61%
2012	90,270	55,714	62%
2010	83,970	51,764	62%
2005	75,060	46,746	62%
2000	61,470	42,434	69%

While economic diversity has been vital to Park City's character as a community, ensuring that all income levels are able to live in town is becoming more critical to sustaining Park City as a Complete Community. In fact, Figures 5 and 6 on pages 7 and 8, illustrate trends moving farther away from that vision. Not only is Park City's population aging, the population is increasingly weighted toward higher incomes. Without additional affordable housing suited for wage earners in the lower and middle income brackets, increasing numbers of workers will be commuting.

Housing Profile

According to 2016 ACS estimates, there are 9,624 housing units in Park City. As a resort town with many vacation and second homes, Park City has a high vacancy rate. In 2016, 6,217 or 65 percent of all housing units were secondary, vacation or investment properties and 3,407 or 35 percent were primary residences. This percentage has held true over the past 20 years with the exception of the 2000 Census. The 2000 Census captured an influx of people moving into town for the 2002 Salt Lake City Winter Olympic Games and the number of secondary homes dropped to just over 59 percent. In other Census years it has held fairly steady - close to a 70/30 split between secondary and primary homes, respectively.

as investment income, non-cash benefits, etc.; and multiplied by 1.5 to account for the average jobs per household in Park City.

¹⁴ *Park City Municipal's Fiscal Year 2018 Budget*, June, 2017, Vol. 1, page 46.

¹⁵ Workforce Wage is calculated as follows: Most recent annual end-of-year average monthly income from the Utah Department of Workforce Services plus 3% for additional earnings such as tips, bonus, overtime, etc.; plus another 3% for other income such



Park City has a lower ownership rate as compared to the rest of Summit County and the State of Utah. In 2016¹⁶, 59 percent of the 3,407 primary residences were owner occupied and 41 percent were long-term rental properties. This is slightly lower than identified in the 2010 Census (62 percent). The number of owner occupied homes has remained fairly steady for the past 15 years. In comparison, Summit County has a 73 percent ownership rate which is much closer to the state level of 70 percent.¹⁷ Park City's low rate of owner-occupied homes is one more indicator of the high costs to live here: high real estate costs caused by the spending power of vacation and second home buyers, as well as high construction and land costs.

According to the Utah Association of Realtors 2016 fourth quarter sales report, the median housing price in the Park City region continues to be higher than any other area in Utah (condominiums and detached homes combined). The report places the median sale price in Summit County (for all types of housing) at \$740,000 which is 279 percent higher than the state median and 168 percent higher than the next highest region (Wasatch County).

For this reason, in order to maintain a Complete Community in Park City, housing

programs need to meet the needs of a wide range of household incomes: 60 to 120 percent of AMI (\$55,836 to \$111,672 for a family of three). The size of the range in targeted AMI is due to high housing prices, which are out of range for even essential employees with higher incomes, such as Police and Fire Chiefs, School Superintendents, Doctors and Medical Clinic Managers. Currently a household would need an income of \$195,000 (210 percent of AMI) to afford the 2016 median sale price mentioned above.

Rental Market

In 2016, the Wood Study included an analysis of rental properties and found that the *"rental inventory in Park City is much older than the owner occupied inventory. The typical rental unit was built in 1979...and ten percent of all rental units were built before 1939."*¹⁸

In addition, the Wood Study reported that Park City's rental market is difficult to survey. There are *"very few traditional apartment projects...[and] the rental market is divided into market segments: apartment units and condominiums for rent"* reflecting the needs of the City's economic base: winter sports activities.¹⁹ Wood further notes that *"many of the year-round rental units are within family homes: 35 percent of all rental*

Figure 8: Rent, Mortgage and Sale Price Affordability Analysis

2017 Park City Housing Affordability Analysis			
% of AMI	Annual Income	Monthly rent or mortgage	Purchase Price
30%	\$26,500	\$663	\$102,621
50%	\$46,530	\$1,163	\$180,187
60%	\$55,836	\$1,396	\$216,225
80%	\$74,448	\$1,861	\$288,300
100%	\$93,060	\$2,327	\$360,375
120%	\$111,672	\$2,792	\$432,449

¹⁶ U.S. Census, 2016 ACS

¹⁷ U.S. Census, 2016 ACS

¹⁸ Wood Study, page 2.

¹⁹ Wood Study, page 13.



*units in the city are in detached single-family homes. Surveying these units regarding rental and vacancy rates is very difficult...*²⁰

Occupancy rates in traditional rental units (multi-unit apartments) has hovered around 97 percent and above, which is a virtually fully occupied rental market. Rents have been steadily climbing since 2009 and have begun hitting unaffordable levels in the past two years. There is a demonstrated need for rental units priced at both “close to market-rate” and affordable rates.

The most affordable rental units are those built or substantially rehabilitated using the Low Income Housing Tax Credit (LIHTC) and those subsidized by HUD and USDA programs. HUD programs are in such high

As the nightly rental inventory continues to rise with the popularity of web-based rental programs such as Airbnb, the inventory of long term rentals are diminishing, leaving very few options for both year round and seasonal residents.

Ownership Market

Outside of small studio units, there are no homes of any type (condominiums, townhomes or single family homes) affordable to households earning 80 percent of AMI (\$74,448 for a family of three) or less. According to the Park City Board of Realtors, the median price for a single family home sold between May and November of 2017 in Park City was \$1.9M. The median sale price for condominiums during the same time period was \$717,000.

Figure 9: Affordable Housing inventory within the city limits

Current Inventory of Affordable Units			
Sources	Rental	OO	Totals
HRHO*	59	76	135
LIHTC	326		326
City Developed/Sponsored	13	21	34
Local Nonprofits		24	24
Totals	398	121	519

*HRHO = Housing Resolution Housing Obligations

demand in more populated areas of Utah limiting the availability of subsidies in Summit County. LIHTC, a federal program administered through the Treasury Department, while some of the most affordable rental properties, are also no longer serving the lowest income households in the community. *“Only fifty-nine of the tax credit units...are targeted for very low income households”*²¹ or below 50 percent of AMI (\$46,530 for a family of three). New very low income rental units are needed.

Regional sales in Midway and Heber City for the same time period were \$442,000 and \$336,500, respectively. For homes in Park City to be affordable to households at 60 to 80 percent of AMI (\$55,836 to \$74,448), prices would need to range between \$200,000 and \$300,000.

²⁰ Wood Study, page 13.

²¹ Wood Study, page 15.



CURRENT AFFORDABLE HOUSING STOCK IN PARK CITY

Within the city limits there are currently 519 affordable units. Affordable housing has been financed in a variety of ways:

- Housing obligations resulting from MPD and Annexation development agreements, referred to as Housing Resolution Housing Obligations (HRHO) in Figure 8 on page 11. HRHO units are privately financed and have produced both long-term rentals and owner-occupied units
- Federal Low-Income Housing Tax Credits (LIHTC) and USDA Rural Development, which provides subsidy to make low rents possible.
- Ownership units built by local nonprofits such as [Mountainlands Community Housing Trust](#) and [Habitat for Humanity](#).
- Projects developed by the City such as ownership projects at Snow Creek Cottages and 1450 Park Avenue, as well as rental units for seasonal transit employees funded by a grant from the Federal Transportation Administration.

Compliance reports are collected each year from the owners of all the deed restricted or workforce housing in town. There are currently 149 units in the inventory of deed

restricted housing units. Of the 149 units, 60 percent or 90 units are owner-occupied, and 40 percent or 59 units are long-term rentals.

The following is a profile of these households:

- All but one of the 18 units located in Empire Pass and Deer Valley areas are occupied by employees working in that region and earning between 60 and 80 percent of AMI (\$55,836 to \$74,448);
- 42 rental units in Prospector and Old Town are home to resort, retail and restaurant employees earning between 40 and 60 percent of AMI (\$37,224 to \$55,836); and
- 90 owner-occupied units scattered throughout the community are home to employees of: Summit County Health Department, Park City-based nonprofits, property management firms, ski and snowboard industries, Park City Municipal Corporation, Park City School District, IHC Park City Medical Center, two area ski resorts, local retail and restaurants, and earning annual incomes between 60 and 100 percent of AMI (\$55,836 to \$93,060).

As described on page 4 above, the City also has an employer-assisted housing program. The City's programs can be replicated by other Park City-based employers. One of the resorts is already providing assistance.

Figure 10: Location of Affordable Housing Units

Location of Affordable Units			
Location	Rental	OO	Totals
Old Town	13	35	48
Thaynes/Snow Creek Area		33	33
On Mountain - Empire Pass & Deer Valley	17	1	18
Prospector/Bonanza Park	246	21	267
Park Meadows	122		122
Park City Heights		14	14
Black Rock Ridge		17	17
Totals	398	121	519



Deer Valley Resort owns and leases properties for their winter seasonal workforce. An added provision of down-payment and closing cost assistance or housing allowances might also help year-round workforce members find homes in town.

**Figure 11: Silver Meadows Estates,
49 duplexes built in 1996**



In the past, affordable units have served as stepping stones – assisting workforce households to move from a deed restricted property into the conventional market. This is an ideal scenario and Park City's affordable housing programs should continue to provide this for as many households as possible.

Aging Deed Restricted Units

There are close to 60 units that were built in the mid-1990's. They are a mixture of duplexes and condominiums. Most of the units would benefit from major structural and system upgrades. The balances in replacement reserve accounts are varied. In one case, the HOA never established a replacement reserve and are now dealing with very high HOA dues to prepare for capital improvements such as roof replacement, exterior and interior painting and carpet replacement. Older units would

also benefit from energy efficiency upgrades especially in light of the city's community-wide goal of achieving net-zero by 2032.

RECOMMENDED STRATEGIES

Housing Development

In order to reach and maintain a level of 20 percent of employees living within city limits, 80 new units will need to be added each year over the next ten years.²² Based on this, at their August 4, 2016 meeting, City Council committed the city to a goal of 800 new affordable units by 2026 with an interim goal of 220 units by 2020.

Current Census Bureau data estimates that 14 percent of workforce members live within the city limits and another 25 percent live in the immediate region (Snyderville Basin, Quinns Junction, Kimball Junction, Trailside, Pinebrook and Jeremy Ranch neighborhoods). This totals to 39 percent living within the Park City School District boundaries.²³

A past goal stated that ten percent of all housing units should be affordable (not distinguishing between permanently occupied units and 2nd homes and vacation properties). The number of affordable units (519) currently equals five percent of all housing units (9,624) and 15 percent of those homes occupied year-round (3,407). To meet the ten percent goal (of total units), 444 units need to be added to the inventory. To be clear, both numbers calculated above are "point in time" numbers and not exact. They are still an important goal even as circumstances change in future years along with changes in jobs, income levels and the construction of new homes.

Park City Council recognizes that private developers alone will never meet the

²² Park City UT Housing Review, Economic & Planning Systems, Inc. (EPS), 2016, page 59.

²³ US Census Bureau Longitudinal Employer-Household Dynamics 2015.



affordable housing needs of the community. Land and construction costs are simply too high making it impossible to provide affordable prices (rent or sale) without deep subsidies. Current and future housing obligations associated with development agreements are projected to net 400 units. The balance will be developed directly by the City, or in partnership with other entities. To that end, in 2016 Park City Council committed \$40M to launch a multi-year development pipeline as detailed in Part III on page 16.

Stewardship of Existing Inventory

[Grounded Solutions](#), a national nonprofit with a mission to advance the cause of permanently affordable housing, is focused on the core issues of how to ensure that affordable homeownership programs realize generational success and are sustainable on a long-term basis. [Grounded Solutions](#) emphasizes the critical nature of the stewardship of existing affordable units. Protecting units for the long-term is protecting the public subsidy supporting the development of affordable units.

In the past, Park City Municipal Corporation has been fairly hands-off as to how the deed restricted properties are managed and/or maintained. The current process for maintaining affordability is that once a unit is sold, other than annual compliance tracking, no other inspections have been conducted. *“Stewarded programs ... protect the community (or public) investment by monitoring the physical asset and enforcing program requirements over the long term.”*²⁴

Staff recommends that over the next few years a program be established for stewardship of physical structures and financial stability of deed restricted properties. This will require a higher degree of interaction with the HOAs of deed

restricted, owner occupied units. A sample work program would include:

- Providing education and technical assistance to HOAs;
- Reviewing annual HOA financials;
- Utilizing PCMC Building Department to inspect properties at regular intervals;
- Meeting annually with HOA boards;
- Establishing a quarterly newsletter for owners to provide education, announcements, and reminders that they are stewards of a valuable community asset: Affordable Housing; and
- Continuing the “buy-back and sale” program launched in 2017 to update deed restrictions with more current language.

Review of Housing Policy

The City put the first Housing Resolution in place in 1991. To date, 135 deed restricted units have been built to fulfill housing obligations associated with Master Planned Developments (MPD) or Annexations. The number of units resulting from these negotiated development agreements has not been significant: 135 in 26 years, with 15 more in the pipeline. According to the 2016 Housing Study by the EPS, the Housing Resolution “*applies to less than 50 percent of all residential development activity.*”²⁵

In order to increase the effectiveness of the Housing Resolution, staff is working on a few items that may provide more equitable distribution of housing obligations. Additional study will be completed in the following areas:

- Employee generation numbers as they pertain to recreation and amusement enterprises: EPS conducted a survey of local businesses in 2016 which resulted in very few changes to historic employee generation numbers. Prior to the EPS study, the city utilized data

²⁴ Grounded Solutions Network,
www.groundedsolutions.org/resources/#standards

²⁵ EPS, page 1.



compiled by Rees Consulting, Inc. and RRC Associates, Inc. from surveys of more than 20 western ski towns completed between 1990 and 2008. The survey conducted by EPS confirmed that most categories were fairly accurate. The outdoor recreation category that includes the ski resorts is one of the most impactful for Park City and needs further study to ensure that the formulas are based on accurate data.

- Basis for applying the residential formula. The current residential formula used to calculate housing obligations is 15 percent of units. Two projects of ten units would be treated the same even though one might be 5,000 SF units and the other 1,000 SF units. Staff is completing additional research to address a recommendation made by both EPS and the Blue Ribbon Housing Commission in 2016. The study is two-fold: examining the pros and cons of expanding residential requirements to all development totaling over a certain SF; and assessing the feasibility of requiring 15 percent of SF or number of bedrooms rather than units built.

Deed restrictions are critical to carrying out the city's housing policy. These legal documents recorded against affordable housing properties make it illegal to disregard affordability protections

Figure 12: Snow Creek Cottages, 13 single family homes built in 2009



established for each particular unit. Housing staff has worked with the City Attorney's office to update the template for these documents based on lessons from operational experience. For instance, the earliest deed restrictions recorded in 1997 allow for rental of properties after a qualified owner-occupant decides to move elsewhere. The requirement not allowing rental of owner-occupied properties was not added to deed restrictions until after 2005. More recent deed restriction documents are much tighter in their language especially as it pertains to compliance and consequences for lack of compliance.

In 2017, at the guidance of City Council, staff instituted a new "buy-back and sale program". The city exercises its first right of refusal on any sale of a deed restricted unit that has outdated deed restrictions. The deed restrictions are amended to include current language and then the unit is sold to a qualified household.

In addition, planning staff is conducting a thorough review of municipal code § 15 Land Management Code (LMC) to identify potential impediments to affordable housing development, such as:

- Density and relationship to open Space;
- Unit size and relationship to open space;
- Usability of open space; and
- Reduction in parking relative to size of unit.

Based on the review, staff will bring recommendations to Planning Commission to amend specific sections of the LMC to incentivize development of more affordable units.



PART III: FIVE-YEAR AFFORDABLE HOUSING PLAN

AFFORDABLE HOUSING PROJECT

PIPELINE

The first recommendation is to ensure that all projects in the pipeline are successfully built and sold or leased to eligible households. The following affordable housing projects are in the works and will produce more than 220 units. See timeline in Exhibit A.

- Ivory Homes – under sales agreement with Park City Municipal Corporation – will build 79 affordable homes as part of their larger Park City Heights development in Quinn’s Junction. To date 14 are completed and 14 are in the pipeline for completion in 2018 with plans for completion of 8 to 12 homes in future years until all attainable units are completed.
- Complete the purchase of Central Park Condominiums (11 Units)
- Additional City-sponsored projects:
 - Woodside Park Phase I (12 units)
 - 1875 Homestake Drive (50-60 units)
 - Woodside Park Phase II (50-60 units)
 - Arts & Culture District (# of units TBD)
- A balance of 15 units will be built to fulfill the affordable housing obligations of private developers working in the Empire Pass area.
- Affordable housing units will be considered for all the City’s future capital projects.
- The City’s transit department has a number of projects planned for seasonal transit employees.

GOALS

To meet housing needs over the next five years, staff recommends the following goals:

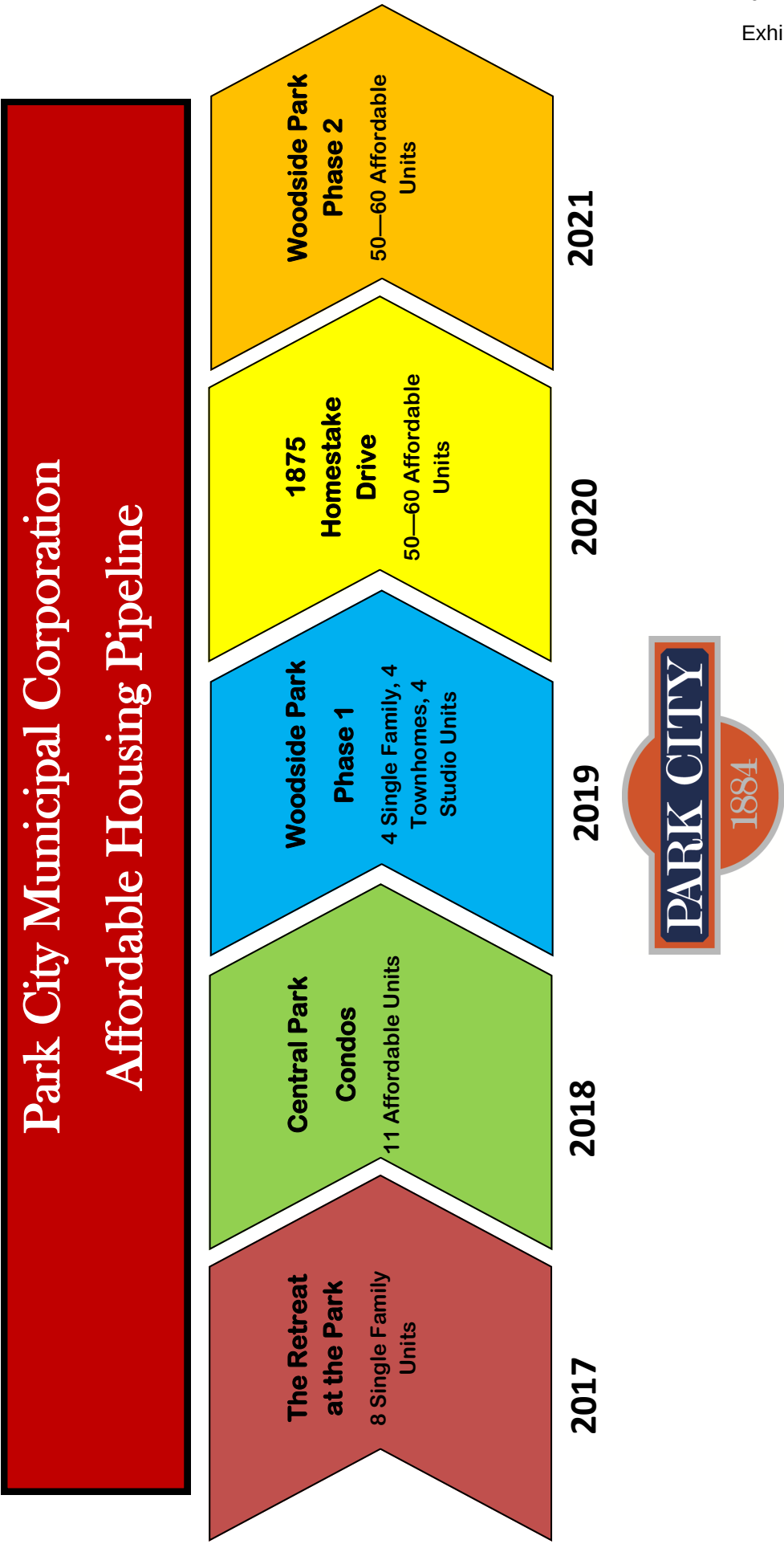
Goal 1: Add units as outlined in the pipeline above and in Exhibit A attached.

Goal 2: Complete review and amend LMC § 15-6-7 as well as the Housing Resolution to address outstanding policy issues.

Goal 3: Establish a Stewardship Program for owner-occupied, deed restricted properties.

Goal 4: Continue the “buy-back and sale” program to update older deed restrictions as properties are available for sale.





03-2017 Affordable Housing

RESOLUTION ADOPTING AFFORDABLE HOUSING GUIDELINES AND STANDARDS FOR PARK CITY, UTAH

WHEREAS, the livability and viability of Park City is directly affected by the availability of a sufficient amount of housing affordable to all residents; and

WHEREAS, the City Council desires to establish policies to ensure a reasonable opportunity for a variety of housing and which bears an essential nexus to maintaining the social, economic and political fabric of the community; and

WHEREAS, the 2016 Park City Housing Needs Assessment concluded that housing costs continue to outpace wages in the service sector areas of the resort-based economy and has resulted in making housing unaffordable to working residents of the City; and

WHEREAS, the 2016 Park City Housing Needs Assessment projects that the Leisure and Hospitality employment sector will continue to drive the demand for additional workforce housing in Park City; and

WHEREAS, it is in the best interest of the community and a legitimate government interest to formulate guidelines and standards to establish a consistent criteria for review of Master Planned Development applications and annexation petitions and other development actions where affordable housing is needed to mitigate the impact of the project on the community; and

WHEREAS, the cost of providing affordable housing and any solutions should equitably apportioned based on impact generation, growth inducement and the underlying goal to provide a diversity of housing types and prices in the community in order to maintain a healthy economy and diverse population.

NOW, THEREFORE BE IT RESOLVED, by the City Council of Park City, Utah as follows:

SECTION 1. ADOPTED HOUSING STANDARDS AND GUIDELINES. The following housing standards and guidelines are hereby adopted. Unless otherwise defined separately herein, all words and terms shall have the same meaning as defined in the Land Management Code, as amended.

SECTION 2. APPLICABILITY. These standards shall apply to all new Housing and Commercial Development created under Title 15, Chapter 6 Master Planned Developments (MPD) and Title 15, Chapter 8 Annexations of the Park City Land Management Code. These standards shall apply to prior agreements on density or configuration unless specifically addressed within Development Agreements.

SECTION 3. PURPOSE. The purpose of this Resolution is to ensure that new development does not adversely affect the supply of affordable housing in the City and to maintain the social, economic and political fabric of Park City's community character. It is intended that the requirements imposed herein are roughly proportionate and reasonably related to the impacts of the Development.

SECTION 4. REVIEW. This Resolution shall be reviewed by the City Council at least biennially to ensure that these standards are meeting the housing goals and objectives.

SECTION 5. DEFINITIONS.

- **Affordable Housing:** Housing costs – rent plus basic utilities or mortgage, tax, insurance and/or Homeowners Association payments – that consume no more than 30 percent of a household's income.
- **Affordable Housing Unit:** Dwelling units that are deed restricted to the housing size and type for individuals meeting occupancy guidelines approved by the Park City Council.

- **Affordable Unit Equivalent:** A two-bedroom unit with 900 square feet of Net Livable Space shall be considered one Affordable Unit Equivalent.
- **Area Median Income (AMI):** Area Median Income is a calculation of annual household income determined by the US Department of Housing and Urban Development (HUD) that categorizes income levels as: extremely low income ≤ 30 percent of AMI; very low income = 31 to 50 percent of AMI; low income = 51 to 80 percent of AMI; and moderate income = 81 to 100 percent of AMI. Based on local wages, Park City defines affordable housing as those units affordable to households with incomes at or below 100 percent of AMI.
- **Attainable Housing:** Housing that is affordable to households with incomes between 101 and 150 percent of AMI.
- **Bedroom:** Designed to be used for sleeping purposes and which contains closets and meets all applicable City Building Code requirements for light, ventilation, sanitation and egress.
- **Deed Restriction:** A contract entered into between Park City Municipal Corporation and the owner or purchaser of real property identifying the conditions for occupancy and resale.
- **Household:** All related and unrelated individuals occupying a unit.
- **Household Income:** Combined income of all individuals who will be occupying the unit regardless of legal status. Adjustments to the gross for business expenses can be made for persons who are self-employed.
- **Net Livable Square Footage:** Is calculated on interior living area and is measured interior wall to interior wall, including all interior partitions. Also included, but not limited to, habitable basements and interior storage areas, closets and laundry areas. Exclusions include, but are not limited to, uninhabitable basements, mechanical areas, exterior storage, stairwells, garages (either attached or detached), patios, decks and porches.
- **Studio Unit:** Living quarters designed around a relatively large single room incorporating the features of a living room, bedroom, dining room/kitchen and bathroom.
- **Target Income:** The specific household income to be served by affordable or attainable units which is determined based on current need at the time units are put in service.

SECTION 6. EXEMPTIONS. The development of affordable housing units as defined by the Land Management Code is exempt from the requirements of this Resolution. This may include projects developed by or sponsored by nonprofit organizations and projects for which agreements have been executed that provided affordable housing or land for said purpose.

SECTION 7. FEE WAIVERS. Title 11, Chapter 12-13 of the Municipal Code provides that “any part of the fees included in this Title may be waived by the City Council upon recommendation of the City Manager, for those projects which are deemed to serve a beneficial public purpose that would be harmed by the City requiring the payment of such fees, such as low income housing projects.” Pursuant to Title 11, Chapter 13-4(A) of the Municipal Code, the City Council can waive impact fees for construction of affordable housing.

Affordable housing projects that are in fulfillment of housing obligations resulting from development agreements in Annexations or MPDs are not eligible for fee waivers.

SECTION 8. CALCULATION OF MINIMUM AFFORDABLE HOUSING REQUIREMENTS

A. Residential Development.

For projects where units are offered for sale or rent, the Developer shall provide affordable housing units in an amount equal to fifteen percent (15%) of the total residential units constructed. Affordable units developed on-site in fulfillment of this requirement are not included in the density calculation for the project.

RESIDENTIAL GENERATION CALCULATION EXAMPLE

An Applicant has received approval for a 128 unit Master Planned Development.

1. 128 units (total units approved) multiplied by .15 (residential mitigation rate) equals 19.2 Affordable Unit Equivalents.
2. One Affordable Unit Equivalent equals 900 square feet of net livable space.
3. The total approved units for this MPD is 128 market rate units plus 19.2 affordable unit equivalents which equals 17,280 total net square feet of additional livable space.

B. Commercial Development

The Developer shall be required to mitigate 20 percent of the employees generated. For projects with a commercial component, the minimum affordable housing requirements shall be determined according to the following formulas:

Table 1: Employee Generation by Type of Use.

Type of Use	Full Time Equivalents (2080 hours) per 1,000 net leasable square feet
Restaurant/Bar	6.5
Education	2.3
Finance/Banking	3.3
Medical Profession	2.9
Other professional services	3.7
Personal services	1.3
Real Estate/Property management	5.9
Commercial/Retail	3.3
Recreation/amusements	5.3
Utilities	2.9
Lodging/hotel	0.6/room
Condominium Hotel	Greater of lodging/hotel calculation or residential mitigation rate
Overall/General	4.4

The Overall/General Type of Use shall apply to any use not listed in the Employee Generation Table if an Independent Calculation is not performed.

EMPLOYEE GENERATION CALCULATION EXAMPLE

An application for a Master Planned Development of 20,000 square feet of commercial space and 100 hotel rooms has been submitted. The commercial uses include:

- 10,000 square feet of retail space
 - 5,000 square feet of restaurant/bar space
 - 5,000 square feet of professional services
1. Using the above Employee Generation Table, the project will generate 144 employees.
 - *Retail* at 3.3 employees per 1,000 square feet equals 33 employees
 - *Restaurant/Bar* at 6.5 employees per 1,000 square feet equals 32.5 employees
 - *Professional Services* at 3.7 employees per 1,000 square feet equals 18.5 employees
 - *Hotel* at .6 employees per unit equals 60 employees.
 2. 144 (total number of employees) multiplied by .20 (mitigation rate) equals 28.8 employees.
 3. 28.8 employees divided by 1.5 (workers per household) equals 19.2 employee unit equivalents required.
 4. The Developer is required to provide 19.2 Affordable Unit Equivalents or a total of 17,280 net square feet of additional livable space in addition to approved commercial and hotel density.

C. Reduction of Employee Generation for Institutional/Nonprofit Use. The City Council may reduce the base employee generation rate by up to fifty percent for uses that are “non-commercial or non-residential in nature, which provide educational, social or related services to the community and which are proposed by public agencies, nonprofit agencies, foundations and other similar organizations“ upon finding that the benefits/impacts of such Development as they relate to other general plan goals and/or action items outweigh the housing impacts.

D. Independent Calculation. An applicant may submit an independent calculation of the number of employees to be generated by a proposed development, to be used in place of the Employee Generation Table. The independent calculation shall be accepted by the City Council if the Council determines the calculation constitutes compelling evidence of a more accurate calculation of employee generation than Table 1: Employee Generation Table. Should the independent calculation not be accepted, then the applicable employee generation factor from the Employee Generation Table shall be applied to the proposed Development. Any acceptance of an Independent Calculation shall be site and use specific, non-transferable and be memorialized in a Development Agreement between the property owner and the City. Such Agreement shall be executed prior to the issuance of any building permit.

E. Redevelopment: Additions and Conversions of Use. Redevelopment or remodeling in an existing use or the change in use from one use to another is exempt from the requirements of this Resolution, provided such activity does not create additional employment generation as determined in *Table 1: Employee Generation by Type of Use*. Only the uses and areas that existed prior to the redevelopment or remodeling shall be exempt from the requirements of this Resolution. Any new area or unit or any change in use which creates additional Employee Generation as determined in *Table 1: Employee Generation by Type of Use* shall be subject to the provisions of this Resolution. Mitigation shall be required for the employees generated by the proposed total square footage (including addition) minus the employment generation of the total structure. If the developer converts one land use to another with higher employment generation rates, the mitigation will be based on the increase in FTEs. For example, a conversion of a 1,000 sq. ft. retail establishment with an employee generation rate of 3.3 FTEs per 1,000 square feet to a private club with a generation rate of 6.5 FTEs per 1,000 square feet results in a net increase in 3.2 FTE and would require additional mitigation.

F. Final Unit Requirement Calculations. The final calculations for the number of inclusionary units and the rental or sales price for these units shall be made prior to the issuance of building permits for the covered project.

SECTION 9. METHODS OF HOUSING REQUIREMENT COMPLIANCE

- A. **Unit Types:** The distribution of on-site dwelling unit types that meet the deed restricted affordable unit requirements of this section shall be as follows:
1. Single-Family: In developments where only single-family detached dwelling units are being produced, the required on-site Affordable Unit Equivalents shall also be single-family detached dwelling units.
 2. Multi-Family: In developments where only multi-family buildings are being produced, the required on-site Affordable Unit Equivalents shall also be within the multi-family building or buildings.
 3. Mixed: In developments where there is a mix of dwelling unit types such as: detached single-family, townhomes, duplexes or attached single-family, or multi-family condominium or apartment buildings, or other types of units, the required on-site Affordable Unit Equivalents shall also be a mix in the same proportion as the market rate dwelling units.
 4. Alternative Distribution Ratios: Different unit distribution among the Affordable Unit Equivalents may be permitted on a case-by-case basis if doing so would accomplish additional benefits or result in a better design than not using the distribution of units provided for in this section.
- B. **Minimum Square Footage Standards:** In order to assure livability, the standard net livable square footage for affordable units shall be as follows:

Dormitory	150 square feet
Single Room Occupancy	275 square feet
Studio	400 square feet
One Bedroom	650 square feet
Two Bedroom	900 square feet
Three Bedroom	1,150 square feet
Four Bedroom	1,400 square feet

Any deviation from these standards shall be approved by Park City Housing Authority as part of the applicable Affordable Housing Mitigation Plan. The Building Department prior to the issuance of any building permits for either the free market or employee housing component of the project must verify square footage.

The Building Department may check the actual construction of the Affordable Unit Equivalents.

- C. **Winter Seasonal Units.** Pursuant to the applicable City codes, an applicant for a development may, at the sole discretion of the City and subject to certain requirements, satisfy the employee housing requirements by provision of dormitory/lodge units designed for occupancy by seasonal employees. The dormitory/lodge units must satisfy all requirements of the applicable Guidelines and shall be required to meet the following minimum standards:
1. Occupancy of a dormitory unit shall be limited to no more than 8 persons.
 2. There shall be at least 150 square feet of net livable square footage per person, including sleeping and bathroom uses.
 3. At least one bathroom shall be provided for shared use by no more than four persons. The bathroom shall contain at least one toilet, one wash basin, one bathtub with a shower and a total area of at least 60 net livable square feet.
 4. A kitchen facility or access to a common kitchen or common eating facility shall be provided subject to the Building Department's approval and determination that the facilities are adequate in size to service the number of people using the facility.
 5. Use of 20 net leasable square feet per person of enclosed storage area located within, or adjacent to, the unit.
 6. Rents for dormitory units will be set by Special Review on a case-by-case basis, given the unique and varying characteristics of dormitory units, with affordability as the key issue.
 7. Seasonal Lodge Developments may be required to house qualified employees of the community at large.
- D. **Special Needs Emergency/Transitional Housing.** Pursuant to the applicable City codes, an applicant for a development may, at the sole discretion of the City and subject to certain requirements, satisfy a portion of its employee housing requirements by provision of special needs emergency/transitional housing units through either direct construction, land donation or the donation of existing units. There must be a quantified, demonstrated need for the emergency/transitional housing within the ParkCity boundaries. The housing must be developed in collaboration with a federally recognized, 501(c)(3) nonprofit organization. The housing must satisfy all requirements of the applicable Housing Guidelines and Standards as well as comply with all applicable local, state and federal requirements. Given the unique and varying characteristics of the population to be served, the rents for emergency/transitional housing must be approved in advance by the City Council.
- E. **Minimum Green Building Requirements.** All new construction or substantial rehabilitation projects developed in fulfillment of the affordable housing obligation must demonstrate that it meets the NAHB Green Standards or a LEED Certification level. All appliances and products including light bulbs shall be Energy Star qualified products for all new construction or substantial rehabilitation.
- F. **Affordable Unit Amenities.** Inclusionary units may differ from the market units with regard to interior amenities and gross floor area provided that:
1. These differences, excluding differences related to size differentials are not apparent in the general exterior appearances of the project's units; and
 2. These differences do not include insulation, windows, heating systems and other improvements related to the energy efficiency of the project's units.
 3. The gross floor area of the inclusionary units is not less than the minimum requirements listed in Section 9.B. above, unless waived by the City.
- G. **Methods of Meeting Minimum Requirements.** The following methods, in order of priority, may be used to meet the minimum affordable housing mitigation requirements.

1. **Construction of unit(s) on the site on which the development is proposed.** Affordable housing units shall be constructed on the project site, unless the developer can demonstrate compelling evidence that an alternative method would result in a better design, enhanced level of affordability or that the construction on-site would adversely affect the design of the project.
2. **Construction of the unit(s) within the Park City corporate limits provided such land, site or structure had not been previously deed-restricted for affordability.**
3. **Dedication of existing units within Park City corporate limits provided such units have not been previously deed-restricted for affordability.** Units must be of equivalent value, quality and size of the deed restricted units that would have been constructed on-site. Existing units must be in move-in condition with appliances, windows, heating, plumbing, electrical systems, fixtures and equipment in good working condition. The value of dedicated existing units will be determined, at the expense of the developer, by an appraiser selected by the developer from a list of certified appraisers provide by the City or by such alternative means of valuation as to which a developer and the City may agree. All units shall be inspected and shall meet applicable Park City building codes. Applicant shall bear the costs and expenses of any required upgrades to meet the above standards as well as any reports required to assess the suitability for occupancy and compliance with the standards of the proposed units. All appliances and products including light bulbs shall be Energy Star qualified products.
4. **Construction of units outside Park City, but within the Park City School District boundary as it stands on January 1, 2015.**
5. **Conveyance of land within the Park City School District boundary as it stands on January 1, 2015 provided such land has not been previously deed-restricted for affordability.** The developer may elect to (a) convey land to the City or its designee that is of equivalent value to the cash in lieu contributions that would be required under this Resolution, plus an additional 25 percent to cover costs associated with holding, developing, improving or conveying such land; or (b) convey land to the City or its designee that is of equivalent value (as of the date of conveyance) to that land upon which required units would otherwise have been constructed and properly zoned such as to allow construction of at least that number of units for which the obligation of construction is being satisfied by the dedication of the land. Land conveyance shall occur prior to the issuance of any building permit for the free market portion of the development. Should the City Council later elect to sell the land, all proceeds from the sale of the land shall be placed in a dedicated housing fund.
6. **Payment of Fees in Lieu of Development.** If the City determines that (1) no other alternative is feasible, or (2) such a payment would result in more immediate development of housing or (3) such a payment would leverage additional resources, then a Payment of Fees in Lieu of Development may be accepted. The collected funds may only be expended for projects located within the corporate limits of Park City or within the Park City School District boundary as it stands on January 1, 2015. The In Lieu Fee shall be based on the actual cost of construction in the prior year and published annually in June on the City's affordable housing webpage. Updates may occur more frequently at the request of the City Council to reflect changing real estate conditions. Any Fees in Lieu collected and any interest accrued, shall be used only for the purpose of planning for, subsidizing or developing affordable and employee housing.

SECTION 10. DEED RESTRICTION. Prior to the plat recordation provisions to ensure continued affordability of inclusionary units shall be embodied in legally binding agreements and/or deed restrictions, which shall be prepared by the developer, but which shall not be recorded or filed until reviewed and approved by the City Attorney with such modifications as it may deem necessary to carry out the purpose of this Resolution. No building permit application shall be accepted in the absence of proof of the execution of requirement agreements and covenants. In the event such restrictions are voided by bankruptcy or other legal action, the City may revoke the Certificate(s) of Occupancy until such time as subsequent owner complies with the standards herein.

SECTION 11. TIMING OF OCCUPANCY. The affordable units shall be ready for occupancy no later than the date of the initial or temporary occupancy of the free market portion of the project. If the free market units are to be developed in phases, then the affordable housing can be developed in proportion to the phasing of the free market units as approved in the Housing Mitigation plan.

SECTION 12. APPLICABILITY OF RESOLUTION TO PRIOR APPROVALS OR PENDING APPLICATIONS.

A. Prior Development Agreements. Developments, which received development plan approvals prior to the adoption of this housing resolution, shall conform to the provisions of the resolution in place at the time of applicable complete application. Any modifications to an existing Development Agreement that results in an increase in housing units or employee generation shall be subject to the provisions of this Resolution.

B. Prior Annexation. Unless otherwise provided in Conditions of Approval or a Development Agreement, Developments subject to affordable housing requirements imposed by annexation agreements entered into prior to the effective date of this Resolution may develop in conformity with the Resolution in place at the time the Annexation Agreement was approved.

C. Pending Project Approval Actions. Developments for which complete applications were filed prior to the effective date of this Resolution, but have not been reviewed by the appropriate body, must conform to the Resolution in place at time of application.

SECTION 13. HOUSING MITIGATION PLAN. The Applicant shall submit a Housing Mitigation Plan. The Housing Mitigation Plan shall be reviewed by the Planning Commission as part of the application to the City for the Annexations or Master Planned Development with a recommendation forwarded to the City Council. The Housing Mitigation Plan shall include the following:

- A. Calculation and Method.** The calculation of, and method by which housing is to be provided, in compliance with Section 8 “Calculation of Minimum Affordable Housing Requirement” and Section 9 “Method of Housing Requirement Compliance.”
- B. Unit Descriptions.** If affordable housing units are to be developed, a site plan and building floor plans (if applicable), illustrating the number of units proposed, their location, the number of bedrooms in and square foot of each unit, and the rental/sale mix of the development. The proposed sale prices and rent levels shall also be included.

SECTION 14. CONSTRUCTION TIMING.

- A. Construction of Market Units.** Affordable units shall be made available for occupancy on approximately the same schedule as a project’s market units; except that Certificates of Occupancy (temporary or permanent) for the last ten percent of the market units shall be withheld until Certificates of Occupancy have been issued for all of the inclusionary units. Other phasing agreements may be accepted, if doing so would accomplish additional benefits for the City consistent with the purposes of this Resolution. A schedule setting forth the phasing of the total number of units in a covered project, along with a schedule setting forth the phasing of the required inclusionary units shall be approved prior to the issuance of a building permit.
- B. Fulfillment in Advance of Obligation.** Affordable units may be completed in advance of development that triggers an affordable housing obligation. In instances where a residential or commercial developer wants to build and deed restrict units in advance of incurring an affordable housing obligation, the units will be valued as to number of AUEs under the Housing Resolution in existence at the time the market development occurs. The future development shall be identified within the recorded deed restriction document. The units shall be built in accordance

with prevailing Land Management Code and deed restricted at the time of approval. The total square footage of deed restricted units will be converted to Affordable Unit Equivalents in compliance with the Housing Resolution in effect at the time a plat is approved for the development that triggers the housing obligation. If for some unforeseen reason, the development triggering the obligation is not completed, the City will entertain a request that the recorded deed restriction(s) on the affordable units be removed.

SECTION 15. GOOD FAITH MARKETING REQUIRED. All sellers or owners of deed restricted affordable units shall engage in good faith marketing efforts each time a deed restricted unit is rented or sold such that members of the public who are qualified to rent or purchase such units have a fair chance of becoming informed of the availability of such units. A public marketing plan shall be submitted by the developer for the initial sale or lease of the units.

SECTION 16. LOCAL PREFERENCE OPTION. In order to address the City's local preference options, any deed restricted affordable housing project shall give preference to full-time employees (a minimum of 30 hours per week) of businesses within the Park City School District boundaries. Preference is also given to Senior Citizens (62 & older) and persons who are physically and/or mentally challenged.

SECTION 17. MAXIMUM RENTS AND SALES PRICES. The following provision shall apply to the calculation of rents, selling prices and/or carrying charges of deed restricted affordable units.

A. Occupancy. In calculating the rents or carrying charges of inclusionary units, the following relationship between unit size and household size shall apply:

- Dormitory/Single Room Occupancy: 1 person per 150 net livable square feet.
- Studio/Efficiency: 1 person per household
- One-bedroom: 1.5 person household
- Two-bedrooms: 2.5 person household
- Three-bedroom: 4 person household
- Four-bedroom: 6 person household.

B. Rental Units. In general, inclusionary rental units in any one development shall be rented at a price, which, on average, is affordable to a household with an annual income of 45 percent of Summit County AMI.

C. For Sale Units. In general, the initial sales price for an affordable unit in any one development shall average a price affordable to a household earning 80 percent of Summit County AMI "Target Household Income Sale Price shall be calculated according to the following guidelines: mortgage payment for the Owner Occupied Unit, including principal, interest, taxes and insurance ("PITT"), shall not exceed 30% of the Target Household Income. The assumptions used to calculate the sales price shall be: (i) a 5% down payment; (ii) a 30-year term; and (iii) an interest rate equal to the prevailing FirstHome rate, or its program equivalent, of the Utah Housing Corporation (www.utahhousingcorp.org) at the time of the offer.

D. Appreciation Limits. Provisions to ensure continued affordability of inclusionary units offered for sale shall include a formula limiting equity appreciation to either a shared percentage of the equity appreciation or a cap on the equity appreciation, with such adjustments for improvements made by the seller and necessary costs of sale as may be approved by the City. The form of the resale restriction shall be determined by the City at the time of approval of the Housing Mitigation Plan.

E. Limitation on Rental Rates and Terms. The rate at which an Owner shall rent the Units shall not exceed the Maximum Rent as established by the City in accordance with Section 17.B. above. The Maximum Rent shall be adjusted annually by the percentage increase in the Consumer Price Index for the

western region. Allowable increase will be published in June of each year on the City's affordable housing webpage. Unless otherwise approved, the minimum lease term shall be six months.

F. Income Limits. The City reserves the right to place an income/asset limitation for prospective owners or renters as needed to further the goals of this Resolution.

SECTION 18. TERM OF AFFORDABILITY. The Term of Affordability shall be for a period of not less than forty (40) years. At the expiration of the initial forty (40) year term, this Agreement shall be reviewed for additional consecutive ten (10) year terms, unless the City shall determine, based on an independent housing needs assessment, that the Unit is no longer necessary to satisfy the affordable/employee housing needs in Park City.

SECTION 19. WAIVERS. The City Council may waive all or part of the requirements of this Resolution in exchange for enhanced project affordability or livability including but not limited to the incorporation of sustainable building practices and systems in the unit design and development.

SECTION 20. ADMINISTRATIVE RELIEF. The City Council may waive all or part of the requirements of this Resolution where the applicant can establish by clear and convincing financial data and other evidence relating to the character of the development or surroundings that the imposition of the requirements set forth in this article shall create an economic hardship. The Council shall use the same standards that it applies to historic properties in making a determination of economic hardship. A waiver under this section shall be granted only to the extent necessary to relieve the hardship or difficulty that serves as the basis for the requested waiver and shall not be considered precedent for future requests for administrative relief.

SECTION 21. SEVERABILITY. If any section, subsection, sentence, clause, phrase or portion of this Resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate distinct and independent provision and such holding shall not affect the validity of the remaining portions of the Resolution.

SECTION 22. EFFECTIVE DATE. This Resolution shall take effect upon adoption by the City Council. All prior Housing Resolutions and parts of Resolutions in conflict with the provisions of this Resolution are hereby repealed. This Resolution repeals and replaces all prior housing resolutions including Resolution s 37-91, 8-93, 6-94, 7-95, 17-99,10-2006, 20-07, 25-12, 02-15, and 13-15.

HISTORY

Adopted by Res. [03-2017](#) on 2/16/2017

HA 01-2016

Resolution HA 01-2016

A RESOLUTION ESTABLISHING AN AFFORDABLE HOUSING PRODUCTION GOAL FOR THE
PARK CITY HOUSING AUTHORITY

WHEREAS, in order to promote a range of affordable, quality housing opportunities within Park City for persons of all economic levels; and

WHEREAS, Park City is a world-class community and our quality of life and ability to live in this beautiful mountain community is dependent upon the availability of a variety of housing options to meet the socio-economic needs of people who live and work here; and

WHEREAS, Park City is committed to maintaining a community that contains a broad diversity of owner-occupied and rental housing types; and

WHEREAS, Park City is committed to promoting new housing development that is energy efficient, environmentally sensitive and that blends with the City's natural environment; and

WHEREAS, since 2008 sale prices for all homes has escalated exponentially and the job market has similarly increased resulting in high numbers of commuters and few workforce residents;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council do hereby

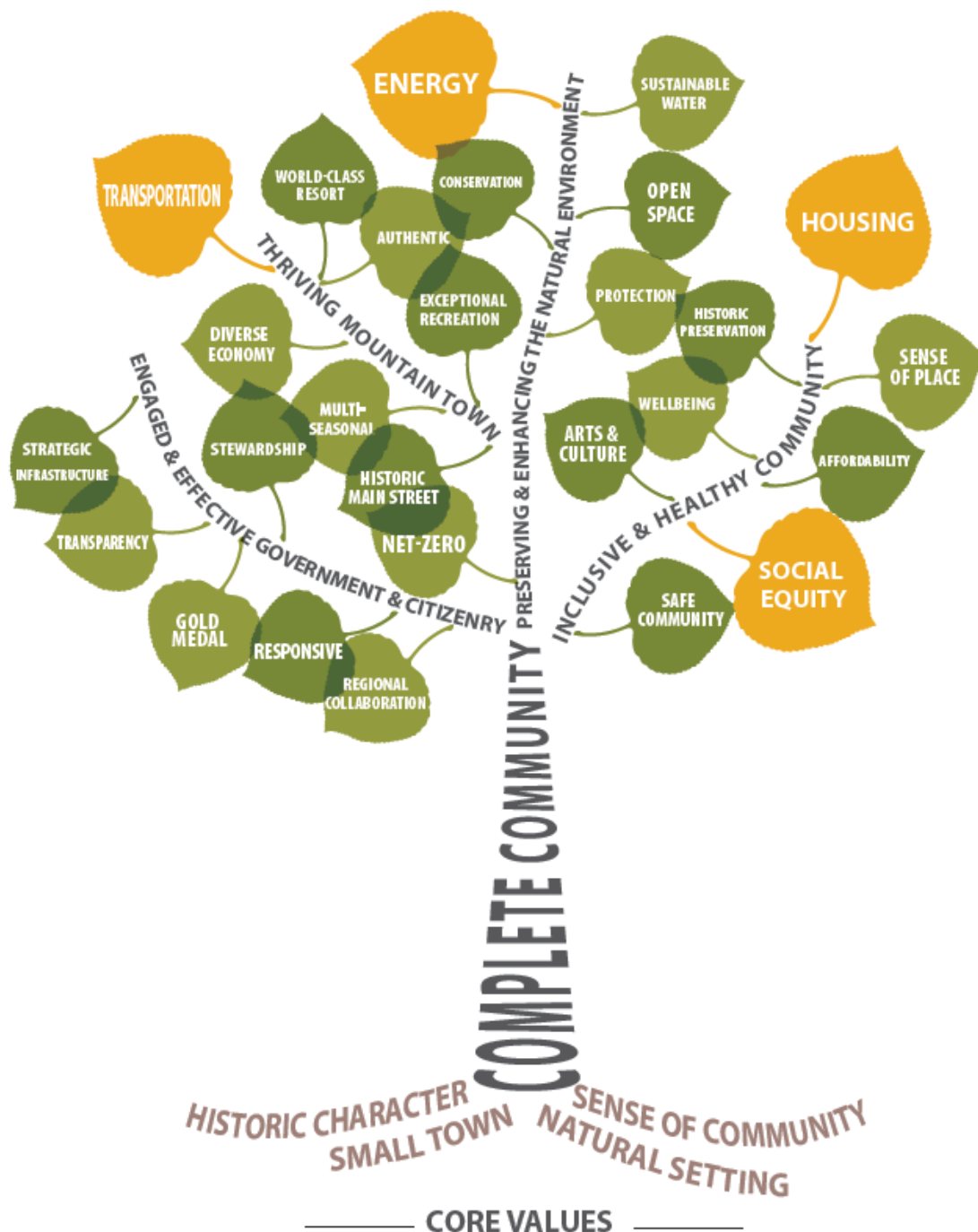
proclaim an affordable housing goal of 800 units by 2026 with an interim goal of 220 units by 2020. A "unit" in this context shall mean a complete house, condo, or apartment and is not measured by size, square footage or AUE measure. A "unit" can be any approved final product from a 200 SF studio to a 1,400 SF three-bedroom single family home or condominium.

PASSED AND ADOPTED this 17th day of November, 2016.

PARK CITY MUNICIPAL'S LONG-TERM STRATEGIC PLAN



Through **evolving and sustaining a complete community**, the City Council of Park City Municipal Corporation developed four strategic goals and three critical priorities that guide decision-making and provide the structure for ensuring that incremental, measurable steps are taken to achieve the community's vision and values.



This document summarizes Park City's approach in the long-term to pursue Council's Strategic Goals & Priorities and to **keep Park City "Park City"**.

EXECUTIVE SUMMARY

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Executive Summary

Park City is a first-name town offering first-class service. The City provides exceptional, cost-effective benefits to our residents, including outstanding facilities and amenities, a small town atmosphere, a strong sense of community, and historic character. Park City attracts visitors from around the globe with our world-class skiing and recreation, vibrant arts and culture scene, multi-seasonal events, and “funky” personality. Park City is an accessible and well-managed community, which makes it a unique and desirable place to call home—for a weekend or for a lifetime.

Park City Municipal’s Long-term Strategic Plan gives us—full and part-time residents, PCMC employees, hospitality workers, and whoever loves Park City and is interested in ensuring its future success—the tools to align resources and decision making so that we do not run from uncertainty but embrace it and plan for it. Park City Municipal’s Long-term Strategic Plan is comprised of the Community Vision and Values, a Mission Statement, Council Strategic Goals and Priorities, Desired Outcomes, and Key Indicators and is the definitive resource that aligns all of these components while demonstrating to the community the various efforts underway to realize their vision.

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COMMUNITY VISION

CORE VALUES



In 2009, Park City Municipal Corporation conducted a process that included a series of interviews, surveys, open houses and other community input methods to better understand the way residents see Park City, what they value and what they want their local government to focus on. The City learned that its mandate is to **Keep Park City “Park City.”** The community also identified four **Core Values**, three **Unique Attributes** and four **Influence Levers** that make Park City “Park City.”

Keeping Park City “Park City”

The Community Vision: This is the foundation of any long-range plan, is aspirational in nature and articulates the ongoing desired future state of the community. It is intended to inspire stakeholders to a common goal and to guide policy and resource allocation decisions. Used properly, it can outlast short-term philosophical shifts or priority changes to ensure the city’s progress continues along a path consistent with its residents’ shared values. By the same token, making the vision transparent and continuing to engage the community around it ensures the opportunity for it to evolve along with the residents.

The Core Values: These are the qualities identified through the visioning process that reflect the core, or heart, of Park City. These core qualities are enduring and if significantly altered would affect the essence of Park City.



Sense of Community: This is what unites Parkites—a common ground built on a diverse social, economic, and cultural backgrounds. It’s essential that Park City strike a balance between maintaining the local quality of life and cultivating a thriving tourism industry.

Natural Setting: This value reflects not only the beauty of our natural environment, but also the important role of nature in Parkites’ commitment to the environment. This commitment includes open space, sustainability, green building practices, balanced growth, and wildlife.

Small Town: An experience of place through the natural and built environment. To secure Park City for future generations and the experience we have today, an approach to balanced growth must be a key tenet of our community development strategy.

Historic Character: Protecting the rich history of place, character and heritage while allowing economic development that complements it.

Unique Attributes: The qualities that make Park City unique and set Park City apart from other communities that may also have similar core qualities. These attributes may evolve and change over time.



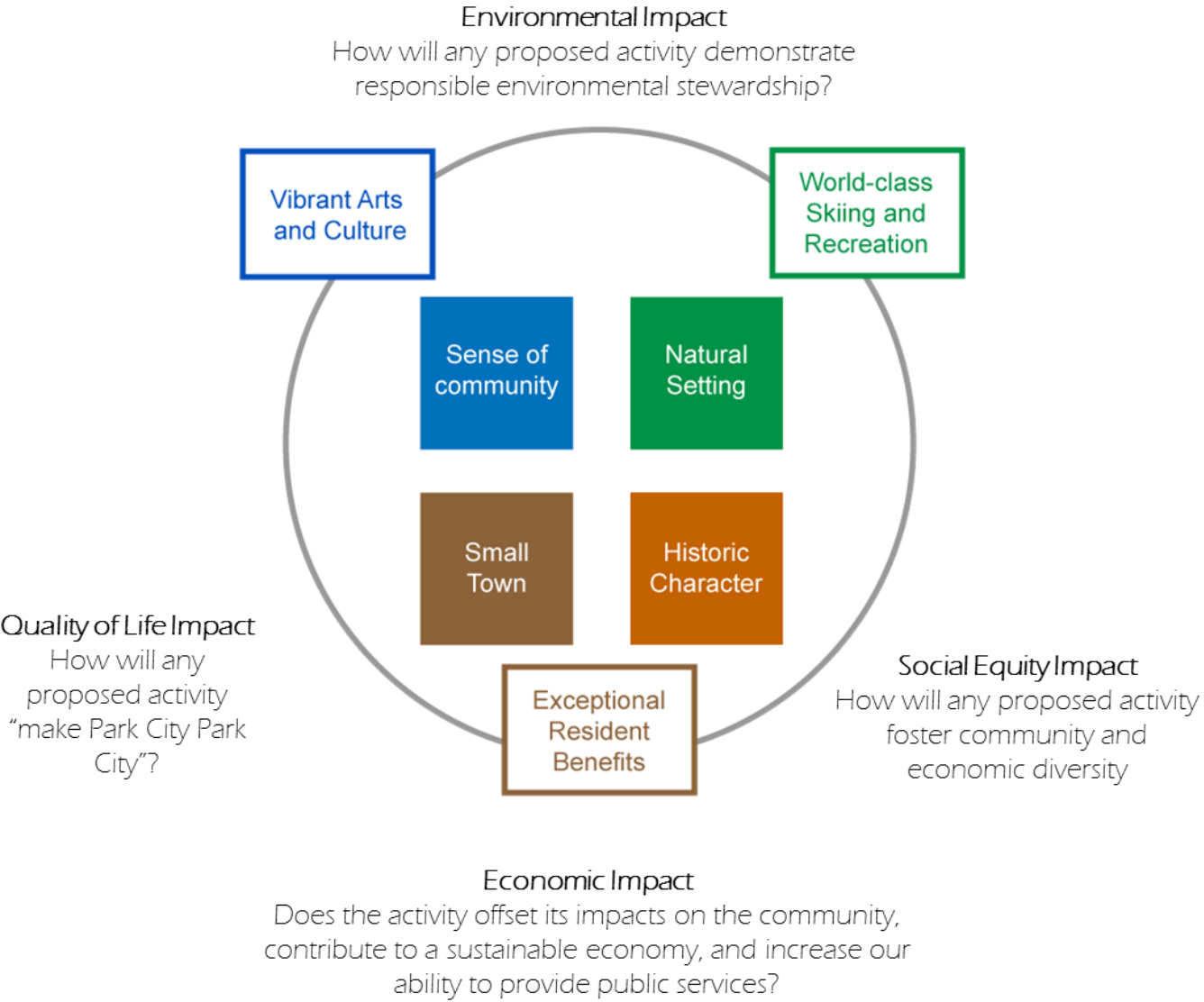
These assets and attributes form the core of Park City and make it a highly desirable place to live and visit. Because of this, Park City has much to offer – including world-class skiing and recreation, vibrant arts and culture, and exceptional resident benefits. When the core values are carefully preserved in harmony with those attributes the community has to offer the rest of the world, Park City will remain “Park City.”

The Influence Levers: The levers work in an interconnected framework to keep Park City “Park City.” These four areas form a network of considerations that must be taken into account when analyzing how a project will affect Park City’s system:

- Environmental Impact:** How will the proposed activity demonstrate responsible environmental stewardship?
- Quality of Life Impact:** How will the proposed activity contribute to keeping Park City “Park City?”
- Social Equity Impact:** How will the proposed activity foster community and economic diversity?
- Economic Impact:** How will the proposed activity offset its impacts on the community, contribute to a sustainable economy, and increase our ability to provide public services?

COMMUNITY VISION

CORE VALUES



*If you want to move people, it has to be toward a **vision** that’s positive for them, that taps important **values**, that gets them something they desire, and it has to be presented in a compelling way that they feel inspired to follow. ~Martin Luther King*

MISSION STATEMENT

EVOLVING & SUSTAINING A COMPLETE COMMUNITY



Looking to the Past to Create a Complete Community

In helping forge the future of our town, there is value in looking to the past. Park City's legacy helped create our modern identity and, indeed, our soul. Historically, ours was a fairly complete town that included a full cross-section of residents and a wide spectrum of economies. Because of its remoteness, the community was, by necessity, more self-contained and more self-sufficient. People lived, shopped, and recreated within the town itself.

Opportunity for All, not just for Some

Before tourism became a major driver of the economy people came to Park City looking for a better life. Theirs was not a luxurious life, but it was rich with connections and community. Despite Park City's ramshackle appearance, they felt a palpable sense of opportunity. And they were following in their predecessors' footsteps: miners also came seeking their fortunes against tough odds. Through hard work—and, make no mistake, a great deal of luck—folks were able to come out ahead and make a place for their families.

We want to make sure that future generations have the same opportunities we did, but worry that this is slipping away. We also worry when we hear folks in town express a sense of entitlement about their good fortune. This sentiment can be very dangerous, and the resulting "us-versus-them" attitude only degrades the fabric that binds us together.

Fortune smiled upon Park City once during the silver strike, and we're enjoying a second run of good luck now. But the success of our local ski industry has created a paradox: the town was built by many who cannot enjoy the fruits of their own labor. The cost of living has become prohibitive for the working and middle classes, and we have become less complete and more polarized as a result. Vital members of our community live outside the city, commuting greater and greater distances. Those who do reside in town often live in over-crowded conditions or spend an exorbitant portion of their income on monthly housing costs. The truth of the matter is that a sizable contingent of our community is living in poverty, and we have yet to really come to grips with the issue. These folks don't have a voice in the public dialogue, but the town couldn't run without them. We must engage them in the public discourse and community affairs.

Restoring Completeness through our Critical Priorities:

Transportation, Housing & Energy

City Council has designated three issues as critical priorities—traffic and transportation, affordable housing, and energy reduction. We understand that these issues are intrinsically linked: solving housing will greatly mitigate traffic, and mitigating traffic and commute times will greatly reduce energy use and air pollution. Some residents worry that bringing more affordable and attainable housing into the region will affect property values, but we would counter that a community without completeness is less resilient, less vibrant, and less desirable. We don't want to become a shell of what we "once were."

It's About all of Us, so Make your Voice Heard

As we tackle these critical priorities, I encourage you to be part of the conversation. We endeavor to be as accountable, accessible, and transparent as possible. As the phrase goes, what we lack in efficiency we make up for in transparency! Accountability also goes hand in hand with trust, and trust stems from four things: competence, commonality, conduct, and intent. If people feel they are being heard, they will trust you to manage the process.

The challenges we face as a community are daunting, but we're excited about what lies ahead. How do we return to the completeness of our grandparents' and great-grandparents' generations? Knowing what our predecessors went through when they lived in Park City (theirs was truly a hardscrabble existence), we are immensely grateful for our current standard of living. Our predecessors enjoyed a collective sense of belonging, and that is what will really make us happy in the end.

We hope you share our optimism about the future of our town, and we hope you will make your voice heard—whether at a city council meeting, a community event, or just a casual conversation on the street with your neighbor. Together, we can, once again, make Park City a complete community—one that reflects our collective values of empathy, dignity, cultural richness, and environmental stewardship.

MISSION STATEMENT

EVOLVING & SUSTAINING A COMPLETE COMMUNITY



What does *Evolving & Sustaining a Complete Community* mean?

A mission statement is a statement of purpose. It clearly outlines the overarching goal of the organization. It answers these questions for the organization: Why do we exist? What do we do? What is our core purpose? What is unique about us? Who do we do it for? Who should we do it for?

Park City Municipal's mission statement is "Evolving & Sustaining a Complete Community." This was developed at the 2016 Council Retreat and gets to the heart of what the City is striving to do. A complete community strikes a balance between sustaining an exceptional quality of life and managing a thriving mountain community, while continuing to preserve and enhance the natural environmental. A complete community is engaged with their government, which is, in turn, engaged with the public. Through community engagement the City Council has identified three critical priorities: Energy, Transportation, and Housing. The City believes that by striving to solve these three issues our town will be more complete. The following are the elements that make up a complete community:

Complete Representation

Multi-cultural, non-discriminatory, diversity, inclusion
All ages, incomes, races, occupations, religions, beliefs and preferences

Complete Life Cycles

From cradle to cane
Families that continue in the community

Complete Infrastructure

Fundamental (or essential) first
Roads, water, safety, energy, wellness and transportation

Complete Services or Amenities

Schools, libraries, arts & culture, grocery, parks, restaurants, shops, recreation, and government

Complete Economy

Resort economy balanced with local economies within the community

Complete Environment

Preserved natural resources
Net-zero
Open Spaces

Complete Engagement

Citizen involvement
Responsive government
Stewards of the public trust

Complete History

Protecting all our pasts to tell the story to the future
Historic preservation of buildings & structures

Complete Design

Artful relationship of building that is sensitive to the site, neighborhood, regional vernacular, and environment

MISSION STATEMENT

Park City Municipal's mission statement is **Evolving & Sustaining a Complete Community** and gets to the heart of what the City is striving to do. A complete community strikes a balance between sustaining an exceptional quality of life and managing a thriving mountain town, while continuing to preserve and enhance the natural environment. A complete community is engaged with their government, which is, in turn, engaged with the public. Through community engagement the City Council has identified four critical priorities: **Energy, Transportation, Housing, and Social Equity**. The City believes that by striving to make substantive progress on these four issues our town will be more complete.

Council Strategic Goals

Comprehensive, high-level, and over-arching reasons the organization exists in the eyes of the community

Thriving Mountain Town

Community Critical Priority

Transportation: Congestion Reduction, Local and Regional \$CIP

Desired Outcomes:

- World-class Resort Community \$CIP
- Resilient and Sustainable Economy \$CIP
- Wide Variety of Exceptional Recreation \$CIP
- Varied and Multi-seasonal Event Offerings \$
- Balance Between Tourism and Local Quality of Life
- Sustainable and Effective Multi-modal Transportation \$CIP

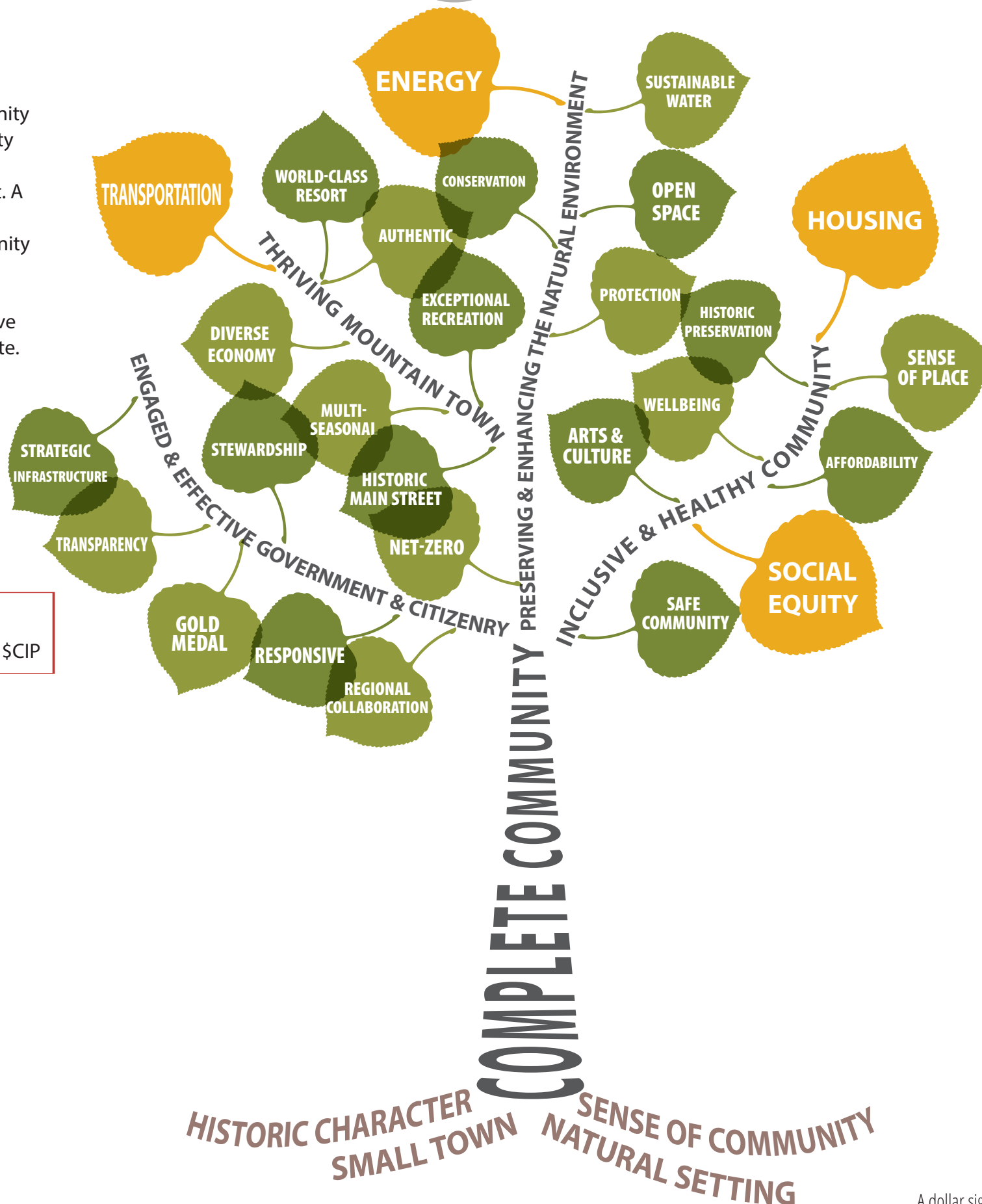
Engaged & Effective Government & Citizenry

Community Top Priority

Community Engagement \$

Desired Outcomes:

- **Fiscally and Legally Sound \$**
- **Well-maintained Assets and Infrastructure \$CIP**
- Transparent Government
- Responsive Customer Service
- Engaged and Informed Citizenry \$CIP
- Gold Medal Performance Organization
- Strong Working Relationships with Strategic Stakeholders



CORE VALUES

Community Priorities

Critical: If we don't get these right, could have a significant negative impact on our community.

Top: City Council would like to see significant progress on these.

Preserving and Enhancing the Natural Environment

Community Critical Priority

Energy: Conservation, Renewable Energy, Carbon Reduction and Green Building Incentives \$

Desired Outcomes:

- **High Quality and Sustainable Water \$CIP**
 - Net-zero Carbon City by 2032 \$
 - Net-zero Carbon Government by 2022 \$
 - Environmental Pollution Mitigation \$CIP
- Abundant, Preserved, and Accessible Open Space \$CIP

Inclusive & Healthy Community

Community Priorities

CRITICAL:

Housing: Middle Income, Attainable & Affordable Housing \$CIP

Social Equity

TOP:

Citizen Wellbeing \$
Arts & Culture \$CIP

Desired Outcomes:

- **Safe Community \$**
 - Affordable Cost of Living
 - Live and Work Locally \$CIP
 - Vibrant Arts and Culture \$CIP
 - Distinctive Sense of Place \$CIP
 - Protected and Celebrated History
- Social Justice and Well-being for All
- Walkable and Bike-able Community \$CIP
- Mental, Physical, and Behavioral Health \$

A dollar sign (\$) indicates a new annual operating budget recommended funding allocation.
A dollar sign and CIP (\$CIP) indicates recommended capital improvement funding.

Essential Desired Outcomes in Bold

COUNCIL

STRATEGIC GOALS



The City Council developed four Strategic Goals—each followed by a narrative description of success—that guide decision-making and provide the structure for ensuring that incremental, measurable steps are taken to achieve the Community Vision. The goals are a key component of Park City’s Long-term Strategic Plan, not only for Council but for residents and Park City staff as well. They provide a philosophical foundation for the Council in its role as a policymaking body. For Park City staff, they provide guidance on how to manage finite resources in the face of nearly infinite expectations. Strategic goals should be:

High-level and overarching reasons the organization exists in the eyes of the community

Remain consistent and unchanged over time

Comprehensive

Thriving Mountain Town

Park City is known as a world-class resort community because of its distinct and recognizable brand, a seamless network of multimodal transportation, and interconnected resorts. Park City has struck a unique balance between tourism and sustaining an exceptional local quality of life. Tourism remains a chief driver of Park City’s economy due to its accessibility, quality snow, and great summer weather. World-renowned recreational opportunities and an expansive trail network are the center of activity, complemented by multi-seasonal special events and unique, locally owned businesses. Park City full and part-time residents recognize the exceptional benefits the economic base provides and the paramount importance of fostering and expanding the resort economy in harmony with community values.

Engaged & Effective Government and Involved Citizenry

PCMC has earned the trust of the community by engaging its citizens and regional partners, being responsible stewards of tax dollars, and providing uncompromising quality and customer service. This is enabled by a customer-centered organizational structure; a culture that embraces accountability and adapts to change; and funding mechanisms and policies that support innovation. Investing in our people is essential to maintaining a high-performing and strategic-minded workforce. PCMC employees are equipped with the core skills that allow them to be self-managed, creative, and flexible in anticipating and responding to community needs. Our investments are protected by ensuring that systems and infrastructure are maintained, making responsible and effective use of technology and being fiscally and legally sound.

Preserving & Enhancing the Natural Environment

Park City is proud that it is recognized as a model environmentally-conscious community as it works towards its net-zero goals. Residents develop, participate in and support initiatives to protect the long-term health of the natural environment and Park City policies and investments work in concert with these efforts. Carbon reduction, energy, clean soils, water conservation programs and open space acquisition not only attract residents and visitors to Park City, but also advance community environmental goals and preserve the unique natural setting. Park City recognizes that careful planning to ensure a sustainable water supply that meets the City’s current and future need is essential to our long-term viability.



Inclusive & Healthy Community

Park City is a safe and healthy community where residents can live, work and play. In order to maintain Park City’s appeal, PCMC invests in those areas that ensure an exceptional quality of life. By creating a sense of place, we balance the historic character and small town atmosphere with the varying needs of our residents and visitors. A mix of art, culture, perspectives, and lifestyles is welcomed and celebrated. There are diverse job opportunities that pay a living wage and enable full-time residents to affordably live within a reasonable distance of their jobs. Preserving our unique history is vital to the longevity of the City’s character and is at the forefront when key planning and economic development decisions are made.

COUNCIL

PRIORITIES



The Community Vision and Core Values were created based on extensive feedback from residents who expressed their desire to maintain many of the current characteristics of the city they call home. While Park City residents want to preserve the historic character and small town feel of the city, many also expressed concern about the lack of housing affordability, increasing traffic and congestion, the need to cultivate diversity, and the fragility of a snow-dependent economy. They believe that, left unaddressed, these issues threaten the future of Park City. These concerns are reflected throughout the vision and are addressed more specifically by Council’s Priorities. The idea was to bring high focus to issues the City needs to “get right” and to be able to see progress on these issues by highlighting them and continually discussing them. These are the “marching orders” for the year, where Council would like to see a more detailed or specific plan of action. This action plan may include a new direction, plan, or resources in order to achieve the Council’s priorities. Council reviewed and updated these priorities in their 2017 Council Retreat.

Critical Priorities

If we don’t get these right, could have a significant negative impact on our community:

Housing: Middle Income, Attainable & Affordable Housing

Facilitate a range of affordable, quality housing opportunities that meet the life-cycle needs of persons at all economic levels.

Transportation: Congestion reduction; local & regional plans

Develop and maintain a safe, energy efficient, and integrated multi-modal transportation system.

Energy: Energy Conservation, Renewable Energy & Carbon Reduction, and Green Building Incentives

Conscientious energy consumption and continuously evaluate opportunities to reduce carbon footprint.

Social Equity:

Recognize our diverse populations within our complete community and strive for equitable public administration of services, justice and social well-being for all. Value and appreciate our differences and embrace our common humanity and contributions

Top Priorities

City Council would like to see significant progress on these:

Community Engagement

Citizen Wellbeing

Arts & Culture

FROM GOALS TO OUTCOMES & PERFORMANCE



In order to ensure results and accountability, **Desired Outcomes** were built into the City’s Strategic Plan grouped together by Council’s Goals. The Desired Outcomes are observable effects that visibly demonstrate success in each Goal area. They are the guideposts for making funding and planning decisions. They help determine if we are moving the “dial” on achieving Council’s objectives. The Budgeting for Outcomes process is tied intrinsically to the Desired Outcomes, which help ensure that resources are allocated to the most effective efforts related to achieving the community’s vision. The Desired Outcomes were reviewed and updated during the City Council Retreat in March. These Desired Outcomes are below:

Thriving Mountain Community

- Sustainable and Effective Multi-modal Transportation
- World-class Resort Community
- Wide Variety of Exceptional Recreation
- Balance Between Tourism and Local Quality of Life
- Varied and Multi-seasonal Event Offerings
- Resilient and Sustainable Economy

Engaged & Effective Government & Citizenry

- **Fiscally and Legally Sound***
- **Well-maintained Assets and Infrastructure***
- Engaged and Informed Citizenry
- Strong Working Relationships with Strategic Stakeholders
- Transparent Government
- Gold Medal Performance Organization
- Responsive Customer Service

Preserving & Enhancing the Natural Environment

- **High Quality and Sustainable Water***
- Net-zero Carbon Government by 2022
- Net-zero Carbon City by 2032
- Abundant, Preserved and Publicly-accessible Open Space
- Mitigation of Environmental Pollutants

Inclusive & Healthy Community

- **Safe Community***
- Live and Work Locally
- Affordable Cost of Living
- Diverse and Tolerant Population
- Distinctive Sense of Place
- Protected and Celebrated History
- Vibrant Arts and Culture
- Walkable and Bike-able Community
- Mental, Physical and Behavioral Health

Strategic Planning:
*A **deliberative**, disciplined effort to **produce fundamental decisions and actions** that shape and guide what an organization is, what it does, and **why** it does it.*
~John M. Bryson



Key Performance Indicators

Similarly, the **Key Performance Indicators** are high-level measures that gauge effectiveness and allow Park City stakeholders to compare their performance to that of similar service providers and monitor their efforts over time. Both the Desired Outcomes and Key Indicators are tied to the Budgeting for Outcomes process, which helps ensure that resources are allocated to the most effective efforts related to achieving the community’s vision. The Key Indicators selected do not represent the totality of measures that could be used, rather they are those that will best communicate whether we are meeting the expectations set forth in the community visioning process.

*Essential Desired Outcomes

FROM GOALS TO PLANS OF ACTION



An integral piece of the strategic planning process is to ensure that the municipal government’s operations and processes provide the appropriate environment for the City to succeed at achieving the Community’s Vision. Simply producing a strategic planning document does not ensure success. That requires effective leadership and an implementation plan that takes the current City practices to the next level by incorporating the concepts of the strategic plan into the City’s day-to-day activities.



The City’s Long-term Strategic Plan relies on the Biennial Strategic Plans, the Departmental Business Plans, and the Budgeting for Outcomes process to ensure that City operations are working in tandem with Council’s priorities and outcomes. While this plan should be updated every four years, these documents are updated more regularly (annually and biennially) in order to ensure continued progress toward the Community Vision and keep the concepts active. The next few paragraphs define the use of each of these resources and how they make the City’s Long-term Strategic Plan a living document:

Biennial Strategic Plan

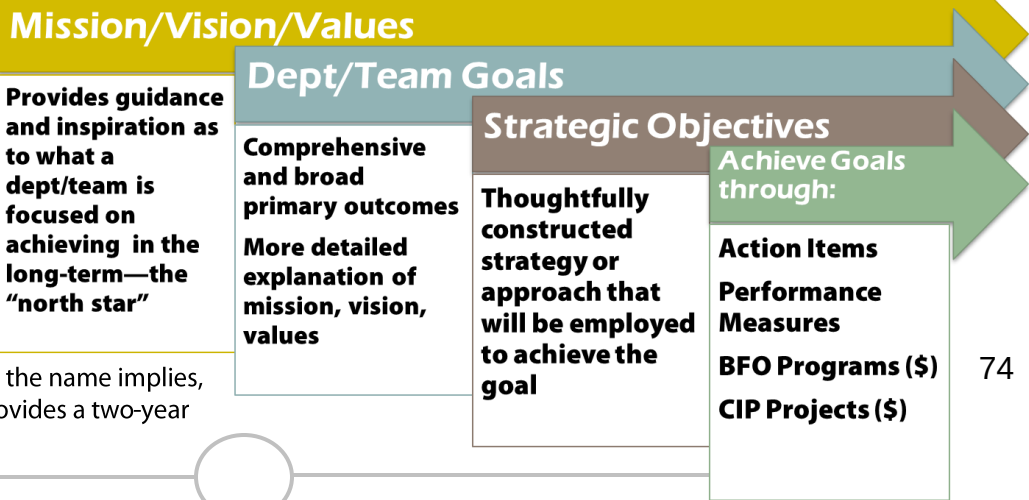
The **Biennial Strategic Plan** is a single strategic document that takes the City’s Long-term Strategic Plan and breaks it down into shorter, more actionable units. As the name implies, the plan is produced every two years and provides a two-year

horizon for the strategic direction of the City. It is envisioned that only minor updates will occur in the off year as this document is not intended to provide tactical, day-to-day operations of the City but a higher level of strategic direction that will give the community a better sense for where the City is heading. The Biennial Strategic Plan is categorized by each of the four Council Goals and a central document for citizens to reference that best describes the strategies that the City is using to achieve the Desired Outcomes. The Biennial Strategic Plan is a culmination of the more detailed Departmental Business Plans that are produced and updated by each City department at the beginning of the budget process each year.

Department Business Plans

Department Business Plans are developed and revised annually to reflect the more day-to-day operations of a department and how it aims to, in that fiscal year, work to move the dial on the Desired Outcomes and Key Indicators outlined in the City’s Long-term Strategic Plan. The Department Business Plans are not produced in a silo, but rather are developed in teams as staff works to develop the Biennial Strategic Plan. Working with these two documents together will ensure that departments are not doing duplicative work and will help to further promote coordination of resources to achieve the outcomes identified in the most effective manner. The Department Business Plans are working documents that provide each department with tactical guidance on the specific “how” and “what” for achieving the Council’s Desired Outcomes. Not all of the specific strategies that are in the Department Business Plans are in the Biennial Strategic Plan; however, every high level strategy that is in the Biennial Strategic Plan represents a strategy in a Department Business Plan.

Furthermore, to ensure that Council’s goals are carried out, department managers must also identify and refer to them when making the departmental goals, strategic objectives, action items and performance measures.



FROM GOALS TO RESOURCE ALLOCATION



The budget process is an essential element of financial planning, management, control, and evaluation for the City. It provides an opportunity for the citizens paying for governmental services to be heard by their elected representatives.

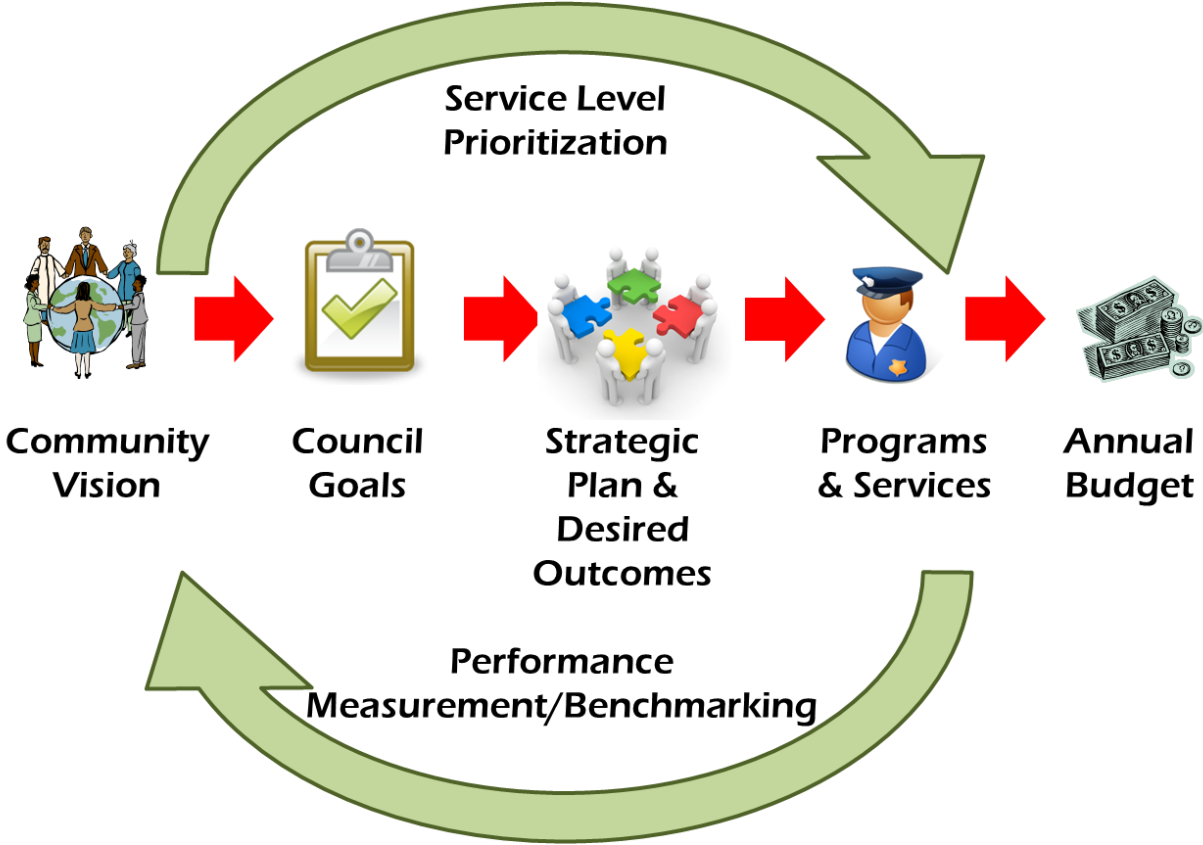
Budgeting for Outcomes (BFO)

Currently, the City employs a Budgeting for Outcomes (BFO) process that focuses on Council priorities and objectives as the driving factor for determining the annual budget. BFO is a way to link Council's policy goals to the day-to-day management operations of the City. Council's Goals are taken into account when department managers identify which Desired Outcomes will be met when requesting budget operating and capital options.

goals and then receiving offers from City departments, the City can make better-informed decisions regarding the prioritization and cost of City services and programs.

The evaluation of programs as part of this process may also identify potential duplication of efforts or opportunities to consolidate similar programs and/or services that are delivered through partnership with other governmental agencies, non-profit agencies, or the private sector.

The **Budgeting for Outcomes** bid process provides the monetary resources to support and implement the strategies that are identified in the Department Business Plans. If any changes of funding occur that eliminate a service or program, or significantly decrease the funding for a service or program during the



BFO provides a comprehensive review of the organization, identifying every program offered and its cost, evaluating the relevance of every program on the basis of the community's priorities, and ultimately guiding elected officials to the policy questions they can answer with the information gained from the process. Thus, BFO will inform the development of the City's Budget and serves as a tool to identify potential service reductions and eliminations. By creating Desired Outcomes within Council

budget process, the Department Business Plans need to be updated to reflect the impact of that decision to achieving the Desired Outcomes. Over time, the City may determine that some of the services and strategies currently observed do not help to move the dial on achieving the outcomes identified in the City's Long-term Strategic Plan and may shift gears with certain strategies or initiatives and those changes will be approved/disapproved during the Budget for Outcomes process.

LONG-TERM STRATEGIC PLAN THE GENERAL PLAN

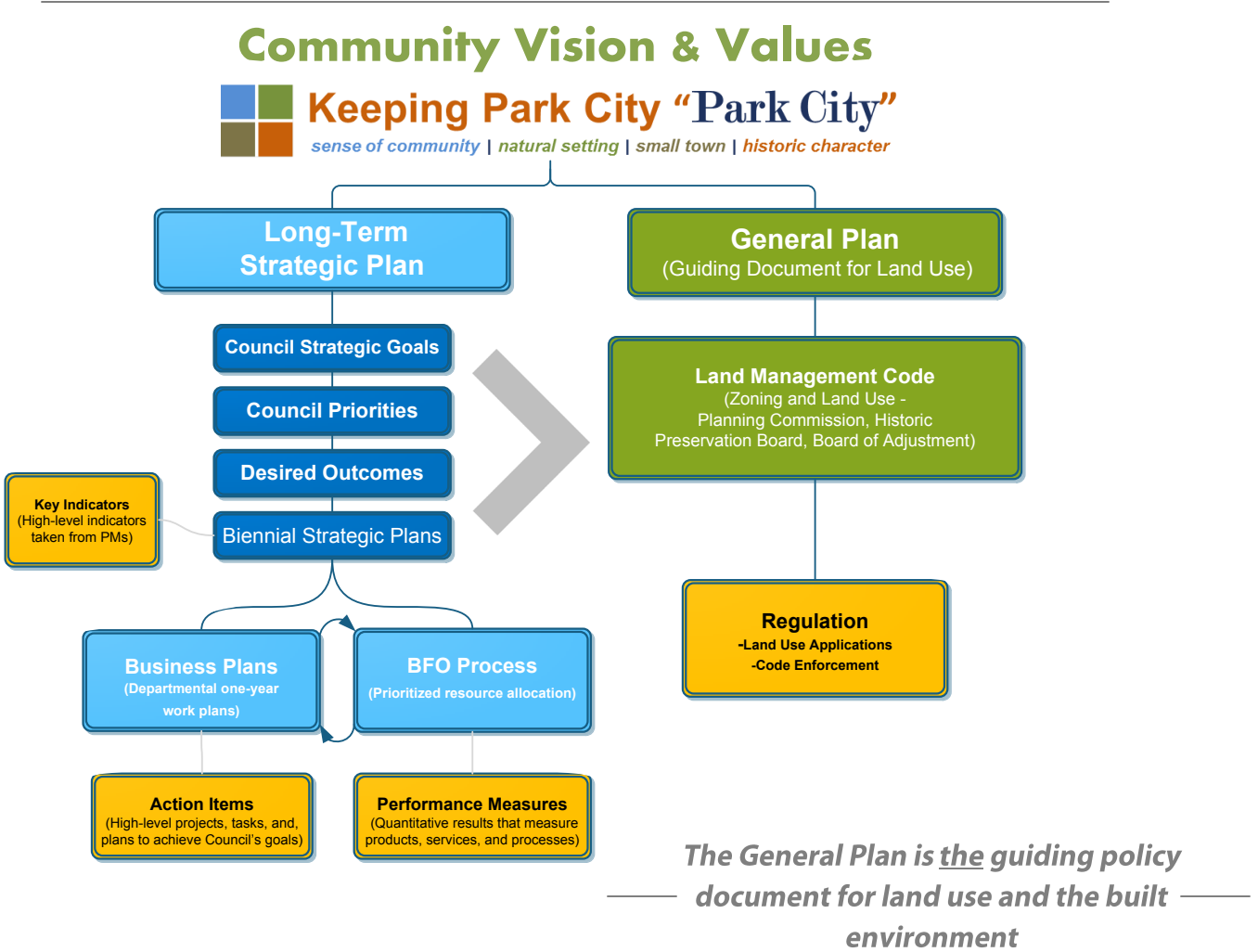


Long-term Strategic Plan

Park City Municipal's Long-term Strategic Plan gives us the tools we need to guide decision-making and provide a structure for ensuring that incremental, measurable steps are taken to achieve the Community Vision and Council Goals and Priorities. It provides a philosophical foundation for the Council in its role as a policymaking body. For Park City staff, it provides guidance on how to manage finite resources in the face of nearly infinite expectations. It's the definitive resource that aligns all of the strategic components while demonstrating to the community the various efforts underway to realize their vision.

The General Plan

The General Plan is the blueprint for future growth and development of land within the community. It builds upon and is structured by the City's Core Values. It was adopted by Council three years ago and should be updated every five. The General Plan is a long-range policy plan that guides future Land Management Code (LMC) changes. The LMC is the regulatory document addressing specific zoning and land uses. Enforcement of the LMC is implemented through processing land use applications. Code enforcement takes action on existing LMC violations.



Conclusion

The City's Long-term Strategic Plan and the General Plan have different purposes and goals, but both stem from the same roots of the City's Core Values and both are striving toward sustaining a complete community. The hope is that, as the City works with the two strategic documents, they shouldn't be seen as competing or confusing to the public or to the staff who are trying to determine how to align their work to achieving the City's vision, but rather that they work in harmony with one another.

8-3-6 Affordable Housing Fraud

A. DEFINITIONS.

1. Affidavit of Compliance. Form sent annually to owners of property that is deed restricted for affordability requiring signature and notarization establishing compliance with the deed restrictions recorded against said property.
2. Deed Restricted Affordable Housing Unit. Any housing unit that has deed restrictions recorded against the unit preserving affordability.
3. Domicile. The place where an individual has a fixed permanent home and principal establishment; to which the individual if absent, intends to return; and in which the individual and his or her family voluntarily reside, not for a special or temporary purpose, but with the intention of making a permanent home for a minimum of nine months out of each calendar year.
4. Maximum Resale Value. Maximum Resale Value is based on the resale formula established in the applicable deed restriction.

B. AFFORDABLE HOUSING FRAUD. A person commits the offense of Affordable Housing Fraud if the person does any of the following with the intent to defraud, mislead, receive unjust enrichment, or otherwise circumvent the proper application of recorded deed restrictions for affordable housing:

1. Knowingly makes any material misstatement, misrepresentation, or omission during the purchase, sale, mortgage lending process, leasing, or other process involving a deed restricted affordable housing unit, intending that it be relied upon by a buyer, seller, mortgage lender, borrower, renter or any other party;
2. When dealing with a deed restricted affordable housing unit, knowingly:
 - a. Participates in or facilitates any contract or other agreement other than a standard Real Estate Purchase agreement or other formal real estate contract or agreement for the real property, to sell or purchase improvements to the real property or personal property for a value in excess of the deed restricted maximum resale value;
 - b. Obtains or facilitates financing of a deed restricted affordable housing unit at an amount greater than the deed restricted maximum resale value;
 - c. Closes an escrow or facilitates a transfer of the property without fully complying with all requirements related to a transfer of the property;
 - d. Leases an affordable unit without fully complying with the requirements set forth in the deed restrictions;\
 - e. Fails to occupy his or her deed restricted affordable housing unit as his or her primary residence; or
 - f. Fails to file or cause to be filed annually a signed and notarized affidavit of compliance, or provide false information on the affidavit of compliance;
3. Knowingly files or causes to be filed with any county recorder in Utah any document that the person knows contains a material misstatement, misrepresentation, or omission; or
4. Received any proceeds or any compensation in connection with a sale, lease or financing of a deed restricted affordable housing unit that the person knows resulted from a violation of this section.

C. PENALTY. Any person violating the provisions of this ordinance shall be guilty of a class B misdemeanor. Any person convicted of violating this section is disqualified from further participation in affordable housing programs within the city limits for a period of five (5) years

following the date of such conviction; provided, however, this provision shall not be construed or interpreted to impair any existing contract to which the convicted person is a party.

- D. **ENFORCEMENT**. The Park City Police Department shall have authority to investigate violations of this section and issue citations.

HISTORY

Adopted by Ord. [14-47](#) on 9/25/2014



2020 HOUSING ASSESSMENT AND PLAN

The Moderate Income Housing Plan,
an addendum to the 2014 Park City General Plan

Reviewed and recommended by the Planning Commission on XX

Adopted by City Council on XX, Resolution No. 2019-XX

OVERVIEW

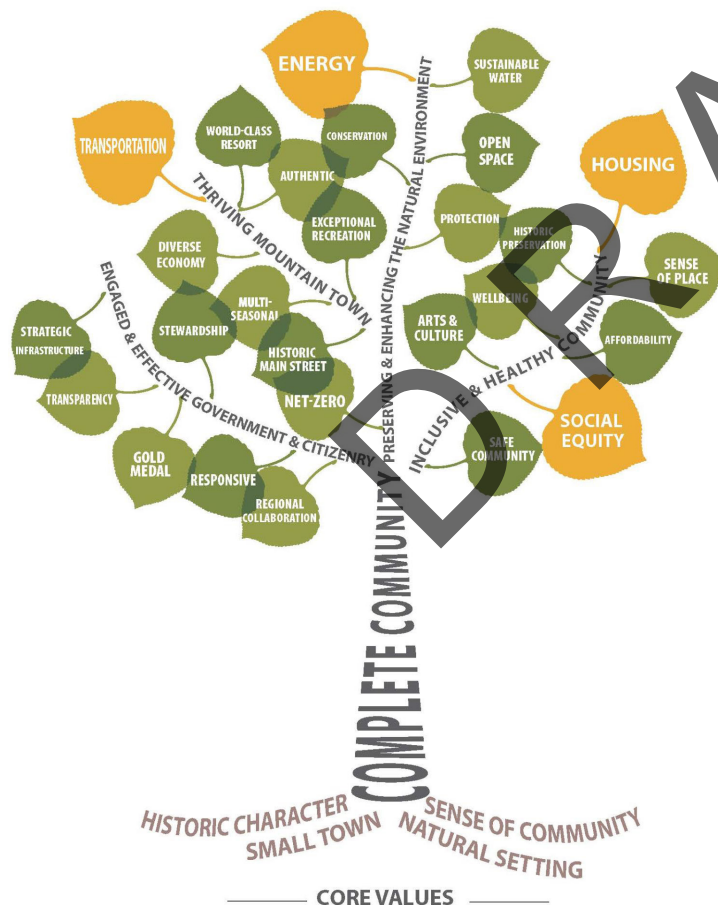
Park City has long been and continues to be committed to housing that is affordable to all sectors of our world-class resort community. The City's Long-Term Strategic Plan guides decision-making and provides structure for incremental, measurable steps to achieve the community's vision. Council deemed Housing a critical priority and the City is working to facilitate a range of affordable, quality housing opportunities that meet the life-cycle needs of Park City households at all economic levels.

The overarching affordable housing goal that guides the City's strategies over the next six years was adopted on November 17, 2016, when Council passed HA 01-2016, *A Resolution Establishing an Affordable Housing Production Goal for the Park City Housing Authority*. The Resolution states "[t]he Mayor and City Council do hereby proclaim an affordable housing goal of 800 units by 2026 with an interim goal of 220 units by 2020."

In addition to the City's Long-Term Strategic Plan, many of the City's affordable housing goals and strategies are outlined in the 2014 Park City General Plan. The General Plan establishes two affordable housing goals to maintain Park City's sense of community.

Goal 7 is to create a diversity of primary housing opportunities to address the changing needs of residents. "By creating a mix of housing stock at varying price ranges, size, and design, residents will have local options, whether they are seasonal workers, young professionals, families, empty nesters, or retirees. Having options on all rungs of the housing ladder ensures opportunities within the community throughout residents' entire lives." Goal 8 is to increase affordable housing opportunities and associated services for the workforce of Park City by providing housing available to a wide range of income levels.

The General Plan also contains a Housing Toolbox, which establishes land acquisition, planning and regulation, financing, and maintenance strategies to achieve the City's affordable housing goals.



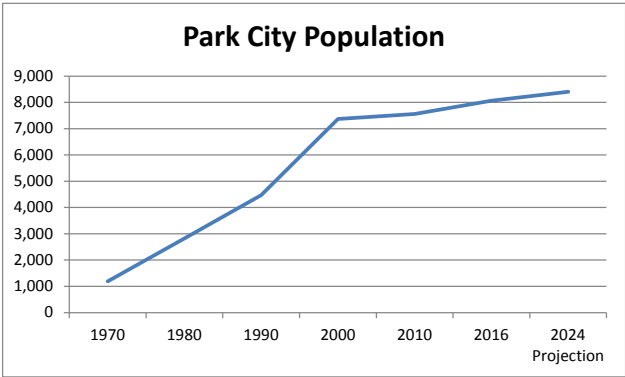
While the City's Long-Term Strategic Plan and General Plan establish the overarching affordable housing policies and goals for the City, the City also maintains a Housing Assessment and Plan that outlines the City's goals for a five-year horizon. The City completed the last Housing Assessment and Plan in 2017 and set forth affordable housing goals through 2022. However, in 2019, the Legislature enacted Senate Bill 34, Affordable Housing Modifications, and now requires that the City's Housing Assessment and Plan be submitted in a certain format with strategies selected from a list of twenty-three options the Legislature set forth in statute. Additionally, the Legislature requires that the City Council review this Plan every year and submit an annual report to the Utah Department of Workforce Services and the Mountainland Association of Governments that outlines the City's progress toward achieving its affordable housing goals.

This 2020 Housing Assessment and Plan ("Plan") captures three of the City's ongoing strategies and four of the City's current affordable housing goals to achieve 800 affordable units for moderate income households by 2026 and serves as an addendum to the General Plan. This Plan was reviewed by the Planning Commission and adopted by the City Council on November 7, 2019. The Plan will be reviewed and adapted as needed on an annual basis.

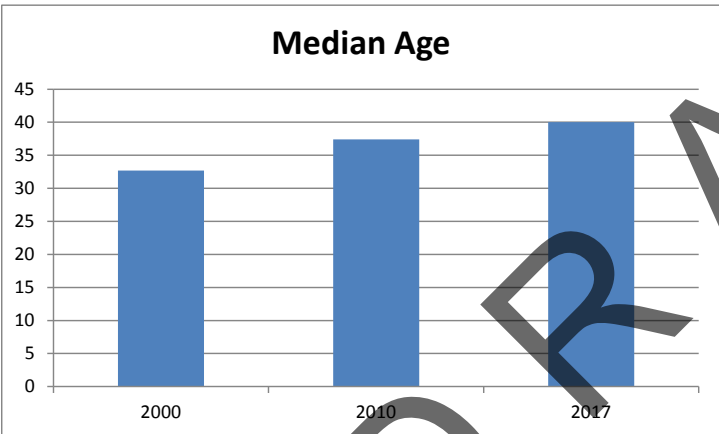


Silver Star is a mixed-use development with a ski-lift to Park City Mountain Resort. The development includes commercial use, mixed-income housing, and an outdoor gathering space at the base of the Park City trail system.

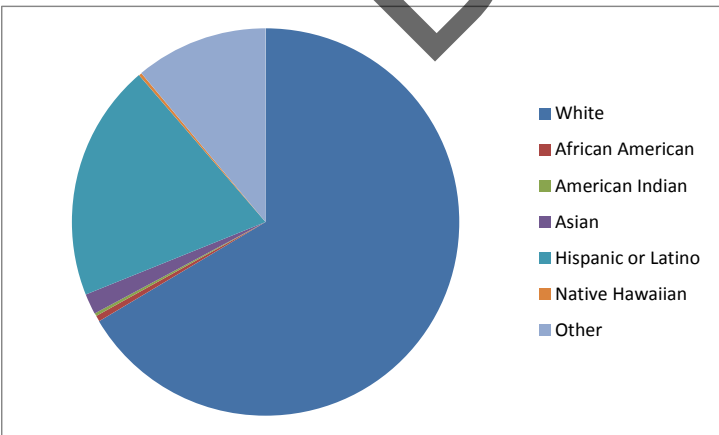
COMMUNITY PROFILE



In the 2010 Census, the permanent, year-round population increased by 187 people for a total population of 7,558. The 2016 ACS estimate accounted for an additional 506 people. By 2024, the Park City population is projected to increase to 8,405, a 4% change.



There has been a considerable increase in the average age of the City's population. The total population of people aged 10 to 54 decreased by 800, but the number of people age 55 and older increased by over 1,300, or 30 percent. The median age for Park City was 32.7 in the 2000 Census, but rose to 37.4 in 2010. According to the 2017 ACE estimates, the median age increased to 40.4.

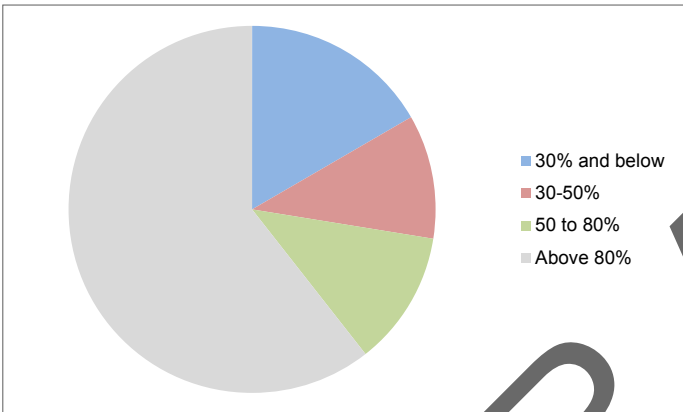


Park City's population continues to be primarily white and in most recent years the Hispanic or Latino population has been decreasing. According to 2017 ACS estimates, Hispanic/Latino persons make up 16 percent of the population, a decline from the 24 percent noted in the 2010 Census. Other population groups such as African American, Asian, or American Indian have changed little and continue to make up less than three percent of Park City's population.

COMMUNITY WORKFORCE

Park City is a world-class resort community that offers world-class amenities, which require a large workforce. According to the Utah Department of Workforce Services *Research & Analysis* based on U.S. Bureau of Labor Statistics 2019 data, the Summit County economy is strong and leisure and hospitality is the primary employment in Summit County. However, in general, the hospitality industry pays 20 percent less than other industries. According to the UDWS, the average monthly wage for leisure and hospitality workers in 2019 was \$2,583, or \$30,996 per year. An annual salary of \$30,996 is only 40 percent of the Summit County Area Median Income (AMI).

Nearly 1,350 Park City households fall at or below 80 percent AMI, as shown below:



- 404 households earn 50 to 80 percent AMI
- 372 households earn 30 to 50 percent AMI
- 567 households earn 30 percent AMI and below

City staff calculates a Workforce Wage (WFW) based on wage data provided by UDWS to more accurately reflect the financial reality of those in need of affordable housing. The WFW is more indicative of the financial constraints under which key community members must live. The data from 2019 reveals that the annual WFW for an average Park City household was \$51,328, 52 percent of AMI.

	100% AMI	100% WFW	WFW as % of AMI
2019	\$98,820	\$51,328	52%
2017	\$93,060	\$57,173	61%
2012	\$90,270	\$55,714	62%
2010	\$83,970	\$51,764	62%
2000	\$61,470	\$42,434	69%

MARKET CONDITIONS

According to the Utah Association of Realtors August 2019 *Local Market Updates by County*, the median sales price for a home in Summit County was \$935,000, with a year-to-date average of \$815,000. A family of three must earn 156 percent AMI to afford a home at the median sales price in Summit County. The Park City Board of Realtors 2019 *2nd Quarter Statistics* found that the median sales price for a home in Park City was \$2.1 million. A family of three must earn 402 percent of AMI to afford to purchase a home at the median sales price in Park City. The Board of Realtors also determined that, while condo sales have declined, the price continues to rise and the median sales price for a condo in Park City is \$810,000. A family of three must earn 155 percent of AMI to afford to purchase a condo at the median sales price in Park City.

The U.S. Department of Housing and Urban Development (HUD) finds that families who pay more than 30 percent of their income for housing are considered cost burdened. For the nearly 1,350 Park City households at or below 80 percent AMI, affordable purchase prices are shown below:

Housing Affordability for a Family of Three			
% of AMI	Annual Income	Monthly Rent/Mortgage	Purchase Price
30%	\$29,646	\$741	\$114,972
50%	\$49,410	\$1,235	\$191,620
60%	\$59,292	\$1,482	\$229,944
80%	\$79,056	\$1,976	\$306,592
100%	\$98,820	\$2,471	\$383,240
120%	\$118,584	\$2,965	\$459,888

Summit County, Utah

AFFORDABLE HOUSING STOCK

An affordable home at 80 percent AMI would have a purchase price of \$305,592. With a median sales price of \$2.1 million, the affordable housing gap is significant. Affordable housing is vital to sustain the City's sense of community and to ensure that at least 15 percent of the workforce can afford to live where they work. Currently, there are 550 affordable units in Park City. The timeline below tracks the development of these units:

- Prior to 2000, 43 units were built by private developers and 326 units were built with the help of the U.S. Department of Agriculture Rural Development program. Additionally, Deer Valley Resort built units to fulfill affordable housing obligations.
- Between 2000 and 2012, 22 units were built by MCHT with a bridge loan from the City, 122 of the 326 units built prior to 2000 were rehabilitated and upgraded using Federal Low-Income Housing Tax Credits and gap loans from the City, 59 units were built by private developers to fulfill affordable housing obligations, 13 were built by the City, and one was built by Habitat for Humanity.
- Between 2012-2017, 17 units were constructed to fulfill developer housing obligations, 13 units were built by the City with a Federal Transportation Administration grant, 14 units were constructed at Park City Heights, and Habitat for Humanity built another unit.
- Since 2018, an additional 21 units were completed at Park City Heights, one unit was completed as a result of a housing obligation, and the City completed 19 affordable units. The City plans to develop an additional 52 units by 2022.



Snow Creek Cottages, a community of thirteen two- and three-bedroom affordable homes.

The City's affordable units have been built – the earliest in 1978 – through a variety of resources, including Federal Low-Income Housing Tax Credits (LIHTC) and USDA Rural Development funds, the efforts of local nonprofits, including Mountainlands Community Housing Trust (MCHT) and Habitat for Humanity, City funding, and private developer fulfillment of housing obligations pursuant to the City's Housing Resolution, which outlines affordable housing requirements for land that is annexed into the City, as well as for residential and commercial Master Planned Developments. The City provides assistance to bring about the success of a majority of the existing projects through gap loans, land donations, and fee waivers.

The table below shows the funding sources for the existing affordable housing stock:

2019 Inventory of Affordable Units			
Sources	Rentals	Owned	TOTAL
Housing Resolution Obligations	190	103	293
LIHTC	196	0	196
City Developed/Sponsored	13	19	22
Local Nonprofits	0	29	29
TOTAL	399	151	550

The majority of the City's 550 affordable housing units are 2- and 3-bedroom homes. However, the housing stock also consists of single-room occupancy, studios, and 1- and 4- bedroom units, as shown below:

Single-Room	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	TOTAL
22	15	70	160	278	5	550
4%	3%	13%	29%	51%	1%	

Twenty-two of the 550 units include accessibility features. Nineteen are Type A units and are wheelchair accessible, and 3 are Type B units and include adaptable features. Of these 22 units, 5 are owner-occupied and 17 are rentals.

The City monitors 189 of the 550 affordable units that have deed restrictions recorded with the City as the beneficiary. Of these 189 units, 129 units are owner-occupied, and 60 units are long-term rentals.

The following is a profile of households occupying these units:

Units located in the Empire Pass and Deer Valley areas are occupied by employees that work in the area and earn between 60 and 80 percent of AMI (\$59,292 to \$79,056)

Units in the Prospector and Old Town neighborhoods are home to resort, retail, and restaurant employees who earn between 40 and 60 percent of AMI (\$39,528 to \$59,292)

Owner-occupied units are scattered throughout the community and are home to employees of the Summit County Health Department, Park City-based nonprofits, property management firms, ski and snowboard industries, Park City Municipal Corporation, the Park City School District, the Park City Medical Campus, the ski resorts, and local retail and restaurants, who earn between 60 and 100 percent of AMI (\$59,292 to \$98,820)

The City's need for affordable housing units has shifted over time. In 2005, the City determined that the available low-cost rental housing was meeting the most critical needs of the target workforce. However, there was a greater need for affordable homeownership opportunities and the City shifted its efforts to affordable homeownership. In 2012, the City assessed its housing stock and determined that Park City was still providing an adequate amount of low-income rental units and the City continued to focus on affordable homeownership.

However, in 2016, the number of properties transferring from long-term rental to nightly rentals increased with the popularity of online rental sites like Airbnb and VRBO. In 2016, James Wood completed a *Park City Housing Needs Assessment*. Wood found that Park City's rental market is difficult to survey. There are "very few traditional apartment projects...[and] the rental market is divided into market segments: apartment units and condominiums for rent, reflecting the needs of the City's economic base: winter sports activities." The study noted that "many of the year-round rental units are within family homes: 35 percent of all rental units in the city are in detached single-family homes. Surveying these units regarding rental and vacancy rates is very difficult..."

While it is difficult to fully survey the City's rental market, occupancy rates in traditional multi-unit rentals that can be tracked hover around 97 percent, which is virtually a fully occupied rental market. The assessment also found that the "rental inventory in Park City is much older than the owner occupied inventory. The typical rental unit was built in 1979...and ten percent of all rental units were built before 1939." As a result, not only is the City focusing on increasing affordable long-term rental units, the City is also working to preserve and rehabilitate existing affordable rental units.

For example, in 2013, the City built 13 studios, known as the Ironhorse Transit Housing, with a grant from the Federal Transportation Administration to provide affordable long-term rentals for transit employees. Additionally, in 2018, the City purchased 23 units that were threatened with foreclosure, renovated the units, and will rent the units to transit employees.



Ironhorse Transit Housing

ONGOING STRATEGIES

(1) STEWARDSHIP OF EXISTING AFFORDABLE HOUSING INVENTORY

Over the past few years, staff has been and continues to establish a program for stewardship over the physical structures and the financial stability of deed-restricted properties. Staff is working to:

- Provide education and technical assistance to HOAs with deed-restricted units;
- Review annual HOA financials;
- Utilize the Building Department to inspect properties on an annual basis when the owner submits the required compliance affidavit;
- Meet annually with HOA boards;
- Establish a quarterly newsletter for owners of affordable units to provide education, announcements, and reminders that they are stewards of a valuable community asset.

(2) REVIEW AFFORDABLE HOUSING RESOLUTION 03-2017

City Council passed the first Housing Resolution in 1991. To date, 293 deed-restricted affordable units have been developed in Park City as a result of the housing obligations required for annexed land and commercial and residential Master Planned Development units pursuant to the Housing Resolution. Staff is evaluating recommended amendments to the Housing Resolution that may provide more equitable distribution of developer housing obligations.

(3) UPDATE AFFORDABLE HOUSING DEED RESTRICTIONS

Affordable housing deed restrictions are critical to carry out the City's affordable housing policy. These legal documents are recorded against affordable housing properties to protect the long-term affordability of the unit. Housing staff is working with the City Attorney's Office to update the template for these documents to impose rental restrictions on certain owner-occupied housing to ensure that affordable units are serving the local workforce. Also, the deed restrictions provide the City with the right of first refusal when a deed-restricted unit is sold so that the City can ensure the unit is sold to a qualified buyer.

2020 GOALS AND STRATEGIES | GOAL 1

The City's ultimate goal is to create 800 affordable housing units by 2026. The 800 affordable housing units will help 15% of the City's workforce live within City limits. The goals and strategies below outline the City's steps to achieve its goal.

GOAL 1: BUILD AFFORDABLE AND ATTAINABLE UNITS ON CITY-OWNED PROPERTY THROUGH PUBLIC-PRIVATE PARTNERSHIPS.

City Council recognizes that private developers alone will never meet the affordable housing needs of the community. Land and construction costs are simply too high, making it difficult to provide affordable prices without subsidies. Current and future housing obligations associated with development agreements are projected to net around 400 units. To achieve the goal of 800 affordable units by 2026, the remaining units will be developed directly by the City, or in partnership with other entities. To that end, in 2016 the City Council committed approximately \$19 million in Lower Park Ave RDA bond funds and \$5 million in resort community tax revenue to launch a multi-year development pipeline. These funds subsidize land costs and up to 20% of construction costs for affordable units, and eighty percent revolves back to fund future affordable housing projects.



Photo Credit: Brooke Wilson (2019).

This year, the City completed Woodside Park, Phase I, shown on the left. This project features eight affordable owner-occupied units.

Woodside Park, Phase II is slated to add 50-60 more affordable units to the affordable housing stock in the next few years.

AFFORDABLE HOUSING PIPELINE

The following affordable housing projects have been completed since the City's last 2017 Housing Assessment and Plan or are in the works:

- Ivory Homes – under a sales agreement with Park City Municipal Corporation – will build 79 affordable homes as part of their larger Park City Heights development in Quinn's Junction. To date, 35 are completed and 33 are in the pipeline for completion this year. The final 11 homes will be completed within the next few years.
- In 2018, the City purchased 11 units in the Central Park Condominiums that were slated for market-rate rental. The units are now deed restricted and occupied by qualified buyers.
- In 2018, the City finished construction of The Retreat at the Park, eight single-family homes. These units are owner-occupied by qualified households.
- In 2018, the City purchased 23 affordable units in the Prospector Condos, renovated the units, and will rent the units to the City's transit employees.
- In 2019, the City completed Woodside Park Phase I, eight owner-occupied units.
- Additionally, the following City-sponsored projects are in progress:
 - 1875 Homestake Drive (50-60 units)
 - Woodside Park Phase II (50-60 units)
 - Arts & Culture District (number of units to be determined)
- A balance of 13.225 units will be built to fulfill the affordable housing obligations of private developers working in the Empire Pass area.
- Affordable housing units will be considered for all the City's future capital projects.

2020 GOALS AND STRATEGIES | GOAL 2

GOAL 2: DEVELOP A FINANCIAL STRATEGY TO USE HOUSING AUTHORITY BONDS TO BUILD HOUSING AUTHORITY-OWNED LOW AND MODERATE INCOME RENTALS.

The most affordable rental units are those built or substantially rehabilitated using federal Low Income Housing Tax Credit (LIHTC) and those subsidized by HUD and USDA programs. HUD programs are in such high demand in more populated areas of Utah, there are limited subsidies for Summit County. LIHTC is no longer serving the lowest income households in the community. According to the 2016 *Park City Housing Needs Assessment* conducted by James Wood, “[o]nly fifty-nine of the tax credit units...are targeted for very low income households” at or below 50 percent of AMI (\$49,410 for a family of three). As a result, more rental units for tenants with a very low income are needed to ensure that people of all income levels are able to live and work in Park City.

The Budget Department is working on a strategy to finance affordable rental units for low and moderate income individuals. The Housing Authority will issue Housing Authority bonds to finance a portion of affordable housing construction on City-owned property with up to a 20% subsidy from City funds. The City subsidized construction value and property will be donated to the Housing Authority. The Housing Authority will own the affordable housing units to be used for low to moderate income rentals to ensure long-term affordability of the units. This strategy will be implemented for an upcoming project that includes affordable units and may be used to fund another City affordable housing project.

2020 GOALS AND STRATEGIES | GOAL 3

GOAL 3: IMPLEMENT ZONING INCENTIVES FOR AFFORDABLE UNITS IN NEW DEVELOPMENTS; REDUCE PARKING FOR CERTAIN AFFORDABLE HOUSING; AMEND THE LAND MANAGEMENT CODE TO INCENTIVIZE AFFORDABLE HOUSING DEVELOPMENT.

In 2017, Planning staff began reviewing the Land Management Code to identify potential impediments to affordable housing development, such as:

- Density and relationship to open space;
- Unit size and relationship to open space;
- Usability of open space; and
- Reduction in parking relative to size of unit.

Staff brought proposed Land Management Code amendments to the Commission and Council in 2018. Upon direction of the Council, the City hired land use consultants Cascadia Partners to investigate the financial feasibility of proposed amendments to the City's Master Planned Affordable Housing Development. Cascadia is in the process of completing their findings report and Planning staff will bring forth recommended amendments to the Master Planned Development affordable housing provisions based on Cascadia's findings.

Also, Planning staff proposed amendments to the Land Management Code parking regulations for Accessory Apartments, the City's Accessory Dwelling Units. Planning staff will continue to work with the Commission and Council to investigate potential amendments to the Land Management Code that may incentivize the construction and rental of affordable Accessory Apartments with reduced parking requirements.

2020 GOALS AND STRATEGIES | GOAL 4

GOAL 4: ENCOURAGE AFFORDABLE HOUSING NEAR TRANSIT. LOCATE CITY HOUSING PROJECTS WITHIN 1/4-MILE OF A FIXED ROUTE TRANSIT STOP.

The 2014 General Plan discusses the importance of planning and creating Transit-Oriented Developments through clustering dense housing and mixed-uses to support a high capacity and efficient mass transit system with access to employment centers, shopping, and government services. The Housing Toolbox recommends locating Affordable Housing in Transit-Oriented Development Zones. Goal 5 of the General Plan is to be a leader in energy efficiency and conservation of natural resources, reducing greenhouse gas emissions by at least fifteen percent (15%) below 2005 levels in 2020. To achieve this goal, Community Planning Strategy 5.2 encourages the identification of locations within existing neighborhoods in which increased density and/or mixed use are compatible, are located within 1/4-mile of public transit, and would decrease trip generation and associated vehicle miles traveled.

As the City advances the Critical Community Priority of Transportation, Planning staff will work with Transportation staff to evaluate and recommend potential Land Management Code revisions that support affordable housing units near transit that align with the Park City Long-Range Transportation Master Plan, scheduled for adoption in spring of 2020.



Rendering Credit: Method Studio, Inc. (2019).

Woodside Park Phase II, shown on the left, is slated for construction in the next few years and will provide 50-60 affordable units. The units are located in Old Town and are within walking distance to the City's free transit.

IMPLEMENTATION TIMELINE

GOAL 1: BUILD AFFORDABLE AND ATTAINABLE UNITS ON CITY-OWNED PROPERTY THROUGH PUBLIC-PRIVATE PARTNERSHIPS.

Complete 58 ownership units and 70 rental units by 2022.

Oversight: Jason Glidden, Housing Development Manager

GOAL 2: DEVELOP A FINANCIAL STRATEGY TO USE HOUSING AUTHORITY BONDS TO BUILD HOUSING AUTHORITY-OWNED LOW AND MODERATE INCOME RENTALS.

Finalize the financial strategy by end of 2020 and begin rental unit development.

Oversight: Jason Glidden, Housing Development Manager

Nate Rockwood, Director of Redevelopment & Capital Management

GOAL 3: IMPLEMENT ZONING INCENTIVES FOR AFFORDABLE UNITS IN NEW DEVELOPMENTS; REDUCE PARKING FOR CERTAIN AFFORDABLE HOUSING; AMEND THE LAND MANAGEMENT CODE TO INCENTIVIZE AFFORDABLE HOUSING DEVELOPMENT.

Finalize Code review and revisions of the Land Management Code by the end of 2020.

Oversight: Hannah Tyler, Senior Planner, AICP; Rebecca Ward, Land Use Policy Planner

Jason Glidden, Housing Development Manager

GOAL 4: ENCOURAGE AFFORDABLE HOUSING NEAR TRANSIT. LOCATE CITY HOUSING PROJECTS WITHIN 1/4-MILE OF A FIXED ROUTE TRANSIT STOP.

The Transportation Master Plan is scheduled for adoption in the spring of 2020. Review and revise the Land Management Code by the end of 2021.

Oversight: Hannah Tyler, Senior Planner, AICP; Rebecca Ward, Land Use Policy Planner

Jason Glidden, Housing Development Manager

FAIR HOUSING

The City works with local organizations to distribute information on affordable housing opportunities and to solicit feedback. These organizations include PC Unidos, the Christian Center, Peace House, Planned Parenthood, Holy Cross Ministries, the National Ability Center, and the Park City School District Latino Program. The City translates its affordable housing information to meet the needs of local tourists and populations.

In accordance with state and federal laws, Park City exercises the authority to plan, zone, and regulate land use in promoting the community's health, safety, and welfare. This Plan acknowledges and upholds the Utah Fair Housing Act by promoting the equal protection and equitable treatment of all people who lawfully seek to rent, lease, purchase, or develop real property within Park City. The City's housing policies, plans and Municipal Code strictly prohibit discrimination on the basis of race, color, religion, sex, national origin, familial status, source of income, disability, sexual orientation, or gender identity.



Planning Commission Staff Report

PLANNING DEPARTMENT

Application #: PL-19-04213
Subject: King's Crown Master Planned Development
Author: Laura Kuhrmeyer, Planner
Date: October 16, 2019
Type of Item: Ratification of First Amended Development Agreement

Summary Recommendations

Staff recommends that the Planning Commission review the King's Crown Master Planned Development (MPD) First Amended Development Agreement and consider ratifying the amended agreement to memorialize the MPD approval granted by the Planning Commission on May 22, 2019. The MPD consists of 27 market rate Single Family Lots, 33 market rate condominium units, 8 deed-restricted affordable housing condominium units, and 8 additional non-required deed-restricted affordable housing condominium units. A public hearing is not required for this action.

Description

Applicant: CRH Partners, LLC represented by Rory Murphy, Hans Fuegi, and Chuck Heath
Location: 1201-1299 Lowell Avenue, Park City, Utah 84060
Zoning: Recreation Commercial (RC) District, Recreation And Open Space (ROS) District, and Sensitive Land Overlay (SLO) Zone
Adjacent Land Uses: Trails, skiing, open space, and residential.
Reason for Review: MPDs require a Development Agreement with ratification by the Planning Commission.

Background

Land Management Code (LMC) § 15-6-4 (G) states that once the Planning Commission has approved a MPD, the approval shall be put in the form of a Development Agreement (DA). The DA must be ratified by the Planning Commission and signed by the Mayor on behalf of the City Council, prior to recordation at the Summit County Recorder's office.

The LMC requires the DA to be submitted to the City within six (6) months of the approval of the MPD. On May 22, 2019, Planning Commission unanimously approved an amendment to the previously approved MPD for the King's Crown Master Planned Development (see the Planning Commission May 22, 2019 [Packet](#) and [Minutes](#)).

There were three changes proposed:

1. Request to modify the elevation of Building B, north elevation / massing, to accommodate amenity area. Elevation was part of the approved MPD / CUP as well as the recorded Development Agreement.

2. Request to modify the opportunity that the applicant presented that excess excavation material from the road construction and the multi-unit buildings was to be transported and deposited at Park City Mountain. The resort is no longer accepting any more material at this stage.
3. Request to modify certain Findings of Fact. The Conditions of Approval are not being affected. The requested Findings of Fact to be modified do not affect the established maximum Unit Equivalent (UE) square footage, but rather deal with Residential Accessory areas (all common spaces) which do not count towards UEs.

Development Agreement Requirements

Section 15-6-4 (G) of the LMC requires that the Development Agreement contain the following elements:

- 1) A legal description of the land;
- 2) All relevant zoning parameters including all findings, conclusions, and conditions of approval;
- 3) An express reservation of the future legislative power and zoning authority of the City;
- 4) A copy of the approved MPD plans and any other plans which are a part of the Planning Commission approval;
- 5) A description of all Developer exactions or agreed upon public dedications;
- 6) The Developers agreement to pay all specified impact fees;
- 7) The form of ownership anticipated for the project and a specific project phasing plan; and
- 8) A list and map of all known Physical Mine Hazards on the property.

Staff finds that the proposed DA, Attachment 1, includes all of the required items listed above and meets the required timeframes for submittal following the May 22, 2019 approval of the Amended King's Crown MPD.

Development Agreement Ratification

Attached is the proposed King's Crown MPD First Amended Development Agreement (Attachment 1). Land Management Code Section 15-6-4 (G) states that once the Planning Commission has approved a Master Planned Development, the approval shall be put in the form of a Development Agreement. The Development Agreement must be ratified by the Planning Commission and signed by the Mayor on behalf of the City Council, prior to recordation at the Summit County Recorder's office. This item is not noticed as a public hearing.

The Land Management Code requires the Development Agreement to be submitted to the City within six (6) months of the approval of the MPD. The King's Crown MPD was approved by the Planning Commission on January 10, 2018 and the MPD amendment was approved by Planning Commission on May 22, 2019. Staff prepared the First Amended Development Agreement and submitted it to the City Legal Department for review on September 26, 2019, within the required six (6) month timeframe.

Department Review

The Engineering, Legal and Planning Departments have reviewed the agreement for conformance with the May 22, 2019 Amended King's Crown MPD approval.

Recommendation

Staff recommends that the Planning Commission review the King's Crown Master Planned Development (MPD) First Amended Development Agreement and consider ratifying the amended agreement to memorialize the MPD approval granted by the Planning Commission on May 22, 2019. The MPD consists of 27 market rate Single Family Lots, 33 market rate condominium units, 8 deed-restricted affordable housing condominium units, and 8 additional non-required deed-restricted affordable housing condominium units. A public hearing is not required for this action.

Exhibit

Attachment 1- Amended Development Agreement with attached exhibits as follows:

- Exhibit A – Legal Description of the Property
- Exhibit B – Amended King's Crown Master Planned Development and Conditional Use Permit Approval Letter approved by the Planning Commission on May 22, 2019
- Exhibit C – Cultural Survey
- Exhibit D – Mine Site Studies
- Exhibit E – Proposed Export Fill
Placement Exhibit and Possible
Fill Locations
- Exhibit F – SFD Approximate Excavation Quantities
- Exhibit G – General Drawings
- Exhibit H – Civil Drawings (ALTA & Slope)
- Exhibit I – Proposed Plat (updated)
- Exhibit J – Survey
- Exhibit K – Civil Drawings
- Exhibit L – Landscape Drawings
- Exhibit M – Architectural Site Drawings
- Exhibit N – Site Compliance Drawings
- Exhibit O – Architectural Graphics Drawings
- Exhibit P – Architectural Drawings
- Exhibit Q – Material Board
- Exhibit R – Townhome Rendering
- Exhibit S – Environmental Study
- Exhibit T – Open Space Use Plan
- Exhibit U – Trails Master Plan
- Exhibit V – Construction Mitigation Plan

WHEN RECORDED, MAIL TO:
City Recorder
Park City Municipal Corporation
P. O. Box 1480
Park City, Utah 84060

**DEVELOPMENT AGREEMENT
FOR THE KING’S CROWN MASTER PLANNED DEVELOPMENT (MPD),
LOCATED AT 1201-1299 LOWELL AVENUE, PARK CITY,
SUMMIT COUNTY, UTAH**

This Development Agreement (this “Agreement”) is entered into as of this ____ day of October, 2019 by and between CRH Partners, LLC, a Utah limited liability company (“Developer”), as the owner and developer of certain real property located in Park City, Summit County, Utah, on which Developer proposes the development of a project known as the King’s Crown Master Planned Development, and Park City Municipal Corporation, a municipality and political subdivision of the State of Utah (“Park City”), by and through its City Council.

R E C I T A L S

A. Developer is the owner of a 15.01-acre parcel of real property located at 1201-1299 Lowell Avenue in Park City, Summit County, Utah, the legal description of which is attached hereto as **Exhibit A**, and incorporated herein by this reference (the “Property”), for which the Developer has obtained Master Planned Development approval, pursuant to Application Number PL-17-03515 and Application Number PL-19-04213, and Conditional Use Permit approval pursuant to Application Number PL-17-03566 and Application Number PL-19-04213 for the development known as King’s Crown Master Planned Development (the “Project”), as more fully described in and subject to the Findings of Fact, Conclusions of Law and Conditions of Approval adopted by the Planning Commission on May 22, 2019, and as set forth in the Amended Approval Letter from Park City dated May 22, 2019, a copy of which is attached hereto as Exhibit B and incorporated herein by this reference (collectively referred to herein as the “Amended MPD Approval Letter”).

B. Park City requires development agreements under the requirements of the Park City Land Management Code (“LMC”) for all Master Planned Developments.

C. Developer is willing to design and develop the Project in a manner that is in harmony with and intended to promote the long-range policies, goals and objectives of the Park City General Plan, and address other issues as more fully set forth below.

D. Park City, acting pursuant to its authority under Utah Code Ann., Section 10-9-101, et seq., and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has made certain determinations with respect to the proposed Project, and, in the exercise of its legislative discretion, has elected to approve this Development Agreement.

Now, therefore, in consideration of the mutual covenants, conditions and considerations as more fully set forth below, Developer and Park City hereby agree as follows:

1. Property.

The King's Crown Master Planned Development Property is a 15.01-acre parcel of real property located directly adjacent to the Park City Resort (the "Resort"), and the King's Crown ski run cuts through the Property on its western boundary. The Property is zoned RC District (4.59 acres), RC District within the SLO Zone (1.81 acres), ROS District (1.93 acres) and ROS District within the SLO Zone (6.68 acres).

2. Project Conditions.

2.1. The Amended MPD Approval Letter, as approved by the Planning Commission on May 22, 2019, are attached hereto as **Exhibit B** and are incorporated herein as the Project, subject to any changes detailed herein.

2.2. In connection with Developer's application to Park City for Master Planned Development Approval and Conditional Use Permit approval for the Project, Developer submitted to the Planning Commission certain reports, plans and drawings. Attached to this Agreement and incorporated herein by this reference are copies of the following reports, plans and drawings that were submitted by Developer to Park City:

Exhibit A -	Legal Description of the Property
Exhibit B -	Amended King's Crown Master Planned Development and Conditional use Permit Approval Letter approved by the Planning Commission on May 22, 2019
Exhibit C -	Cultural Survey
Exhibit D -	Mine Site Studies
Exhibit E -	Proposed Export Fill Placement Exhibit and Possible Fill Locations
Exhibit F -	SFD Approximate Excavation Quantities
Exhibit G -	General Drawings
Exhibit H -	Civil Drawings (ALTA & Slope)
Exhibit I -	Proposed Plat (updated)
Exhibit J -	Survey
Exhibit K -	Civil Drawings
Exhibit L -	Landscape Drawings
Exhibit M -	Architectural Site Drawings
Exhibit N -	Site Compliance Drawings
Exhibit O -	Architectural Graphics Drawings
Exhibit P -	Architectural Drawings
Exhibit Q -	Material Board
Exhibit R -	Townhome Rendering
Exhibit S -	Environmental Survey
Exhibit T -	Open Space Use Plan

Exhibit U – Trails Master Plan
Exhibit V - Construction Mitigation Plan

2.3. As required by Conditions of Approval number 18 on page 13 of the Amended MPD Approval Letter, an open space use plan (the “Open Space Use Plan”) that has been approved by Developer and the Park City Planning Department is attached hereto as **Exhibit T** and is incorporated herein by this reference.

2.4. As required by Conditions of Approval number 19 on page 14 of the Amended MPD Approval Letter, a trails master plan (the “Trails Master Plan”) that has been approved by Developer and the Park City Planning Department is attached hereto as **Exhibit U** and is incorporated herein by this reference.

2.5. As required by Conditions of Approval number 2 on page 12 of the Amended MPD Approval Letter, a construction mitigation plan (the “Construction Mitigation Plan”) that has been delivered by Developer to the Park City Planning Department is attached here to **Exhibit V** and is incorporated herein by this reference.

2.6. Developer and its successors agree to pay the then current impact fees imposed and as uniformly established by the Park City Municipal Code at the time of permit application, whether or not state statutes regarding such fees are amended in the future.

2.7. Developer and any successors agree that the following are required to be entered into and approved by Park City prior to the issuance of any building permits for the Project: (a) a construction mitigation plan, (b) utility plans, (c) a storm water run-off and drainage plan, (d) an affordable housing plan, and (e) a water efficient landscape and irrigation plan showing storm water facilities and snow storage areas.

2.8. Developer shall be responsible for compliance with all requirements and conditions of the Snyderville Basin Water Reclamation District prior to the issuance of any building permits for the Project.

2.9. Developer is responsible for compliance with all local, state, and federal regulations regarding contaminated soils as well as streams and wetlands. Developer is responsible for receiving any Army Corp of Engineer Permits required related to disturbance of streams and wetlands.

2.10. Developer caused to be prepared an environmental survey (the “Environmental Survey”), a copy of which is attached hereto as **Exhibit S**. The Environmental Survey revealed that there were no environmental contaminants on the Property.

2.11. Developer caused to be prepared certain mine site studies (the “Mine Site Studies”), copies of which are attached hereto as Exhibit D. The Mine Site Studies reveal that there were no mining related activities conducted in the past on the Property.

3. Developer Exactions/Public Dedications

Along the portion of the Project that abuts and is contiguous to Lowell Avenue, Developer shall be obligated to construct and dedicate to Park City a public sidewalk that is constructed in compliance with the construction standards and specifications of Park City for a public sidewalk. In addition, Developer shall be obligated to grant a perpetual, nonexclusive easement for public pedestrian and bicycle access through the private road identified on the Plat as Rothwell Road and through the open space trails within the Project as identified on the Plat.

4. Vested Rights and Reserved Legislative Powers.

4.1. Subject to the provisions of this Agreement, Developer shall have the right to develop and construct the Project in accordance with the uses, densities, intensities, and general configuration of development approved by this Agreement, subject to compliance with the other applicable ordinances and regulations of Park City.

4.2. Reserved Legislative Powers. Developer acknowledges that Park City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to Park City all of its police power that cannot be so limited. Notwithstanding the retained power of Park City to enact such legislation under the police powers, such legislation shall only be applied to modify the existing land use and zoning regulations which are applicable to the Project under the terms of this Agreement based upon policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed legislative changes affecting the Project and terms and conditions of this Agreement applicable to the Project shall be of general application to all development activity in Park City; and, unless Park City declares an emergency, Developer shall be entitled to the required notice and an opportunity to be heard with respect to the proposed change and its applicability to the Project under the compelling, countervailing public interest exception to the vested rights doctrine.

5. Successors and Assigns.

5.1. Binding Effect. This Agreement shall be binding on the successors and assigns of Developer in the ownership or development of any portion of the Project.

5.2. Assignment. Neither this Agreement nor any of the provisions, terms or conditions hereof can be assigned to any other party, individual or entity without assigning the rights as well as the responsibilities under this Agreement and without the prior written consent of Park City, which consent shall not be unreasonably withheld. Any such request for assignment may be made by letter addressed to Park City, and the prior written consent of Park City may also be evidenced by letter from Park City to Developer or its successors or assigns. This restriction on assignment is not intended to prohibit or impede the sale of parcels of fully or partially improved or unimproved land by Developer prior to construction of buildings or improvements on the parcels, with Developer retaining all rights and responsibilities under this Agreement.

6. Phasing and Form of Ownership.

6.1. Project Phasing. The Project may be developed in three (3) phases. Following the recording in the Office of the Recorder of Summit County, Utah of the subdivision plat ("the Plat") that has been approved by Park City for the Project, the first phase of the Project shall include the construction and completion by Developer of Rothwell Road, Building A, which is the affordable housing building, and the ski access and the associated ski facility and infrastructure, all as shown on the Plat. As a condition precedent to Park City issuing a certificate of occupancy for any market rate unit within the Project, Park city shall be provided with proof of the construction and completion by Developer of Rothwell Road. The second phase of the Project shall be commenced and shall proceed: (a) based on the local real estate sales market acceptance for the market rate condominium units, and (b) based on the ability of Developer to obtain the requisite construction financing. Developer shall cause to be constructed during the second phase the twenty-six (26) market rate condominium units and one (1) Affordable Unit in Building B, C, and D within Lot 2, and the 7 market rate condominium units within Lot 30. The second phase of the Project may be commenced prior to the completion by Developer of the first phase of the Project, but as stated above Park City shall not issue a certificate of occupancy for any market rate unit within the project in either the second phase or third phase until Park City shall be provided with proof of the construction and completion by Developer of Rothwell Road and Building A, which is the affordable housing building. The third phase of the Project shall consist of the improvement and sale of the 27 market rate single-family lots, which Developer anticipates to be an on-going effort that may take several years to complete the sale of all such 27 single-family lots. The third phase of the Project may be commenced prior to the completion by Developer of the first phase and the second phase of the Project, but as stated above Park City shall not issue a certificate of occupancy for any market rate unit within the Project in either the second phase or the third phase until Park City shall be provided with proof of the construction and completion by Developer of Rothwell Road and Building A, which is the affordable housing building.

6.2. Form of Ownership Anticipated for the Project. The Project will consist of up to 27 market rate single-family lots, 33 market rate condominium units, 8 deed-restricted affordable housing condominium units and 8 additional non-required deed-restricted affordable housing condominium units, all of which shall be available for individual ownership.

7. Water.

Developer acknowledges that water development fees will be collected by Park City in the same manner and in the same comparative amounts as with other developments within the municipal boundaries and that impact fees so collected will not be refunded to Developer or to individual building permit applicants developing within the Project.

8. Affordable Housing.

As required by the Conditions of Approval number 8 on page 13 of the Amended MPD Approval Letter, an Affordable Housing Plan for the Project shall be approved by the Park City Housing Authority prior to the issuance of any building permits for units within the Project, and deed restrictions pertaining to the Affordable Housing Plan shall be recorded. As required by the Conditions of Approval number 9 on page 13 of the Amended MPD Approval Letter, as a

condition precedent to receiving a certificate of occupancy for any market rate unit within the Project, Park City shall be provided with proof of compliance with the approved Affordable Housing Plan.

9. Physical Mine Hazards.

There are no known Physical Mine Hazards on the property as determined through the exercise of reasonable due diligence by the Developer.

10. Historic Structures.

The Cultural Survey attached to this Agreement as **Exhibit C** reveals that located within the boundaries of the Project is a significant historical element referred to as the Crescent Tramway. The Crescent Tramway is an old dirt road that is currently used as a public trail for pedestrian use and for biking. The Crescent Tramway is not a structural object. The location of the Crescent Tramway is shown on the Trails Master Plan attached to this Agreement as **Exhibit U**. The Crescent Tramway will continue to be made available for use as a public trail for pedestrians and for biking. Developer also intends to use a portion of the Crescent Tramway as skiing access from the residential structures developed within the Project to the ski runs that are adjacent to the Project.

11. General Terms and Conditions.

11.1. Term of Agreement. Construction, as defined by the Uniform Building Code, is required to commence within two (2) years of the date of execution of this Agreement. After construction commences, the King's Crown Master Planned Development and this Agreement shall continue in force and effect until all obligations hereto have been satisfied. The Amended MPD approval and CUP approval for the Project, as set forth in the Amended MPD Approval Letter, shall remain valid so long as construction is proceeding in accordance with the approved phasing plan set forth herein.

11.2. Agreement to Run With the Land. This Agreement shall be recorded against the Property, as described in Exhibit A attached hereto, and shall be deemed to run with the land and shall be binding on all successors and assigns of Developer in the ownership or development of any portion of the Property.

11.3. No Joint Venture, Partnership or Third Party Rights. This Agreement does not create any joint venture, partnership, undertaking or business arrangement between the parties hereto, nor any rights or benefits to third parties.

11.4. Integration. This Agreement contains the entire agreement with respect to the subject matter hereof and integrates all prior conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed by the parties hereto.

11.5. Severability. If any part or provision of this Agreement shall be determined to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Agreement except that specific

provision determined to be unconstitutional, invalid or unenforceable. If any condition, covenant or other provision of this Agreement shall be deemed invalid due its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

11.6. Attorneys' Fees. If this Agreement or any of the Exhibits hereto are breached, the party at fault agrees to pay the attorneys' fees and all costs of enforcement of the non-breaching party.

11.7. Minor Administrative Modification. Minor administrative modification may occur to the Amended MPD Approval Letter and this approval without revision of this Agreement.

12. Notices.

All notices, requests, demands, and other communications hereunder shall be in writing and shall be given (i) by Federal Express, UPS, or other established express delivery service which maintains delivery records, (ii) by hand delivery, or (iii) by certified or registered mail, postage prepaid, return receipt requested, to the parties at the following addresses, or at such other address as the parties may designate by written notice in the above manner:

To Developer:

CRH Partners, LLC
1887 Gold Dust Lane, Suite 301
Park City, UT 84060
Attn: Hans Fuegi

To Park City:

Park City Municipal Corporation
445 Marsac Avenue
PO Box 1480
Park City, UT 84060
Attn: City Attorney

Such communication may also be given by facsimile and/or email transmission, provided any such communication is concurrently given by one of the above methods. Notices shall be deemed effective upon receipt, or upon attempted delivery thereof if delivery is refused by the intended recipient or if delivery is impossible because the intended recipient has failed to provide a reasonable means for accomplishing delivery.

The rest of this page is left intentionally blank.

13. List of Exhibits.

- Exhibit A – Legal Description of the Property
- Exhibit B – Amended King’s Crown Master Planned Development and Conditional Use
Permit Approval Letter approved by the Planning Commission on May 22, 2019
- Exhibit C – Cultural Survey
- Exhibit D – Mine Site Studies
- Exhibit E – Proposed Export Fill
Placement Exhibit and Possible
Fill Locations
- Exhibit F – SFD Approximate Excavation Quantities
- Exhibit G – General Drawings
- Exhibit H – Civil Drawings (ALTA & Slope)
- Exhibit I – Proposed Plat (updated)
- Exhibit J – Survey
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- Exhibit P – Architectural Drawings
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- Exhibit R – Townhome Rendering
- Exhibit S – Environmental Study
- Exhibit T – Open Space Use Plan
- Exhibit U – Trails Master Plan
- Exhibit V – Construction Mitigation Plan

The rest of this page is left intentionally blank.

IN WITNESS WHEREOF, this Agreement has been executed by the Developer by persons duly authorized to execute the same and by the City of Park City, acting by and through its City Council as of the ____ day of _____, 2019.

PARK CITY MUNICIPAL CORPORATION

By: _____
Mayor

ATTEST:

By: _____
City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

DEVELOPER:

CRH PARTNERS, LLC,
a Utah limited liability company

By: _____
Name: _____
Title: _____

STATE OF UTAH)
 : ss.
COUNTY OF SUMMIT)

On this ____ day of _____, 2019, personally appeared before me _____, whose identity is personally known to me/or proved to me on the basis of satisfactory evidence and who by me duly sworn/affirmed), did say that he is a member/manager of CRH Partners, LLC, a Utah limited liability company.

Notary Public
Residing at: _____

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF VACATED 13TH STREET (A.K.A. CALHOUN STREET), AND THE WESTERLY LINE OF SNYDER'S ADDITION TO PARK CITY. SAID WESTERLY LINE OF SNYDER'S ADDITION TO PARK CITY IS ALSO THE NORTH-SOUTH 1/16 SECTION LINE (WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. SAID POINT ALSO LYING ON THE SOUTHERLY BOUNDARY LINE OF MOUNTAINSIDE CONDOMINIUMS PHASE 2, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER. SAID POINT OF BEGINNING IS LOCATED SOUTH 00° 31' 00" WEST, 1192.35 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 54°01'00" EAST ALONG SAID SOUTHERLY BOUNDARY LINE OF MOUNTAINSIDE CONDOMINIUMS PHASE 2, 236.70 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF LOWELL AVENUE; THENCE SOUTH 35°59'00" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF LOWELL AVENUE, 595.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF VACATED 12TH STREET (A.K.A. NELSON STREET); THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF LOWELL AVENUE, SOUTH 54°01'00" WEST, 140.00 FEET; THENCE SOUTH 35°59'00" EAST, 400.00 FEET TO THE SOUTHWEST CORNER OF BARBARA'S SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, SAID POINT ALSO BEING ON THE NORTHERLY BOUNDARY LINE OF NORTHSTAR SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER; THENCE SOUTH 54°01'00" WEST ALONG SAID NORTHERLY BOUNDARY LINE, 235.00 FEET TO THE NORTHWEST CORNER OF SAID NORTHSTAR SUBDIVISION; THENCE SOUTH 35°59'00" EAST ALONG THE WESTERLY BOUNDARY LINE OF SAID NORTHSTAR SUBDIVISION, 675.15 FEET TO THE SOUTHWEST CORNER OF SAID NORTHSTAR SUBDIVISION, SAID POINT ALSO BEING ON THE EAST-WEST CENTER SECTION LINE (SOUTH LINE OF THE NORTHWEST QUARTER) OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°53'05" WEST ALONG SAID EAST-WEST CENTER SECTION LINE, 493.60 FEET TO THE CENTERLINE OF VACATED SUMMIT AVENUE; THENCE NORTH 35°59'00" WEST ALONG SAID CENTERLINE OF SUMMIT AVENUE, 346.25 FEET, MORE OR LESS, TO THE EASTERLY EDGE OF THE EXISTING KING'S CROWN SKI RUN; THENCE NORTH 13°14'53" WEST ALONG SAID EASTERLY EDGE OF THE KING'S CROWN SKI RUN, 26.76 FEET TO THE CENTERLINE OF VACATED 11TH STREET

(A.K.A. CRESCENT STREET); THENCE NORTH 54°01'00" EAST ALONG SAID CENTERLINE OF 11TH STREET, 89.66 FEET; THENCE LEAVING SAID CENTERLINE NORTH 35°59'00" WEST ALONG THE SOUTHWESTLY BOUNDARY OF LOTS 1 THROUGH 4 OF BLOCK 47, SNYDER'S ADDITION TO PARK CITY, 115.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 47, SNYDER'S ADDITION TO PARK CITY; THENCE NORTH 54°01'00" EAST ALONG THE NORTHERLY LINE OF SAID LOT 4, 100.00 FEET TO THE CENTERLINE OF VACATED PINYON AVENUE; THENCE NORTH 35°59'00" WEST ALONG SAID CENTERLINE OF PINYON AVENUE, 159.88 FEET; THENCE LEAVING SAID CENTERLINE NORTH 25°52'01" WEST A DISTANCE OF 142.33 FEET TO THE NORTHWEST CORNER OF LOT 17, BLOCK 44, SNYDER'S ADDITION TO PARK CITY, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF SAID VACATED PINYON AVENUE; THENCE NORTH 35°59'00" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF PINYON AVENUE, 171.59 FEET TO THE WEST LINE OF SAID SNYDER'S ADDITION TO PARK CITY, SAID WESTERLY LINE OF SNYDER'S ADDITION TO PARK CITY IS ALSO THE NORTH-SOUTH 1/16 SECTION LINE (WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER) OF SAID SECTION 16; THENCE NORTH 00°31'00" EAST ALONG SAID WESTERLY LINE OF SNYDER'S ADDITION TO PARK CITY, AND ALONG SAID NORTH-SOUTH 1/16 SECTION LINE, 526.72 FEET TO THE POINT OF BEGINNING.

CONTAINS: 653,761 SQUARE FEET (15.0083 ACRES) MORE OR LESS

TAX PARCEL NUMBER: KCRS-1 thru KCRS-32

EXHIBIT B
AMENDED MPD APPROVAL LETTER



May 22, 2019

Rory Murphy
1887 Gold Dust Lane, Suite 301
Park City, UT 84060

NOTICE OF PLANNING COMMISSION ACTION

Description

Project Description: Modification to Master Planned Development / CUP
Project Number: PL-19-04213
Project Address: 1201-1299 Lowell Avenue
Date of Final Action: May 22, 2019

Action Taken

On May 22, 2019 the Planning Commission conducted a public hearing and approved the Modification to your Master Planned Development and Conditional Use Permit (application PL-19-04213) subject to the following findings of fact, conclusions of law, and conditions of approval:

Master Planned Development & Conditional Use Permit Findings of Fact:

1. The subject site is located at 1201 – 1299 Lowell Avenue.
2. The subject site is within the RC, ROS, and SLO District.
3. The proposed development takes place roughly over 30% of the property, all contained within the RC District located adjacent to Lowell Avenue towards the northeast of the subject site.
4. The applicant proposes to build three (3) multi-unit buildings with access off Lowell Avenue, a private road/drive to be known as Rothwell Road, and a townhouse building with access off Rothwell Road.
5. The proposed private road/drive begins at the 12th Street / Lowell Avenue intersection which then curves up to a hammer-head turn around.
6. Rothwell Road climbs up approximately sixty feet (60') and is approximately 548 feet long.
7. The applicant also proposes to develop 27 single-family lots, 4 of which would be accessed off Lowell Avenue, and the remaining 24 would be accessed off Rothwell Road (15 on the west side of the private road and 8 on the east side of the private road).
8. The applicant does not plan on building the 27 houses, but to develop the lots to be able to sell them individually.
9. The MPD includes a total of 32 lots.
10. The MPD includes eight (8) deed restricted affordable housing condominium units (8.85 affordable unit equivalents).
11. The MPD includes eight (8) additional non-required deed restricted affordable housing condominium units (9.07 affordable unit equivalents).

12. The MPD includes 11.2 acres of platted open space in the form of large tracts of contiguous natural open space that does not include open space area around the units, equating to 74.6%. The total open space percentage is 83.9.
13. The MPD includes 25 market rate condominiums, 7 market rate townhomes, and 27 market rate single family detached houses.
14. Building A is a multi-unit dwelling, listed as a conditional use.
15. Building A has 15 residential affordable housing units.
16. Building A has the following square footage:
 - a. Residential: 16,520
 - b. Mechanical: 256
 - c. Internal circulation (hallways and stairs): 1,833
 - d. Parking and vehicular circulation: 5,571
 - e. Overall: 24,180
17. Building A has 18 parking spaces located in an enclosed underground parking garage.
18. Building A has vehicular access off Lowell Avenue through one (1) driveway.
19. Building A has 5 stories above the parking garage.
20. Building A is on proposed lot 1.
21. Affordable housing residential units do not count towards residential Unit Equivalents.
22. Building B/C is a multi-unit dwelling, listed as a conditional use.
23. Building B/C has 14 residential units.
24. Building B/C has the following square footage:
 - a. Residential: 27,218 (13.61 residential Unit Equivalents)
 - b. Mechanical: 957
 - c. Internal circulation (hallways, stairs, and elevator): 2,664
 - d. Parking and vehicular circulation: 10,593
 - e. Common area/pool: 5,822
 - f. Owners storage (platted common): 1,310
 - g. Affordable housing unit (platted common): 717
 - h. Overall: 49,281
25. Building B/C has 25 parking spaces located in enclosed underground parking garages.
26. Building B/C has vehicular access off Lowell Avenue through two (2) separate driveways.
27. Building B/C has 4 stories above the parking garage.
28. Building B/C is on proposed lot 2.
29. Building D is a multi-unit dwelling, listed as a conditional use.
30. Building D has 11 residential units.
31. Building D has the following square footage:
 - a. Residential: 24,250 (12.13 residential Unit Equivalents)
 - b. Mechanical: 528

- c. Internal circulation (hallways, stairs, and elevator): 2,252
 - d. Parking and vehicular circulation: 7,865
 - e. Owner's storage (platted common): 724
 - f. Overall: 35,619
32. Building D has 22 parking spaces located in an enclosed underground parking garage.
 33. Building D has vehicular access off Lowell Avenue through one (1) driveway.
 34. Building D has 4 stories above the parking garage.
 35. Building D is on proposed lot 2.
 36. Townhomes Building is a multi-unit dwelling, listed as a conditional use.
 37. Townhomes Building has 7 residential units
 38. Townhomes Building is 29,005 (14.50 residential Unit Equivalents).
 39. Townhomes Building has 14 parking spaces, 2 within each parking garage.
 40. Townhomes Building has vehicular access off proposed private drive through individual driveways.
 41. Townhomes Building has 3 stories above the garage level.
 42. Townhomes Building is on proposed lot 30
 43. Single-family dwellings are an allowed use within the District.
 44. The applicants request to plat 27 lots to accommodate one (1) single-family dwelling on each lot.
 45. The approximate buildable square footage of the single family dwellings is 71,880 (35.94 residential Unit Equivalents).
 46. The single-family dwellings require 54 parking spaces, 2 within each lot as required.
 47. The single-family dwellings have vehicular access off proposed private drive through individual driveways and four (4) off Lowell Avenue.
 48. The single family lots are on proposed lots 3-29.
 49. The applicant proposed two (2) lots to be re-platted as open space.
 50. Proposed open space Lot 31 is 2,106.4 square feet with retaining walls and stair access to adjacent property to the south.
 51. Proposed open space Lot 32 is 487,798.29 square feet (11.2 acres).
 52. Proposed open space Lot 32 is to house an accessory building, 750 square feet, consisting of restroom and lockers for the exclusive use of property owners.
 53. The proposed accessory building on Lot 32 is located on the RC District.
 54. Accessory buildings are an allowed use with the RC District.
 55. Restrooms/lockers are considered residential accessory space and does not count towards Unit Equivalents.
 56. The site contains a total of 653,860 sf. (15.01 acres) broken down in the following manner:

- a. RC District: 199,867 sf. (4.59 acres)
 - b. RC District within the SLO Zone: 78,654 sf. (1.81 acres)
 - c. ROS District: 84,194 sf. (1.93 acres)
 - d. ROS District within the SLO Zone: 291,145 sf. (6.68 acres)
- 57. The applicant proposes to build solely within the zoning boundaries of the RC District. The applicant does not request to build within the boundary of the RC District/SLO, or within the ROS District, and these areas would be dedicated as open space.
- 58. Within the RC District, sites with multi-unit dwellings receive a maximum floor area ratio (FAR) of 1.0.
- 59. The portion of the site in the RC District has a maximum floor area of 199,867 sf. for multi-unit dwellings.
- 60. The RC District does not provide a FAR standard for single-family dwelling lots, but rather, a minimum lot area requirement of 1,875 sf.
- 61. The proposal contains a total FAR of 0.41 ($80,963 \div 199,867$) for multi-unit dwellings.
- 62. In applying the FAR at its maximum, the site would have a remaining 118,904 sf. in density ($199,867 - 80,963$).
- 63. In applying the floor area not used for multi-unit dwelling for single-family dwellings, this would create approximately 63 residential lots (applying the minimum lot area of 1,875 square feet).
- 64. The applicant requests to re-subdivide 27 single-family lots in conjunction with their 80,963 sf. of multi-unit dwellings.
- 65. A residential Unit Equivalent is 2,000 square feet.
- 66. The applicant proposes the construction of the following 32 residential units and the allotment of 27 lots:
 - a. 14 flats within the multi-unit Building B/C totaling 27,218 square feet (13.61 residential Unit Equivalents).
 - b. 11 flats within the multi-unit Building D totaling 24,250 square feet (12.13 residential Unit Equivalents).
 - c. 7 townhouses within the Townhome Building totaling 29,005 square feet (14.50 residential Unit Equivalents).
 - d. 27 lots to accommodate one (1) future single-family dwellings on each lot which would be approximately 71,880 square feet (35.94 residential Unit Equivalents).
- 67. The applicant requests to maintain the MPD setback of 25 feet around the perimeter of the entire development, with the exception of seven (7) future single-family residential Lots 3-7 and 21-22.
- 68. Applicant seeks the following setback reductions as allowed by the Code, if granted by the Planning Commission:

- a. Proposed Lot 3-7 front setback reduction to ten feet (10').
 - b. Proposed Lot 21 side setback reduction to twenty feet (20').
 - c. Proposed Lot 22 side setback reduction to ten feet (10').
- 69. The proposed setback reductions as described above matches the abutting zone setbacks and all aspect of the project will comply with applicable Building and Fire codes. The reductions do not increase project density, maintain the general character of the surrounding neighborhood in terms of mass, scale and spacing between houses, and they meet open space requirements of the MPD.
- 70. The proposed setback reductions are in compliance with LMC MPD provisions.
- 71. All Master Planned Developments shall contain a minimum of sixty percent (60%) open space as defined in LMC Chapter 15-15.
- 72. The site contains a total of 653,759 square feet. The site contains 17,012 square feet of hard-scaped plazas equating to 2.6% of the site and 531,519 square feet (12.20 acres) equating to 81.3% of natural open space.
- 73. The applicant proposes to designate the use of the two (2) open space lots on the proposed Re-Subdivision (plat).
- 74. The applicant does not request to decrease the required number of off-street parking spaces; therefore, no parking analysis has been submitted. See building by building requirement:
 - a. Affordable Housing Building A requires 18 parking spaces based on the size of the units. The proposed building contains 18 parking spaces.
 - b. Building B/C requires 24 parking spaces based on the size of the units. The proposed building contains 25 parking spaces.
 - c. Building D requires 20 parking spaces based on the size of the units. The proposed building contains 22 parking spaces.
 - d. Townhome building requires 14 parking spaces based on the size of the units, two (2) parking spaces per unit. Proposed building contains 14 parking spaces.
 - e. Single-family dwelling residential lots require 54 parking spaces, based on unit count. These 27 residential lots would require a minimum of 2 parking spaces per unit.
- 75. The proposal complies with the provisions of the building height parameters for multi-unit buildings listed under LMC § [15-2.16-4 Building Height](#) and single-family dwellings listed under LMC § [15-2.16-5 Special Requirements For Single Family And Duplex Dwellings \(subsection L-M\)](#), including all applicable height exceptions as allowed in the LMC.
- 76. The applicant does not seek additional height under the MPD parameters listed under LMC § [15-6-5 MPD Requirements, Sub-section F](#).
- 77. The project has been designed to maintain the existing neighborhood

development pattern, with the larger scale buildings located alongside the existing multi-family.

78. The proposed plan uses the massing of the buildings to mitigate the need for retaining walls by burying the buildings into the hillside. The balance of the required retaining walls has been stepped in shorter wall sections to reduce/eliminate tall retaining walls.
79. Roads and utility lines are proposed to work with the existing grades to the greatest extent possible, as indicated on the civil site and grading plans. Areas of the deepest cuts are mitigated by using the townhome buildings to step up the hill.
80. All trails proposed with the MPD are incorporated into open space elements and in some areas are maintained and improved in their existing locations. Trail easements will be platted on the final recorded subdivision plats. Staff recommends adding a public recreation easement on Rothwell Road (private road) connecting to trail network on the mountain.
81. The City requests to secure a recreational public access easement from Lowell Avenue, up the roadway to the stairwell shown on the plans, to allow for public trail access.
82. The City requests to prepare a public trail plan for the open space parcel, provide for trail 'corridors' subject to final alignment, which would be part of the recorded development agreement. The applicant stipulates to this condition of approval.
83. There are sufficient areas adjacent to the streets, driveways, and parking areas to store snow.
84. The MPD shall comply with the trash storage and collection and recycling regulations contained herein.
85. There are no commercial or non-residential uses with this project, and all off-street parking requirements are met within the project. The bus stop/transportation area is located yards away from the project at the resort base. The applicant is considering placing an e-bike sharing station on site on Lowell Avenue for public use.
86. The submitted landscape plans specify the maximum area allowed for lawn or turf is limited to fifty percent (50%) of the total Area allowed to be disturbed and not covered by Buildings and other hard surfaces.
87. Drought tolerant species and species native to the area are stipulated in the Guidelines. Native rock and boulders are stipulated as allowed within the LMC.
88. Lighting is proposed to comply with requirements of LMC Chapter 15-5, Architectural Review and is further spelled out in the Guidelines.
89. No development within the MPD is located within the SLO with the exception of trails, which are an allowed use in the SLO.

90. The proposal includes 200% of the required Affordable Housing as required by the current housing resolution (03-2017).
91. The current affordable housing proposal, which is developed through the Affordable Housing Staff and the Affordable Housing Authority (The City Council), is shown on a table within this staff report. The Staff and the Affordable Housing Authority retain the final say on these figures.
92. The proposal does not create additional demands for child care.
93. An environmental survey ([Exhibit P - Environmental Survey](#)) was prepared revealing no environmental contaminants on the property.
94. A mine site study ([Exhibit Q - Mine Site Studies](#)) was conducted and determined that there were no mining related activities on the property.
95. The proposal fulfills the following goals and objectives of the General Plan.
96. A cultural survey ([Exhibit O - Cultural Survey](#)) was prepared revealing the only significant historical element on site was the Crescent Tramway, which will remain as the existing ski/ bike trail on the property. There are no historic structures on site.
97. LMC § 15-6-4 (G) states that once the Planning Commission has approved an MPD, the approval shall be put in the form of a Development Agreement and shall be submitted to the Planning Department within six (6) months of MPD approval, for ratification by the Planning Commission.
98. Multi-unit dwellings and Master Planned Developments are listed as a conditional uses in the RC District.
99. The applicant proposes the construction of four (4) multi-unit dwelling buildings which includes one (1) building housing the affordable housing units that exceeds the required affordable housing requirements.
100. There are certain uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.
101. A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed Use in accordance with applicable standards.
102. The project is located on Lowell Avenue, between 12th and 13th Street.
103. The four (4) multi-unit dwellings are located at the lower portion of the subject site.
104. A traffic study (Triton Engineering, June, 2017) was provided by the applicant and reviewed by the City indicating that study intersections are anticipated to continue operating at acceptable levels of service.
105. Capacity of existing streets can handle anticipated normal traffic especially based on the fact that maximum density is not being pursued by the applicant.

106. Utilities necessary for these proposed uses are available at or near the site.
107. Final utility plans, including grading and storm water run-off plans will be required at time of building permit review.
108. The proposed plans have been reviewed by the City and the Park City Fire District for compliance and meet the requirements for emergency vehicle access based on the close proximity to Lowell Avenue and the direct connection of the private drive.
109. The proposed conditional use meets all LMC parking regulations.
110. The internal circulation plan incorporated on the site plan showing proposed access to existing trails as well community access point to the trails and ski runs.
111. Adjoining uses mirror the uses proposed in this project, and no separation is required. In fact, the project is providing community access through to adjacent open space.
112. The project has been designed to mirror the existing neighborhood development patterns.
113. The larger mass buildings are located adjacent to the larger buildings on Lowell, and the project homes mirror the East side of Lowell, with the townhomes continuing the townhome pattern as well.
114. As designed, approximately 82 percent of the project is contiguous open space, with access to skiing and bike trails.
115. All signs and lighting for the project will be approved through the Master Sign Plan application process and through building department review for compliance with the LMC.
116. The physical design of the proposed additions and new buildings, in terms of mass, scale, style, design and architectural detailing.
117. The proposed buildings complement the existing neighborhood in architectural character, materials, colors, mass and scale.
118. Proposed materials consist of metal and membrane roofing, wood and metal siding, natural stone and other elements consistent with the existing buildings.
119. This project will not create any of the conditions listed that are not normally associated in the residential nature of the proposed use.
120. There will be no commercial delivery or service vehicles to the project as the entire project is residential. Typical residential delivery service will utilize residential streets and driveways.
121. Trash and Recycling will mirror the existing Old Town pattern and usage with small residential trash bins, and shall comply with the required regulation listed under Master Planned Developments.
122. All condominiums will be sold as wholly owned condominiums and be required to follow local guidelines relative to other uses, the same applies to the single-

- family lots.
123. The proposed development is not within any environmentally sensitive lands, physical mine hazards, historic mine waste, or Park City Soils Ordinance.
 124. The site is within steep slopes found throughout the site.
 125. The overall proposal, both Multi-Unit Dwellings (conditional use) and single-family detached houses (allowed use) takes place over approximately 30% of the entire site.
 126. The Applicant provided [Exhibit R - Proposed Export Fill Placement Exhibit and Possible Fill Locations, with the](#) placement, volume and height of on-mountain waste rock on a map showing the placement areas for waste rock.
 127. Applicant indicates a verbal agreement with Park City Mountain representatives to place the material from the multi-unit buildings and road construction on Park City Mountain.
 128. [Exhibit R - Proposed Export Fill Placement Exhibit and Possible Fill Locations](#) also shows the proposed study of the corresponding volumes and depths of the waste material on adjacent property.
 129. Applicant indicates that all waste material must be certified as environmentally clean, compacted in no more than 2-foot lifts (to achieve a 90%+ compaction) covered with six inches (6") of topsoil, seeded with a native grass mix and sod placed over the grass seeds.
 130. Applicant demonstrates that the maximum depth would be 5 feet, tapering off to 0 feet.
 131. Applicant proposes to transport the excavated material to the neighboring property without the necessity of using City streets. It is the Applicant's responsibility to seek such permission with the neighboring site.
 132. Applicant explains that in the highly unlikely case that they are unable to secure a written agreement with the Park City Mountain, the excavation material would be disposed of by the traditional method used in the vast majority of construction projects to be approved by the City prior to issuance of building permits.
 133. The applicant estimates 14,400 cubic yards of material (includes swell) which would equate to 1,440 truckloads (at 10 yds. / truck).
 134. As a Condition of Approval, the applicant has indicated that they would not undergo excavation or footings and foundation work on the multi-family buildings or the access road during the winter season from Christmas through April 1st.
 135. Applicant has indicated that they will instruct construction staff to keep delivery trucks off the streets during the peak busy times of between 8:30 am and 10:00 am as well as the peak afternoon times of 3:30 pm through 4:30 pm.
 136. Applicant agrees to not deliver materials during the busiest tourist times of

Christmas week, MLK weekend, Sundance week, MLK weekend, President's Day weekend, Arts Fest, July 4th weekend, Miner's Day weekend, and Tour de Utah.

137. Applicant has provided the approximate excavation quantities of the 27 single-family dwellings which would be approximately 7500 cubic yards.
138. The applicant does not plan on building the 27 single-family dwellings but plans to sell the lots to individuals and/or builders.
139. The Chief Building official has studied the applicant's preliminary Construction Mitigation Plan and finds that the proposal is in compliance with current Building Department policies.
140. Construction Mitigation Plan will be finalized by the Building Dept. once building permits are submitted by the applicant.
141. The applicant stipulates to the conditions of approval.
142. The discussion in the Analysis section is incorporated herein.

Master Planned Development Conclusions of Law

1. The MPD, as conditioned, complies with all the requirements of the Land Management Code;
2. The MPD, as conditioned, meets the minimum requirements of Section 15-6-5 herein;
3. The MPD, as conditioned, provides the highest value of Open Space, as determined by the Planning Commission;
4. The MPD, as conditioned, strengthens and enhances the resort character of Park City;
5. The MPD, as conditioned, compliments the natural features on the Site and preserves significant features or vegetation to the extent possible;
6. The MPD, as conditioned, is Compatible in Use, scale, and mass with adjacent Properties, and promotes neighborhood Compatibility, and Historic Compatibility, where appropriate, and protects residential neighborhoods and Uses;
7. The MPD, as conditioned, provides amenities to the community so that there is no net loss of community amenities;
8. The MPD, as conditioned, is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time the Application was filed.
9. The MPD, as conditioned, meets the Sensitive Lands requirements of the Land Management Code. The project has been designed to place Development on the most developable land and least visually obtrusive portions of the Site;
10. The MPD, as conditioned, promotes the Use of non-vehicular forms of transportation through design and by providing trail connections; and
11. The MPD has been noticed and public hearing held in accordance with this Code.
12. The MPD, as conditioned, incorporates best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and

Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application.

13. The MPD, as conditioned, addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies.
14. The MPD, as conditioned, addresses and mitigates Historic Mine Waste and complies with the requirements of the Park City Soils Boundary Ordinance.
15. The MPD, as conditioned, addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan.

Conditional Use Permit Conclusions of Law:

1. The proposal satisfies the Conditional Use Permit review criteria as established by the LMC's Conditional Use Review process (§15-1-10(E), Criteria 1-16).
2. The proposal complies with all requirements of this LMC.
3. The Uses will be Compatible with surrounding Structures in Use, scale, mass
4. The effects of any differences in Use or scale have been mitigated through careful planning.

Master Planned Development & Conditional Use Permit Conditions of Approval:

1. All standard project conditions shall apply.
2. A Construction Mitigation Plan (CMP) shall be submitted and approved by the City for compliance with the Municipal Code, as a condition precedent to issuance of any grading or building permits. The CMP shall be updated as necessary to identify impacts and propose reasonable mitigation of these impacts on the site, neighborhood, and community due to construction of this project. The CMP shall include information about specific construction phasing, traffic, parking, service and delivery, stock-piling of materials and staging of work, work hours, noise control, temporary lighting, trash management and recycling, mud and dust control, construction signs, temporary road and/or trail closures, limits of disturbance fencing, protection of existing vegetation, erosion control. Storm-water management and other items as may be required by the Building Department. The immediate neighborhood and community at large shall be provided notice at least 24 hours in advance of construction work impacting private driveways, street closures, and interruption of utility service.
3. A storm water run-off and drainage plan shall be submitted with the building plans and approved prior to issuance of any building permits. The plan shall follow Park City's Storm Water Management Plan and the project shall implement storm water Best Management Practices. Post development drainage shall not exceed predevelopment drainage conditions and special consideration shall be made to protect any wetlands delineated on and adjacent to the site.
4. The project is over 1.0 acres and will be required to meet the requirements of Park City's municipal separate storm sewer system (MS4) storm-water program.

5. Final utility plans, consistent with preliminary utility plans reviewed by the Planning Commission during the MPD review, shall be submitted with the final subdivision plat.
6. Dry utility infrastructure must be located on the property and shown on the building plans prior to building permit issuance to ensure that utility companies verify that the area provided for their facilities are viable and that exposed meters and boxes can be screened with landscaping.
7. The Snyderville Basin Water Reclamation District's review and approval of the utility plans and final subdivision plat, for conformance with the District's standards for review, is a condition precedent to plat recordation and building permit issuance.
8. An Affordable Housing Plan shall be approved by the Park City Housing Authority prior to issuance of any building permits for units within the MPD and deed restrictions shall be recorded.
9. As a condition precedent to receiving a certificate of occupancy for any market rate unit the City shall be provided with proof of compliance with the approved Affordable Housing Plan.
10. A master sign plan for the project shall be submitted, reviewed for compliance with the Park City Sign Code, and approved by the City, as a condition precedent to issuance of any individual sign permits.
11. Approval of this Master Planned Development is subject to LMC Chapter 6- Master Planned Developments and shall expire two years from the date of execution of the Development Agreement unless Construction, as defined by the Uniform Building Code, has commenced on the project.
12. Once the Planning Commission has approved an MPD, the approval shall be put in the form of a Development Agreement. The Development Agreement must be submitted to the Planning Department for ratification by the Planning Commission within 6 months of this approval. The Development Agreement shall be signed by the Mayor on behalf of the City Council and recorded with the Summit County Recorder.
13. Timing of completion of all required items and public benefits shall be further described and stated in the Development Agreement.
14. Vegetation and landscaping will be planted in such a manner that screening of adjacent properties is to be consistent with approved landscape plans. The applicant recognizes that the City Engineer have final authority on landscape placement in required easement areas.
15. All interior roads shall be constructed to Park City Engineering standards. Final grades, storm drainage and width to be approved by the City Engineer.
16. Interior roads are proposed to be private and maintained by the HOA.
17. An HOA shall be in place to maintain and govern the property.
18. An open space use plan shall be approved by the Park City Planning Department and shall be included as part of the development agreement. Such uses shall be consistent with the LMC and shall include ski runs, hiking/biking trails and related ski improvements such as snow making and signage as needed and appropriate.

19. A trails master plan that is consistent with the city's needs and desires shall be forwarded by the City Trails personnel and approved by both the applicant and the Park City Planning Department, which would be part of the recorded development agreement.
20. The applicant shall allow a recreational public access easement from Lowell Avenue, up the roadway to the stairwell shown on the plans, to allow for public trail access, and shall be shown on the plat.
21. The proposal shall comply with all Architectural Design Guidelines outlined in LMC § 15-5-5 which includes prohibited architectural styles and motifs, prohibited siding materials, design ornamentation, number of exterior wall materials, roofing materials, roof shapes, solar panels and skylights, window treatments, Lighting, trash and recycling enclosures, mechanical equipment, patios and driveways, and landscaping. Materials color samples and final design details shall be approved by staff prior to building permit issuance and shall be in substantial compliance with the elevations reviewed by the Planning Commission on January 10, 2018.
22. The proposal shall comply with the trash storage and collection parameters with the language outlined in LMC § 15-5-5(G).
23. The proposal shall not undergo excavation or footings and foundation work on the multi-family buildings or the access road (Rothwell Road) during the winter season from Christmas (December 25) through April 1st.
24. Materials shall not be delivered during the busiest tourist times of Christmas week, MLK weekend, Sundance week, MLK weekend, President's Day weekend, Arts Fest, July 4th weekend, Miner's Day weekend, and Tour de Utah.
25. The final building plans and construction details for the project shall substantially comply with the drawings reviewed by the Planning Commission on January 10, 2018.
26. The applicant shall record a plat prior to selling individual units.
27. A deed restriction all affordable housing units shall be recorded prior building permit issuance.
28. The CCRs shall be submitted with the plat for review and approval by the City prior to final plat recordation.
29. The CCRs submitted with condominium plats that include any deed restricted affordable housing units shall limit the HOA dues related to the deed restricted employee housing unit in order to ensure that the units remain affordable. The CCRs shall reflect a lower par-value to reflect the reduced cost of the units (or exempt the units from HOA fees) to ensure that the units don't lose their affordability due to HOA fees. The CCRs shall be submitted with the condominium plat for review and approval by the City prior to final condominium plat recordation.
30. The Conditional Use Permit shall expire on January 10, 2019, unless an extension is requested in writing prior to expiration date and the extension is granted by the Planning Director.
31. A final water efficient landscape and irrigation plan that indicates required storm water facilities and snow storage areas, and that meets the defensible space requirements and mitigates for removal of significant vegetation, shall be

submitted with the building permit application for approval by the Planning, Building, and Engineering Department, and shall be in substantial conformance with the plans reviewed by the Planning Commission on January 10, 2018.

32. All requirements and conditions of the Snyderville Basin Water Reclamation District shall be met prior to building permit issuance.
33. This development is part of a common development that is greater than one (1) acre. This development shall meet the MS4 storm water requirements.

Please be aware that this approval in no way exempts the property from complying with other requirements that may be in effect on the property, and building permit regulations, as applicable. It is the responsibility of the property owner to ensure compliance with these regulations.

As the applicant, this letter is intended as a courtesy to document the status of your request. The official minutes from the Planning Commission meeting are available in the Planning Department Office and online at parkcity.org.

If you have any questions regarding your applications or the action taken, please don't hesitate to contact your Project Planner at 435-615-5063 or laura.kuhrmeyer@parkcity.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Phillips', with a horizontal line extending to the right.

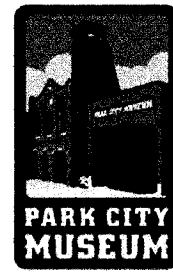
John Phillips,
Planning Commission Chair

CC: Laura Kuhrmeyer

EXHIBIT C
CULTURAL SURVEY

March 7, 2017

Rory Murphy
2590 Sidewinder Drive
Park City, UT 84060



Board of Trustees

Karen Keating
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Barbara Jones
Noah Levine
Ken Martz
Cindy Matsumoto
Linda McReynolds
Sydney Reed
Randy Scott
Zibby Tozer

Dear Rory,

Thank you for contacting the Park City Historical Society & Museum regarding cultural or historical assets on your property on Lowell Avenue.

In reviewing the Sanborn Fire Insurance maps from 1907, 1929 and 1949, I did not find any structures on Block 42. The other blocks 35, 38, 39, 43, 44, 45 and 48 do not show on any of these maps

Further exploration of our extensive historic photo collection revealed that the historic Crescent Tramway lies on this property. The railroad grade is shown on the Alt/NSPS Land Title Survey (created by Evergreen Engineering dated January 17, 2017) that you provided, and is described as "pedestrian access easement for Nastar LLC". The railroad grade is also called out in the Easement Detail on this survey.

The Crescent Tramway was a narrow gauge railway constructed in 1883 to haul ore from the Crescent mine, located near the head of Thaynes Canyon, to the Mackintosh or Crescent Sampler (near Heber Ave). The tramway used two steam Shay engines, the Prospector and the Maude Withey to haul the ore cars. Plagued by derailment and winter avalanche conditions, the rail line wasn't very successful. The Crescent mine closed in 1900. In 1901, the Silver King replaced the tramway with a more reliable aerial bucket system.

Park City residents petitioned City Council to purchase the tramway bed and keep it open to the public. In 1916 the city constructed a cement walkway from Park Ave to Empire. Parts of this have since disappeared under development or roads. A section of the tramway grade above Empire Ave has become North Star Drive.

The Park City Historical Society & Museum has periodically led tours from Main Street along the Crescent Tramway railroad grade. From the intersection of the tramway with Treasure Hollow ski run and extending almost all the way to the site of the Crescent mine, the grade has become a popular hiking and mountain bike trail called Crescent Mine Grade (CMG). We would urge you to keep this easement available for pedestrian access so future generations can marvel at the tenacity of past residents and business owners and their extraordinary efforts in building a narrow gauge railroad so far into the mountain wilderness.

Sincerely,


Sandra Morrison,
Executive Director

EXHIBIT D
MINE SITE STUDIES

Blue Ledge Consulting
2334mStringham Avenue
Salt Lake City, Utah 84109

February 22, 2017

Mr. Rory Murphy
CRH Partners
2590 Sidewinder Drive
Park City, UT 84060

Dear Rory:

You have requested a determination if there are any mining related features located on a parcel of land known as the Nastar Parcel which is also known as Parcels SA-315, SA-318 and SA-321. The land is located south of the Park City Resort complex on an eastern facing hillside.

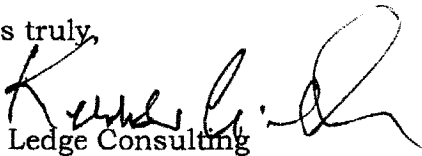
The land has its origin as platted City lots and is part of the Snyder's Addition to Park City. This is important because the land is not mining in origin. That is, a mining claim or claims did not establish this land. Had this been the case, there very well could be mine related features such as a discovery pit, shaft or other mining related feature on the property.

I have reviewed the available information which is sparse but includes U. S. G. S. Professional Paper No. 77 by Boutwell, Francis L. Colliers Mining Claim Map of the Park City area, numerous aerial photographs, mine claim maps, other maps and reports. The Minola Tunnel entrance is south and west of the property but does not appear to cross the property boundary at depth. The depot tunnel is located south of the land in the area of Creole Gulch. Neither one of these features appear to occur within or impact the property.

Based on my review of the available information there does not appear to be a mining related feature on the property owned by CRH Partners.

This should be verified in the field sometime in the future when the snow leaves the ground. I will be glad to help you with that if you like.

Yours truly,



Blue Ledge Consulting
Kerry C. Gee, President
Utah Professional Geologist No. 5260881-2250

Blue Ledge Consulting
2334 Stringham Avenue
Salt Lake City, Utah 84109

May 26, 2017

Mr. Rory Murphy
CRH Partners
2590 Sidewinder Drive
Park City, UT 84060

Dear Rory:

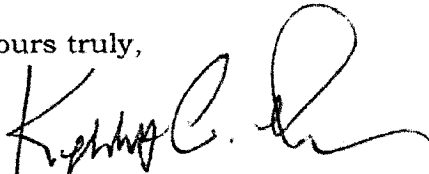
You have requested a determination if there are any mining related features located on a parcel of land known as the Nastar Parcel which is also known as Parcels SA-315, SA-318 and SA-321. The land is located south of the Park City Resort complex on an eastern facing hillside.

As per my letter of February 22, 2017 I have visited the property referenced above. I did not find anything that resembled a mine related feature on the property.

If I can be of service in the future please let me know.

Good luck with your project.

Yours truly,

A handwritten signature in black ink, appearing to read 'Kerry C. Gee', with a stylized flourish at the end.

Blue Ledge Consulting
Kerry C. Gee, President
Utah Professional Geologist No. 5260881-2250

EXHIBIT E

PROPOSED EXPORT FILL

**Placement Exhibit and Possible
Fill Locations**

EXHIBIT F
SFD APPROXIMATE EXCAVATION QUANTITIES

King's Crown
Single Family Homes
Approximate Excavation Quantities
January 4, 2017
Prepared by Evergreen Engineering, Inc.

Lot	Avg Cut (sf)	Width (ft)	Total Cut (cf)	Total Cut (cy)
3	710	20	14200	526
4	710	20	14200	526
5	710	20	14200	526
6	460	30	13800	511
7	460	30	13800	511
8	260	30	7800	289
9	220	25	5500	204
10	295	18	5310	197
11	198	18	3564	132
12-21	0	25	0	0
22	427	25	10675	395
23	656	23	15088	559
24	776	24	18624	690
25	689	24	16536	612
26	665	24	15960	591
27	553	20	11060	410
28	515	20	10300	381
29	535	20	10700	396
			TOTAL	7456

EXHIBIT G
GENERAL DRAWINGS

CRH PARTNERS

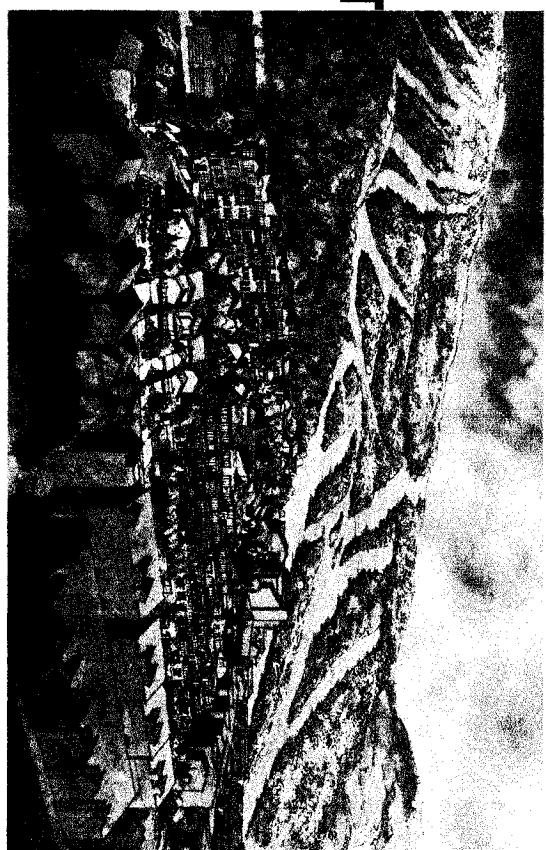
KING'S CROWN

MASTER PLANNED DEVELOPMENT

1201-1299 LOWELL AVENUE
PARK CITY, UTAH

MPD SUBMITTAL

10.27.2017



PROJECT CONTACT INFORMATION

OWNER	ARCHITECT	CONTRACTOR
CRH Partners, Limited Liability Company 1887 Gold Butte Loop, Suite 301 Park City, Utah 84003 Telephone: (435) 449-4407 Fax: (435) 449-4407 Contact: Roy Mackay email: pmackay@crhpartners.com	WOW Architects, LLC 1754 Adams Lane, Suite 100 Salt Lake City, Utah 84111 Telephone: (801) 712-6078 Contact: Carrie O'Connell, AIA, LEED AP email: carrie@wowarch.com	Joseph Engineering 8600 N. Upper Canyon Lane Park City, Utah 84098 Telephone: (435) 655-9557 Fax: (435) 655-9557 Contact: Pete Jarrell email: pjarrell@joevtechinc.net
CIVIL ENGINEER	LANDSCAPE ARCHITECT	STRUCTURAL ENGINEER
Joseph Engineering 1820 Beckstead Dr. #100, Park City, UT 84003 Telephone: (435) 449-9719 Fax: (435) 449-9719 Contact: Dan Peterson email: dan@joevtechinc.com	Joseph Engineering 8600 N. Upper Canyon Lane Park City, Utah 84098 Telephone: (435) 655-9557 Fax: (435) 655-9557 Contact: Pete Jarrell email: pjarrell@joevtechinc.net	Joseph Engineering 8600 N. Upper Canyon Lane Park City, Utah 84098 Telephone: (435) 655-9557 Fax: (435) 655-9557 Contact: Pete Jarrell email: pjarrell@joevtechinc.net
PLUMBING ENGINEER	ELECTRICAL ENGINEER	INTERIOR DESIGNER
Joseph Engineering 1820 Beckstead Dr. #100, Park City, UT 84003 Telephone: (435) 449-9719 Fax: (435) 449-9719 Contact: Dan Peterson email: dan@joevtechinc.com	Joseph Engineering 8600 N. Upper Canyon Lane Park City, Utah 84098 Telephone: (435) 655-9557 Fax: (435) 655-9557 Contact: Pete Jarrell email: pjarrell@joevtechinc.net	Joseph Engineering 8600 N. Upper Canyon Lane Park City, Utah 84098 Telephone: (435) 655-9557 Fax: (435) 655-9557 Contact: Pete Jarrell email: pjarrell@joevtechinc.net

DRAWING INDEX - MPD

GENERAL DRAWINGS	ARCHITECTURAL GRAPHICS DRAWINGS
GH001 COVER SHEET	AG-101 ROOF HIGH COMPLIANCE
CIVIL DRAWINGS	AG-102 HEIGHT FOG STUDIES
ALTA ALTA SURVEY	AG-111 AFFORDABLE BLDG AREA PLANS
SC001 SLOPE MAP	AG-112 AFFORDABLE BLDG AREA PLANS
CIVIL DRAWINGS	AG-121 CONDO BUILDING BIC AREA PLANS
CI001 EXISTING CONDITIONS SURVEY	AG-122 CONDO BUILDING BIC AREA PLANS
CI002 PRELIMINARY CIVIL SITE PLAN	AG-131 CONDO BUILDING D AREA PLANS
CI003 PRELIMINARY UTILITY PLAN	AG-132 CONDO BUILDING D AREA PLANS
CI004 DETAILED GRADING PLANS	AG-141 TOWNHOME AREA PLANS
CI005 DETAILED GRADING PLANS	AG-142 TOWNHOME AREA PLANS
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L-102 MATERIALS PLAN	AE-211 BUILDING A ELEVATIONS
ARCHITECTURAL SITE DRAWINGS	AE-221 BUILDING B ELEVATIONS
AS-001 SITE ANALYSIS PLAN	AE-222 BUILDING B ELEVATIONS
AS-002 EXISTING PLANNED CONDITIONS - 207 LOTS	AE-231 BUILDING C ELEVATIONS
AS-003 PROJECT SCOPE	AE-232 BUILDING D ELEVATIONS
AS-004 DIAGRAMMATIC SITE PLAN	AE-241 TOWNHOME STREET ELEVATION
SITE COMPLIANCE DRAWINGS	AE-301 SITE SECTIONS
SC-001 EXISTING CONDITIONS AREA PLAN	AE-311 BUILDING A SECTIONS
SC-002 EXISTING CONDITIONS AREA PLAN	AE-321 BUILDING B SECTIONS
SC-003 BUILDING PLANS/SECTIONS	AE-331 BUILDING C SECTIONS
SC-004 SNOW STORAGE DIAGRAM	AE-341 TOWNHOME SECTIONS
SC-005 CONSTRUCTION MITIGATION	AE-351 TOWNHOME SECTIONS
SC-006 INTERNAL PEDESTRIAN CIRCULATION	AE-361 PRELIM 3D VIEWS
SC-007 RETAINING WALL PLAN	AE-371 PRELIM 3D VIEWS
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DRAWING INDEX - MPD

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AG-111 AFFORDABLE BLDG AREA PLANS	AE-221 BUILDING B ELEVATIONS
AG-112 AFFORDABLE BLDG AREA PLANS	AE-222 BUILDING B ELEVATIONS
AG-121 CONDO BUILDING BIC AREA PLANS	AE-231 BUILDING C ELEVATIONS
AG-122 CONDO BUILDING BIC AREA PLANS	AE-232 BUILDING D ELEVATIONS
AG-131 CONDO BUILDING D AREA PLANS	AE-241 TOWNHOME STREET ELEVATION
AG-132 CONDO BUILDING D AREA PLANS	AE-301 SITE SECTIONS
AG-141 TOWNHOME AREA PLANS	AE-311 BUILDING A SECTIONS
AG-142 TOWNHOME AREA PLANS	AE-321 BUILDING B SECTIONS
	AE-331 BUILDING C SECTIONS
	AE-341 TOWNHOME SECTIONS
	AE-351 TOWNHOME SECTIONS
	AE-361 PRELIM 3D VIEWS
	AE-371 PRELIM 3D VIEWS
	AE-381 PRELIMINARY OVERALL SKETCH

COVER SHEET

GI-001

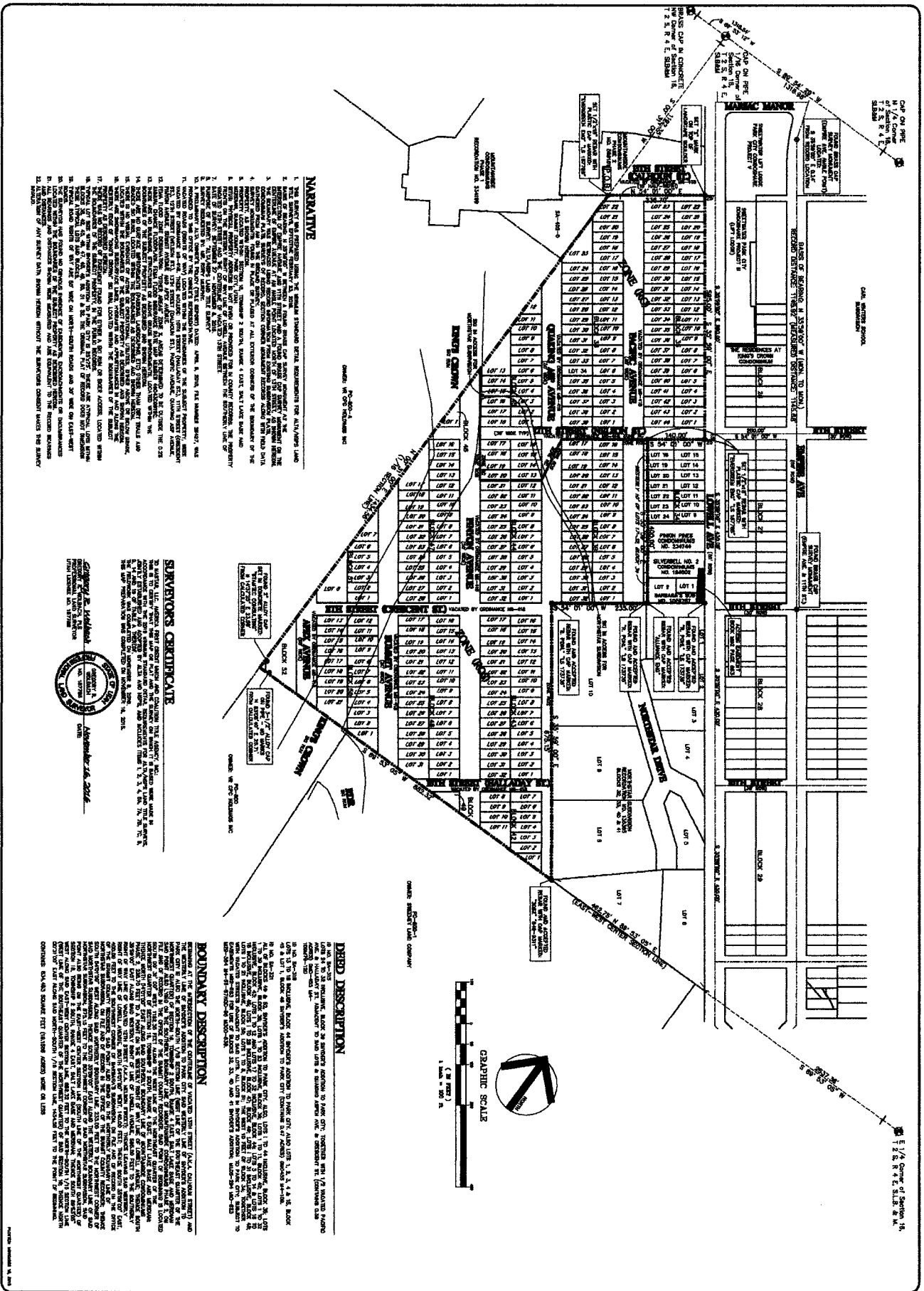
KING'S CROWN
MASTER PLANNED DEVELOPMENT
1201-1299 LOWELL AVENUE
PARK CITY, UTAH

CIVIL: EVERGREEN
STRUCTURAL: JARRETT ENGINEERING
MECHANICAL: PVE INC
ELECTRICAL: BNA CONSULTING
LANDSCAPE: LOVET
INTERIOR: WOW +

PROJECT #: 160026
ISSUE DATE: 10.27.2017
ISSUE: MPD SUBMITTAL
REVISIONS

EXHIBIT H

CIVIL DRAWINGS (ALTA & SLOPE)



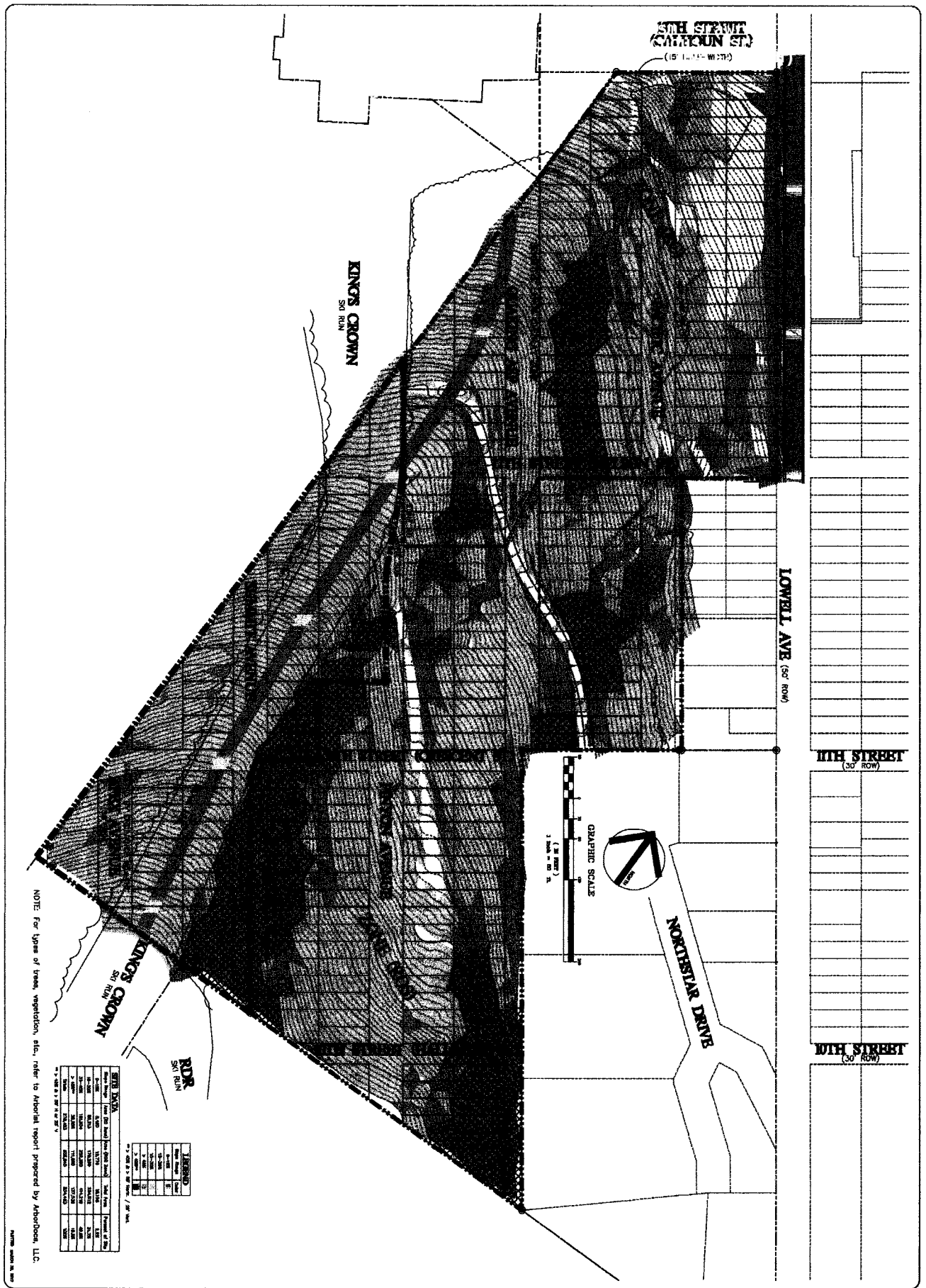


EXHIBIT I
PROPOSED PLAT (UPDATED)

LOCATED IN SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

PARK CITY, SUMMIT COUNTY, UTAH

[illegible][illegible]

STATE OF UTAH)
COUNTY OF SUMMIT) ss.

THE UNDERSIGNED, BEING ONE OF THE PARTIES TO THE ABOVE-ENTITLED CONTRACT, HEREBY CERTIFIES THAT HE OR SHE HAS READ THE SAME, AND THAT HE OR SHE IS FULLY AWARE OF THE CONTENTS THEREOF, AND THAT HE OR SHE HAS VOLUNTARILY AND WITHOUT COERCION, UNLAWFUL INFLUENCE, OR UNLAWFUL INDUCEMENT, ENTERED INTO THE SAME, AND THAT HE OR SHE HAS FULLY UNDERSTOOD THE NATURE AND CONSEQUENCES OF THE SAME, AND THAT HE OR SHE HAS FULLY AGREED TO THE SAME, AND THAT HE OR SHE HAS FULLY RELEASED AND AGREED TO RELEASE THE OTHER PARTY OR PARTIES FROM ALL LIABILITY, INCLUDING BUT NOT LIMITED TO THE LIABILITY OF NEGLIGENCE, FOR ANY AND ALL DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY THE OTHER PARTY OR PARTIES IN CONNECTION WITH THE ABOVE-ENTITLED CONTRACT, AND THAT HE OR SHE HAS FULLY RELEASED AND AGREED TO RELEASE THE OTHER PARTY OR PARTIES FROM ALL LIABILITY, INCLUDING BUT NOT LIMITED TO THE LIABILITY OF NEGLIGENCE, FOR ANY AND ALL DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY THE OTHER PARTY OR PARTIES IN CONNECTION WITH THE ABOVE-ENTITLED CONTRACT, AND THAT HE OR SHE HAS FULLY RELEASED AND AGREED TO RELEASE THE OTHER PARTY OR PARTIES FROM ALL LIABILITY, INCLUDING BUT NOT LIMITED TO THE LIABILITY OF NEGLIGENCE, FOR ANY AND ALL DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY THE OTHER PARTY OR PARTIES IN CONNECTION WITH THE ABOVE-ENTITLED CONTRACT.

NOTARY PUBLIC

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE, AT THE CITY AND COUNTY OF _____, STATE OF _____, THIS _____ DAY OF _____, 20____.

 MY COMMISSION EXPIRES: _____

RESIDING IN: _____
 STATE: _____

SIGNED BY A REPRESENTATIVE CAPACITY, AN AUTHORIZED OFFICER, AGENT, PARTNER, TRUSTEE, MEMBER, OR OTHER REPRESENTATIVE MAY BE USED INSTEAD OF THE SIGNATURE OF THE PARTY OR PARTIES TO THE ABOVE-ENTITLED CONTRACT, PROVIDED THAT THE PARTY OR PARTIES TO THE ABOVE-ENTITLED CONTRACT HAVE BEEN GIVEN THE OPPORTUNITY TO SIGN IN THEIR OWN REPRESENTATIVE CAPACITY. THE NOTARY MUST EXERCISE THE DUTY TO REVIEW RELEVANT DOCUMENTARY EVIDENCE, AND CANNOT SIGN IN SUCH AN AFFIRMATION.

SHEET 1 OF 2
NOTED: OCTOBER 10, 2019
DRAWN: LORRAINE H. HANSEN
© 2019 Copyright Engineering, Inc.

AL	CERTIFICATE OF ATTEST	RECORDED
----	--------------------------	----------

THE PARK
Y OF
19

I CERTIFY THIS WAS APPROVED BY PARK
CITY COUNCIL THIS _____ DAY OF
_____ A.D. 2019

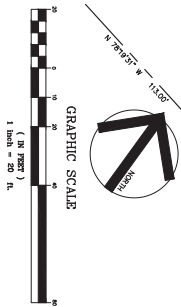
Nº. _____
STATE OF _____
COUNTY OF _____
RECORDED AND FILED AT THE REQUEST OF:

CITY RECORDER _____ COUNTY RECORDER _____

RECORDED

No. _____
STATE OF _____
COUNTY OF _____
RECORDED AND FILED AT THE REQUEST OF:

COUNTY RECORDER _____



RECORDED

SEE SHEET 1 FOR CONTINUATION OF LOT 3

(RECREATION EASEMENT OVER L
32-SEE NOTES SHEET 1)

Figure 1

COUNTY RECORDER

EXHIBIT J
SURVEY

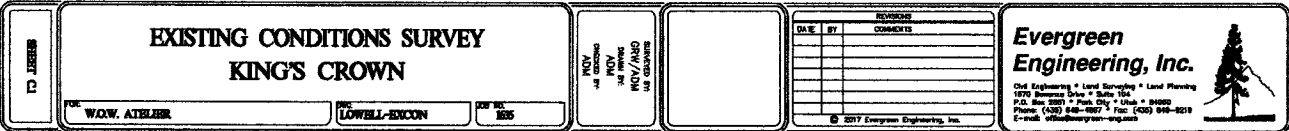
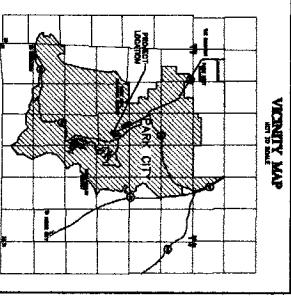


EXHIBIT K
CIVIL DRAWINGS

A 33 LOT RESIDENTIAL SUBDIVISION LOCATED IN SECTION 16
RANGE 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN,
PARK CITY, SUMMIT COUNTY, UTAH

VICINITY MAP
EST. 1910[illegible]

THE FOLLOWING IS THE REPORT MADE BY THE PERSONS WHO WERE INTERVIEWED:

[illegible]

CITY ENGINEER

THIS PLAN IS IN CONFORMANCE WITH INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPARTMENT ON THIS DAY OF _____ A.D. 2017.

CITY ENGINEER _____

CITY PLANNING
COMMISSION

APPROVED AND ACCEPTED BY THE PARK CITY
PLANNING COMMISSION ON THIS _____
DAY OF _____ A.D. 2017.

CHAIRMAN

**COUNCIL APPROVAL
& ACCEPTANCE**

APPROVAL AND ACCEPTANCE BY THE PARISH
CITY COUNCIL THIS _____ DAY OF _____
_____ A.D. 2017

MAYOR

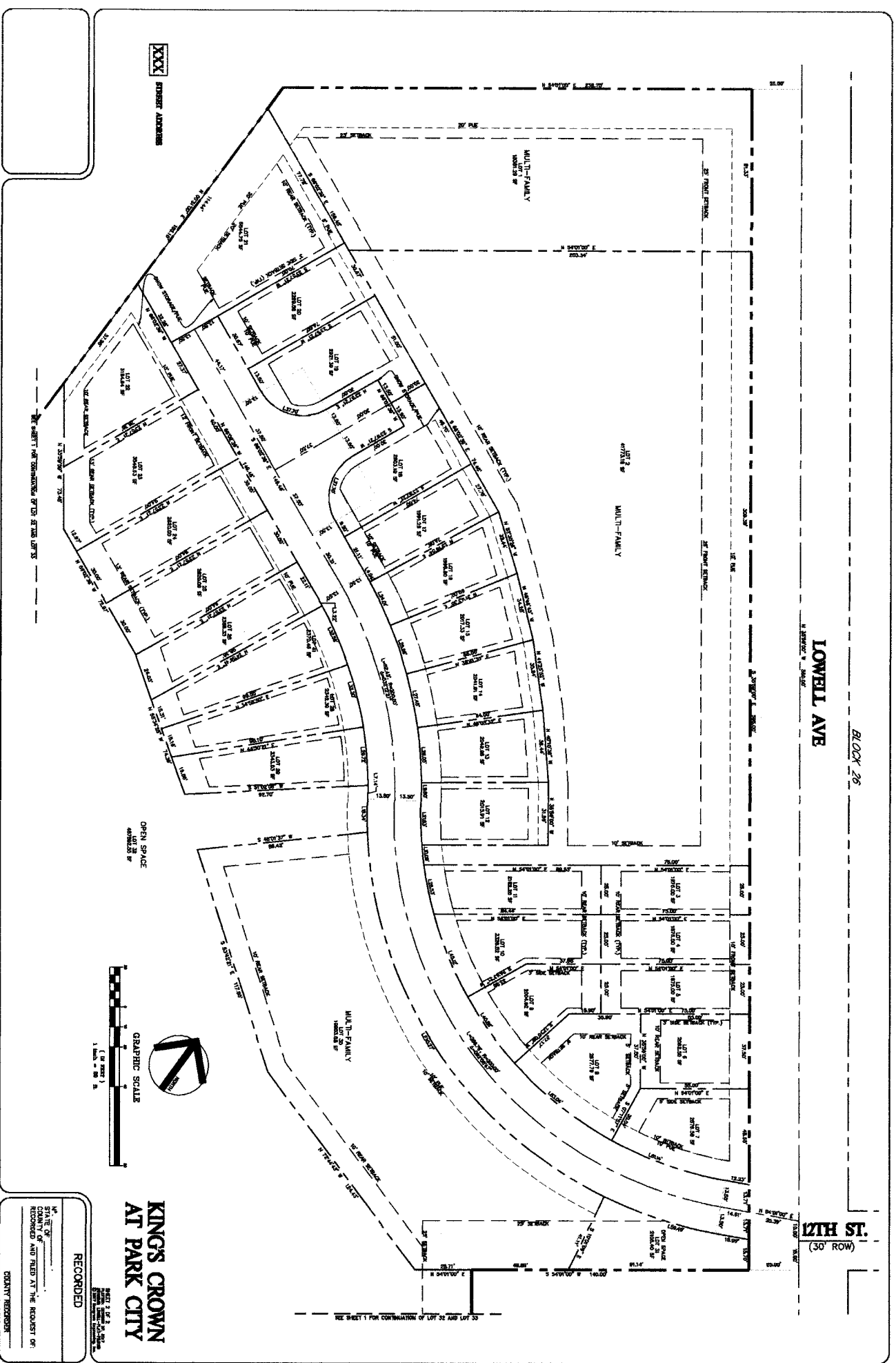
RECORDED

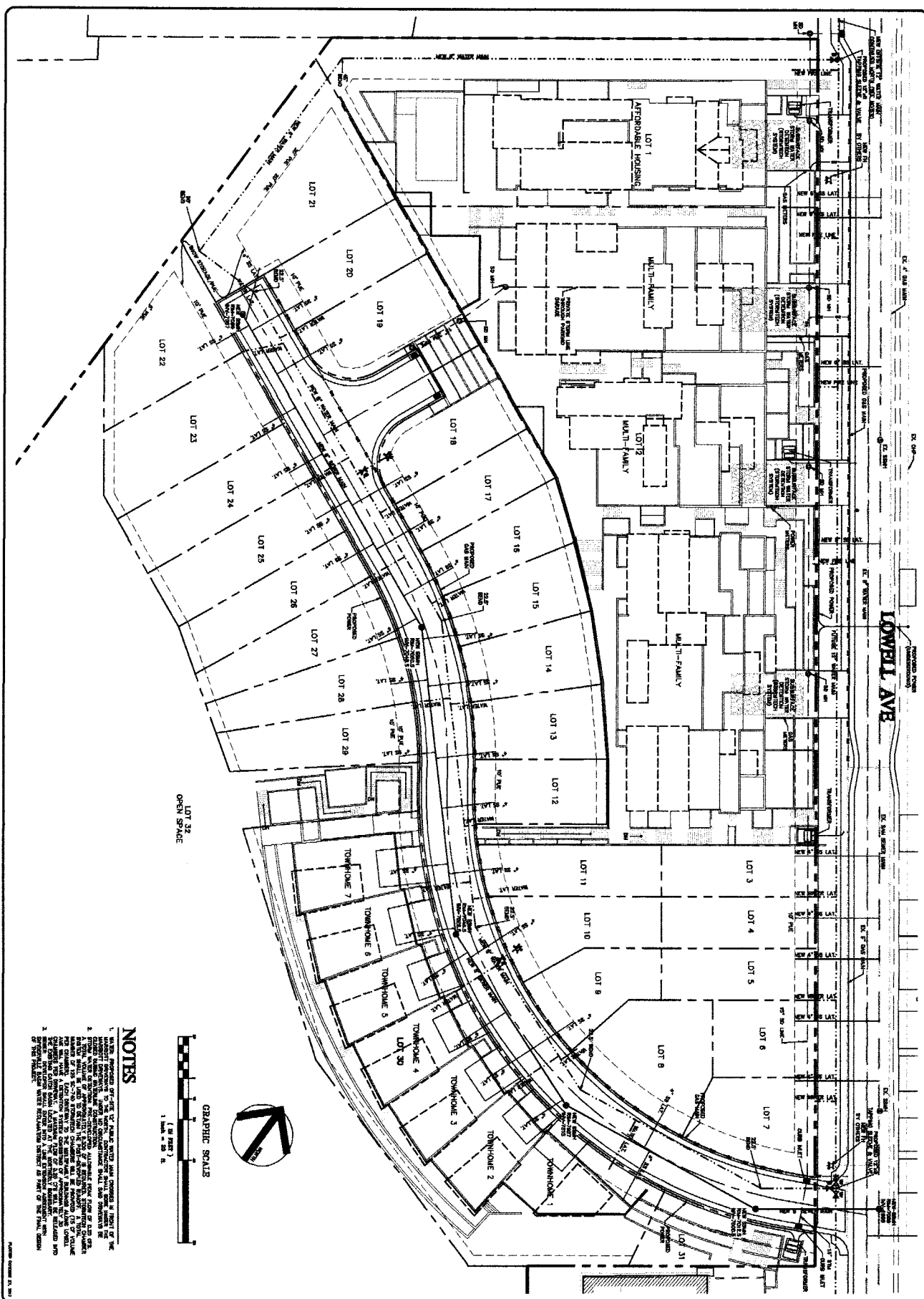
N. STATE OF
COUNTY OF
RECORDED AND FILED AT THE REQUEST OF

COUNTY RECORDER

The diagram illustrates a road intersection with various lane markings and traffic signs. The main road has two lanes labeled "LANE IN BOUNDING" and "LANE OUT BOUNDING". A side road branches off to the right, also labeled "LANE IN BOUNDING" and "LANE OUT BOUNDING". Traffic signs include a "STOP" sign at the intersection, a "YIELD" sign on the side road, and several "NO LEFT TURN" signs. Lane markings include solid lines, dashed lines, and arrows indicating traffic flow. Dimensions are provided for certain segments, such as "10' 0\"/>

[illegible][illegible][illegible][illegible]





PRELIMINARY UTILITY PLAN

KING'S CROWN

**FOR
NOW ATLAS**

LOWELL SITE-B

ISS NO. 163

DESIGNED BY:
ADM
DRAWN BY:
ADM
CHECKED BY:
ADM

DATE	BY	COMMENTS
------	----	----------

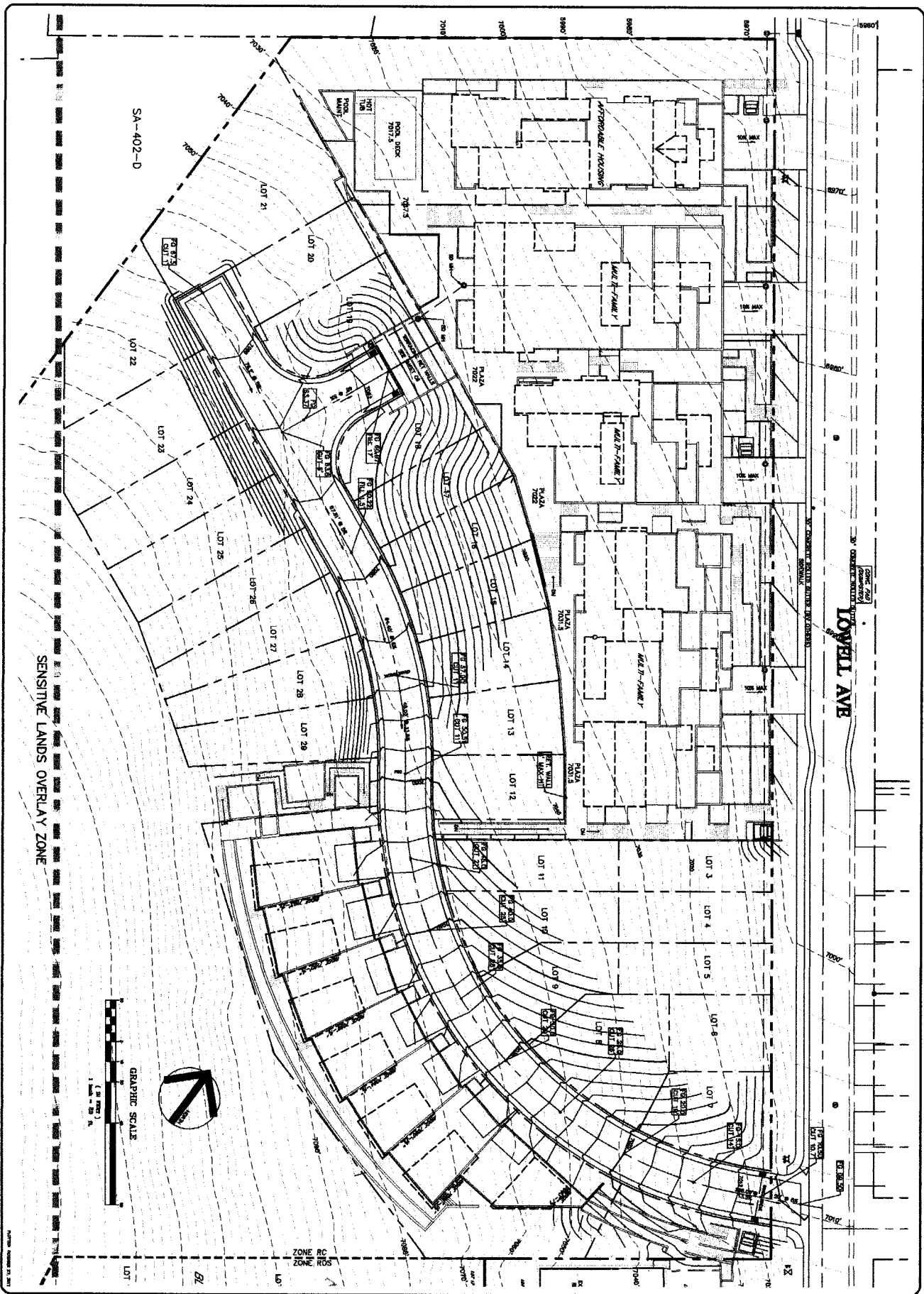
COMMENTARY

100

**Evergreen
Engineering, Inc.**

Civil Engineering • Land Surveying • Load Planning
 1670 Donnan Drive • Suite 104
 P.O. Box 2881 • Park City • Utah • 84060
 Phone: (435) 848-9957 • Fax: (435) 848-9219





SHEET 04	PRELIMINARY GRADING PLAN KING'S CROWN	DATE: 10/1/17 BY: [Signature] CHECKED: [Signature] APPROVED: [Signature]	REVISIONS: 1. 10/1/17: Initial Design 2. 10/1/17: Final Design	Evergreen Engineering, Inc. Civil Engineering • Land Surveying • Land Planning 1970 Broadway Ave • Suite 104 P.O. Box 888 • Park City • Utah • 84099 Phone: (435) 944-1007 • Fax: (435) 944-1008 E-mail: office@evergreen-eng.com
FOR: WOV ATTLER	PROJECT: LOWELL-AVE-R	JOB NO.: 165	SCALE: 1" = 40'	DRAWN BY: [Signature] CHECKED BY: [Signature] APPROVED BY: [Signature]

DETAILED GRADING PLAN

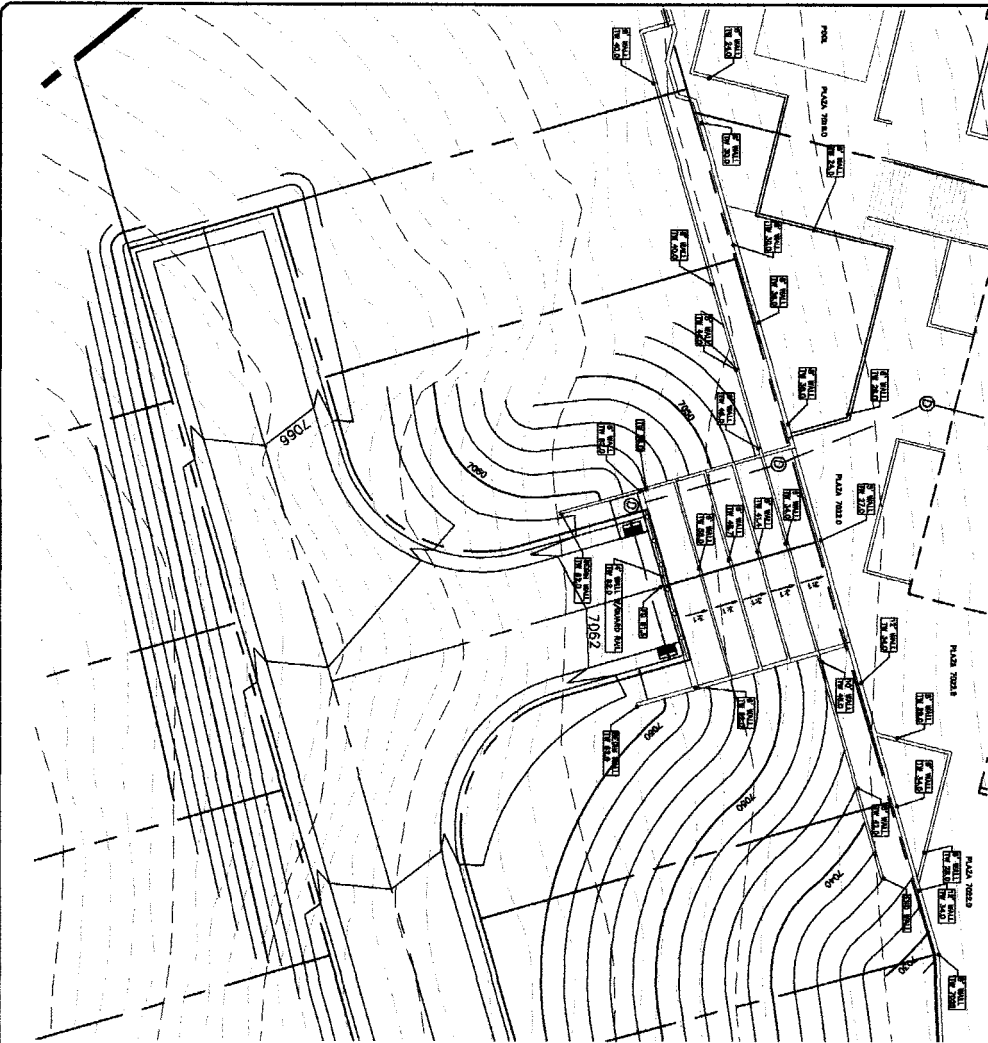
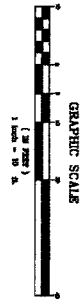
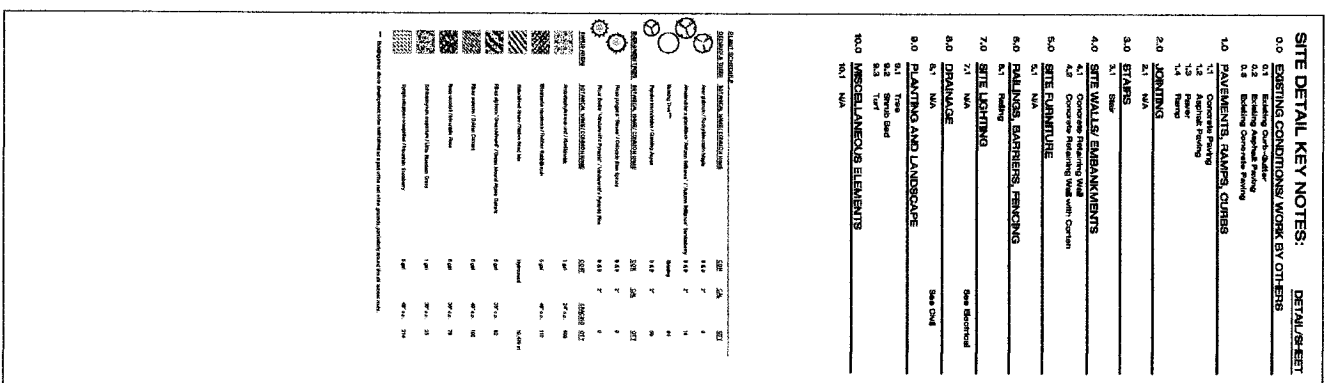


EXHIBIT L

LANDSCAPE DRAWINGS



	Project: J. L. Smith Project Manager: Mr. Smith Drawn by: Q. Smith		PROJECT NAME: King's Crown Park City, Utah
	Job No: 1000 Owner: Mr. Smith Site Date: Mar. 28, 2007		

EXHIBIT M

ARCHITECTURAL SITE DRAWINGS



SITE AERIAL PLAN

AS-001

Copyright: WOW Architecture, LLC 2017

PROJECT #:
160026
ISSUE DATE:
10/27/2017
ISSUE:
MPD SUBMITTAL
REVISIONS

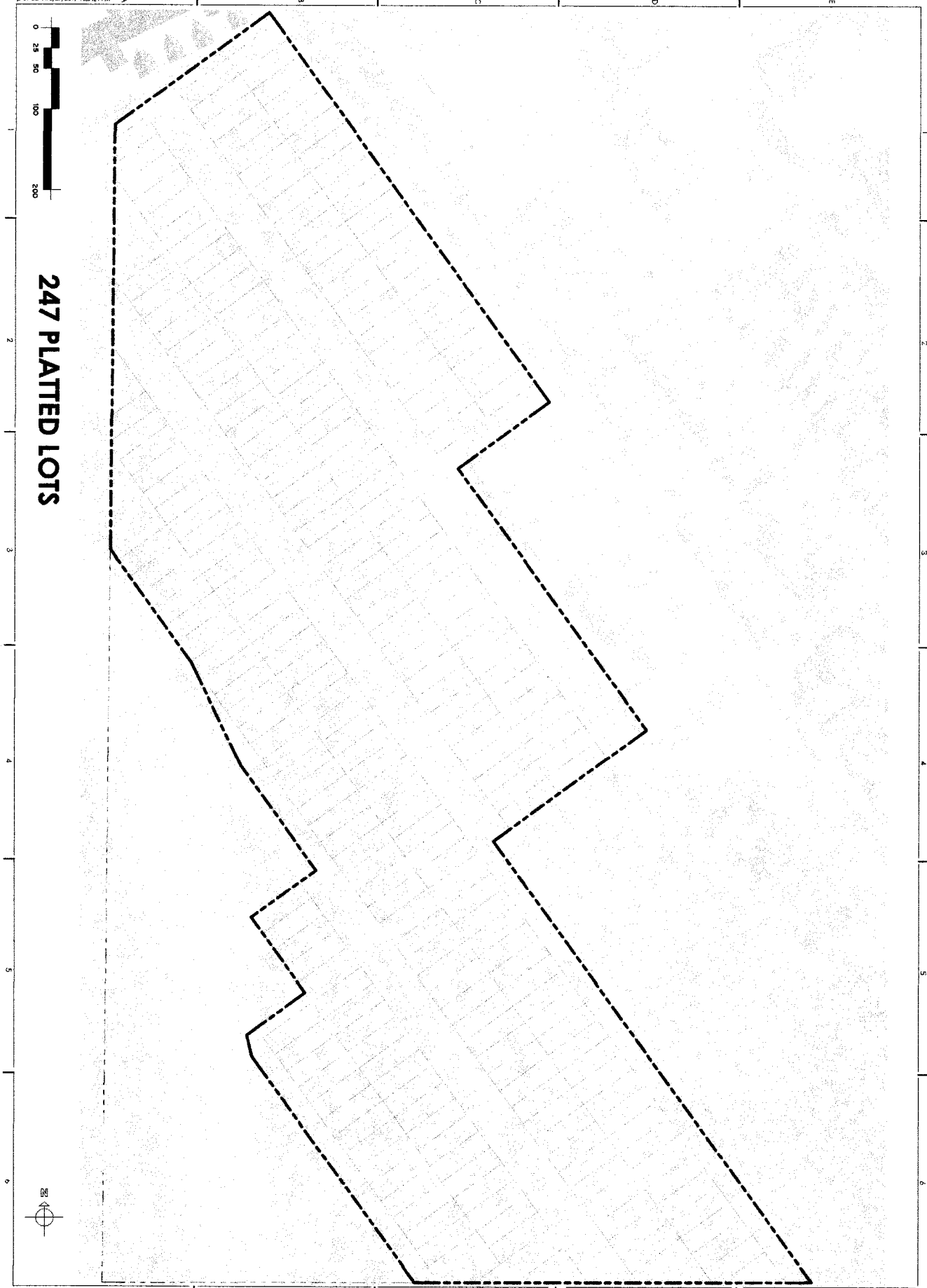
KING'S CROWN
MASTER PLANNED DEVELOPMENT

1201-1299 LOWELL AVENUE
PARK CITY, UTAH

CIVIL:
EVERGREEN
STRUCTURAL:
JANIKAT ENGINEERING
MECHANICAL:
PVE INC
ELECTRICAL:
BNA CONSULTING
LANDSCAPE:
LOVET
INTERIOR:
WOW+

**PRELIMINARY
NOT FOR
PERMIT OR
CONSTRUCTION**

WOW



EXISTING PLATTED
CONDITIONS - 247 LOTS

AS-002

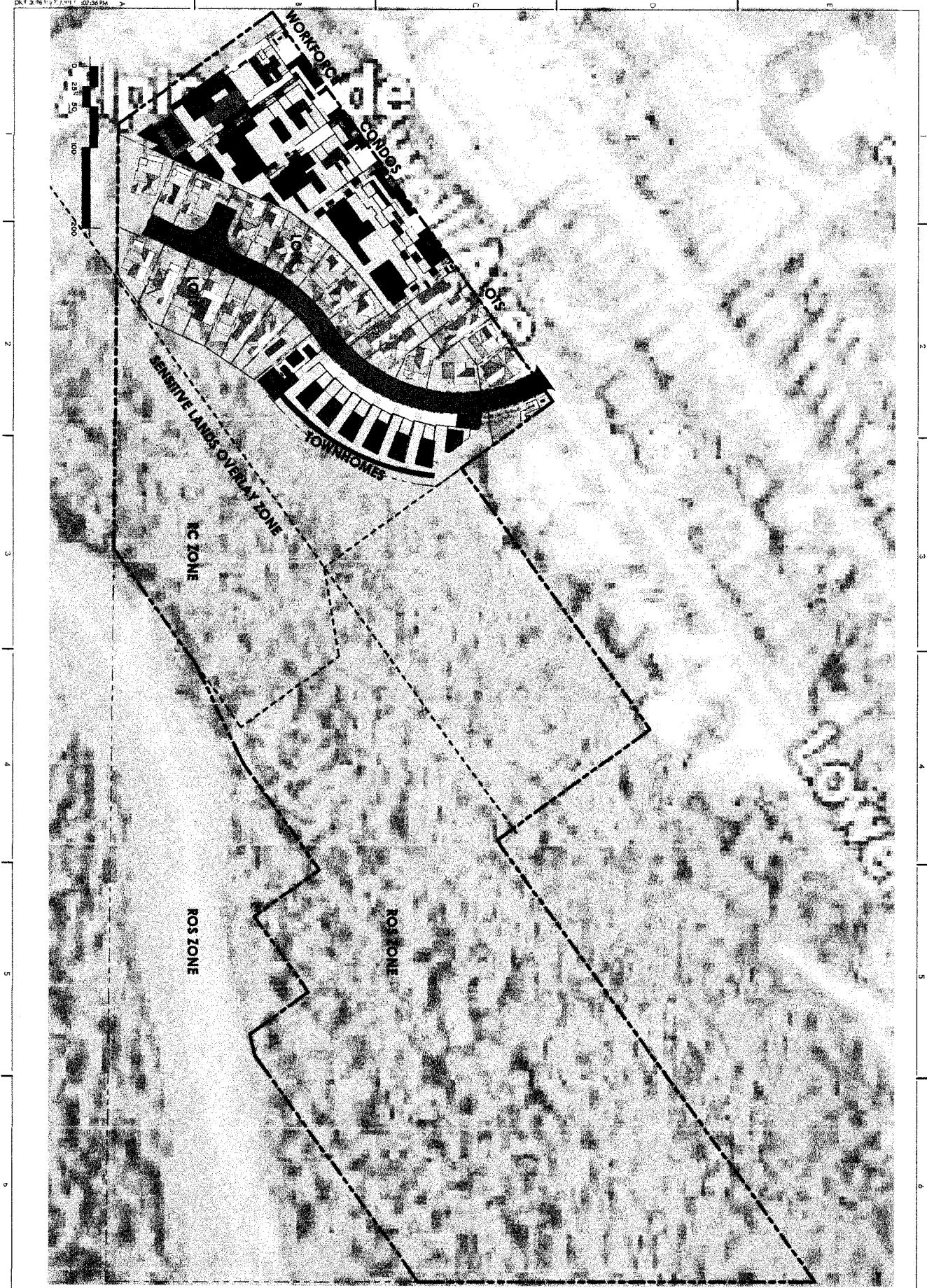
PROJECT #:
160026
ISSUE DATE:
10/27/2017
ISSUE:
MPD SUBMITTAL
REVISIONS

KING'S CROWN
MASTER PLANNED DEVELOPMENT
1201-1299 LOWELL AVENUE
PARK CITY, UTAH

CIVIL:
EVERGREEN
STRUCTURAL:
JARRATT ENGINEERING
MECHANICAL:
PVE INC
ELECTRICAL:
BNA CONSULTING
LANDSCAPE:
LOVET
INTERIOR:
WOW +

PRELIMINARY
NOT FOR
PERMIT OR
CONSTRUCTION

WOW



AS-003

PROJECT #:
160026
ISSUE DATE:
10/27/2017
ISSUE:
FWD CLEANING
REVISIONS

KING'S CROWN
MASTER PLANNED DEVELOPMENT
1000-10010 AVE. S. STE. 100
FARMINGTON, UT 84025

CIVIL:
EVERGREEN
STRUCTURAL:
JARRATT ENGINEERING
MECHANICAL:
PVE INC
ELECTRICAL:
ELECTROSPRING
LANDSCAPE:
LOFT
INTERIOR:
WOW+

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WOW



COPYRIGHT WOWASTER, LLC 2017

DIAGRAMMATIC SITE PLAN

AS-004

PROJECT #:
160026
ISSUE DATE:
10.27.2017
ISSUE:
MPO SUBMITTAL
REVISIONS

KING'S CROWN
MASTER PLANNED DEVELOPMENT

1201-1299 LOWELL AVENUE
PARK CITY, UTAH

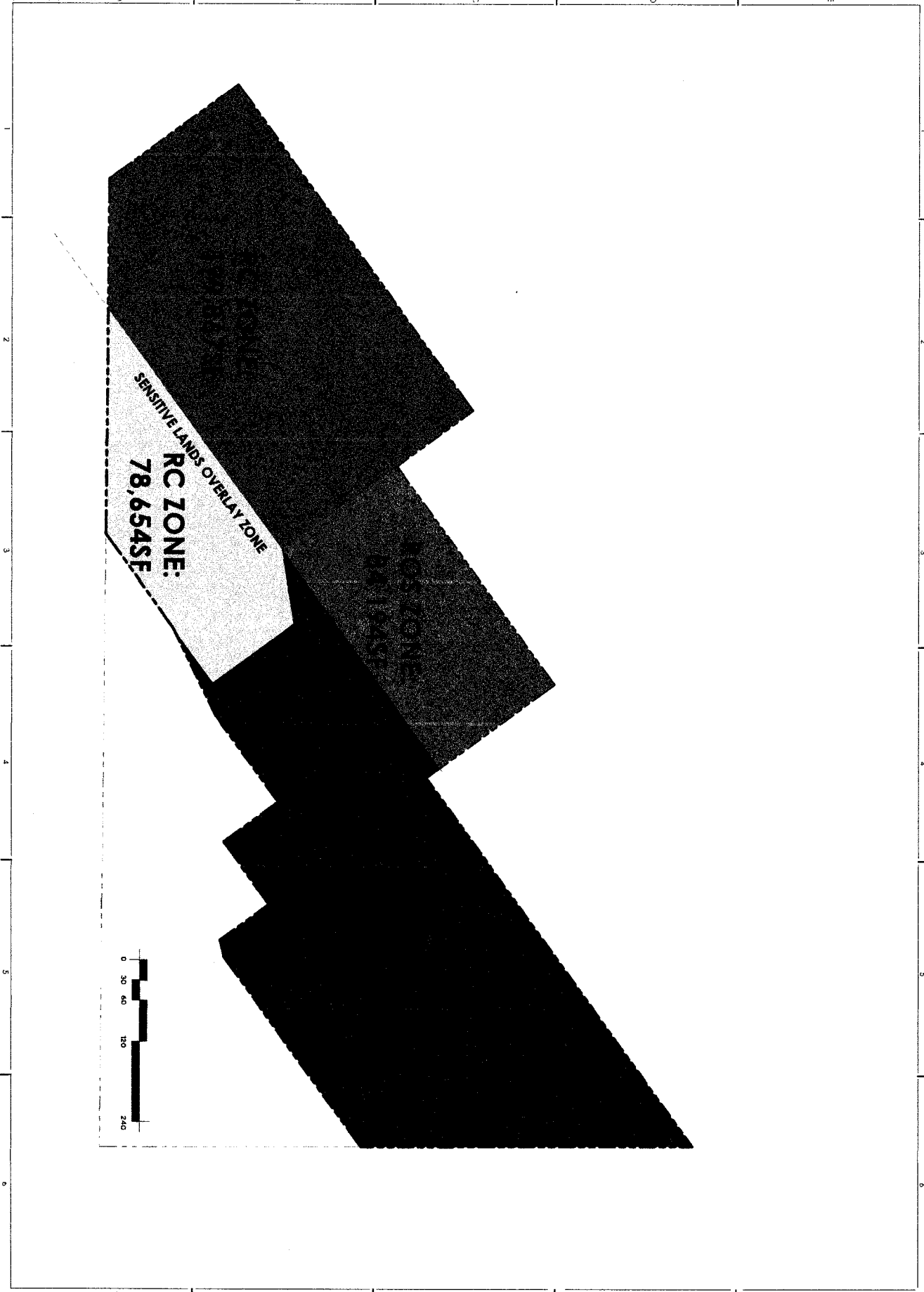
CIVIL: EVERGREEN
STRUCTURAL: JAKRATT ENGINEERING
MECHANICAL: PVE INC.
ELECTRICAL: BNA CONSULTING
LANDSCAPE: LOWE
INTERIOR: WOW +

**PRELIMINARY
NOT FOR
PERMIT OR
CONSTRUCTION**

WOW

EXHIBIT N

SITE COMPLIANCE DRAWINGS



PROPERTY ZONE AREA PLAN
AS-005

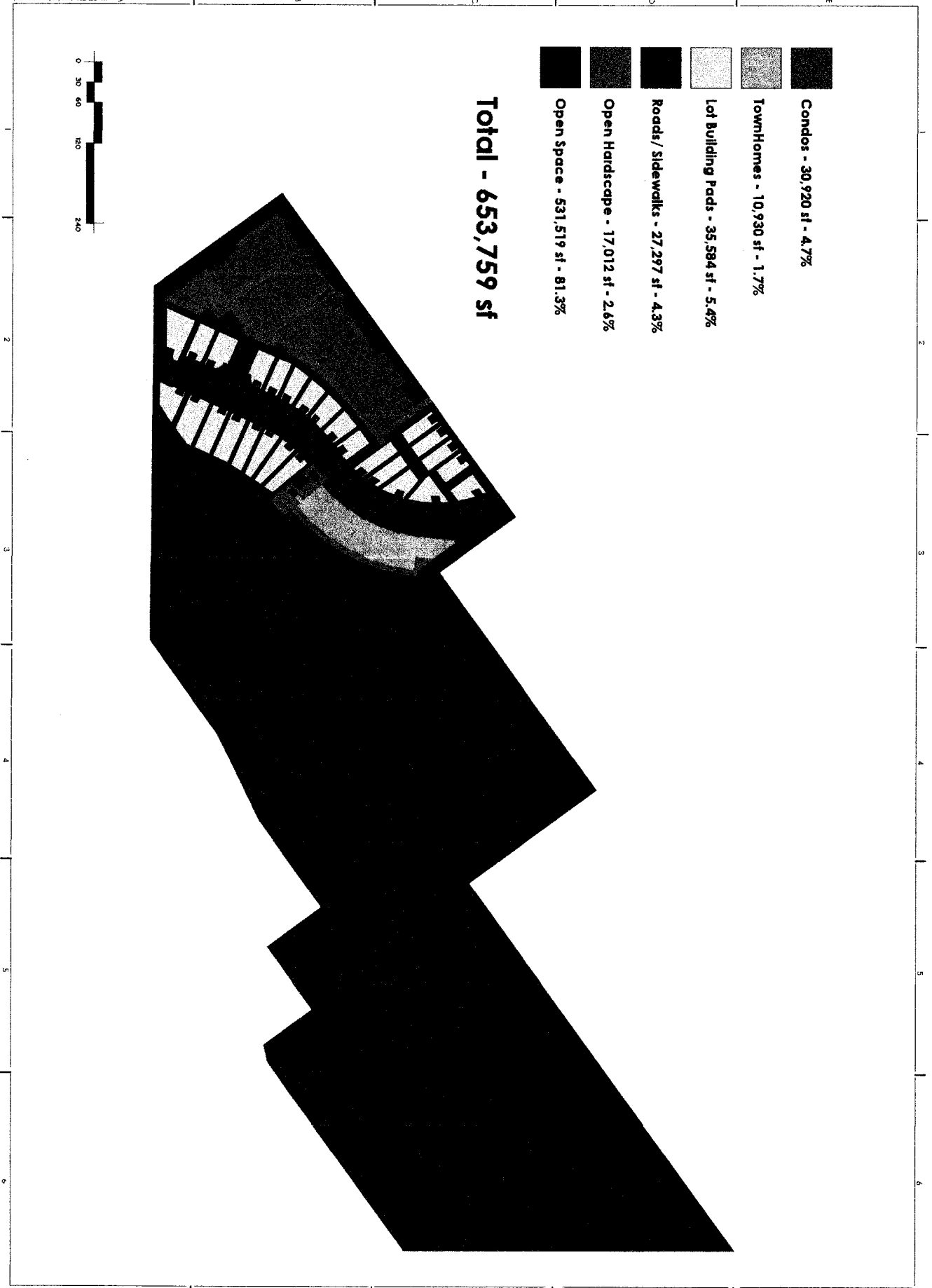
PROJECT #:
 160026
 ISSUE DATE:
 10-27-2017
 ISSUE:
 MPD SUBMITTAL
 REVISIONS

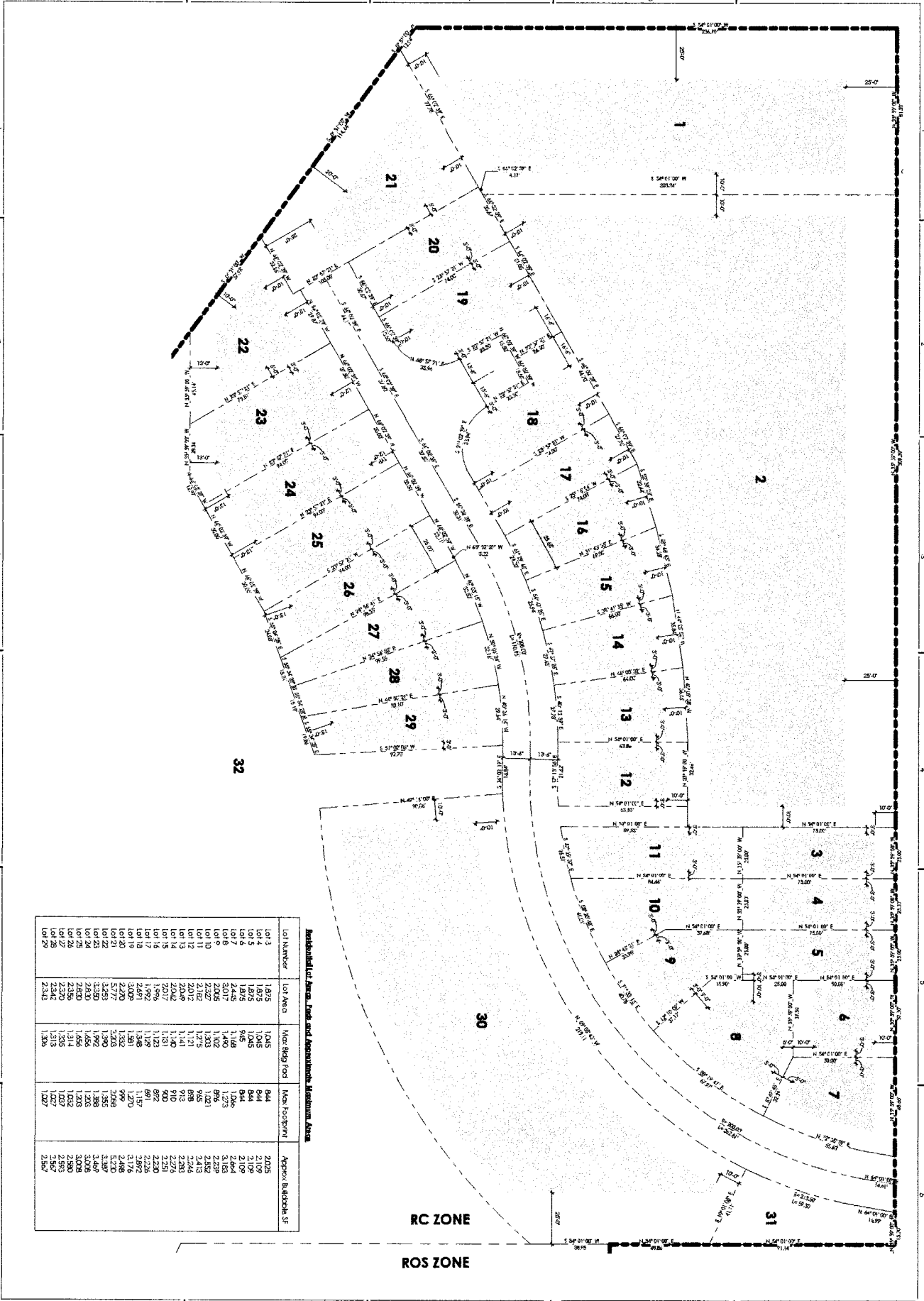
KING'S CROWN
 MASTER PLANNED DEVELOPMENT
 1201-1299 LOWELL AVENUE
 PARK CITY, UTAH

CIVIL:
 EVERGREEN
 STRUCTURAL:
 JAKSATTI ENGINEERING
 MECHANICAL:
 PVE INC.
 ELECTRICAL:
 BNA CONSULTING
 LANDSCAPE:
 LOYCI
 INTERIOR:
 WOW +

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CONSTRUCTION

WOW





Lot Number	Lot Area	Max Bldg Foot	Max Footprint	Approx. Building SF
Lot 1	1,295	1,045	644	2,025
Lot 2	1,295	1,045	644	2,025
Lot 3	1,295	1,045	644	2,025
Lot 4	1,295	1,045	644	2,025
Lot 5	1,295	1,045	644	2,025
Lot 6	1,295	1,045	644	2,025
Lot 7	1,295	1,045	644	2,025
Lot 8	1,295	1,045	644	2,025
Lot 9	1,295	1,045	644	2,025
Lot 10	1,295	1,045	644	2,025
Lot 11	1,295	1,045	644	2,025
Lot 12	1,295	1,045	644	2,025
Lot 13	1,295	1,045	644	2,025
Lot 14	1,295	1,045	644	2,025
Lot 15	1,295	1,045	644	2,025
Lot 16	1,295	1,045	644	2,025
Lot 17	1,295	1,045	644	2,025
Lot 18	1,295	1,045	644	2,025
Lot 19	1,295	1,045	644	2,025
Lot 20	1,295	1,045	644	2,025
Lot 21	1,295	1,045	644	2,025
Lot 22	1,295	1,045	644	2,025
Lot 23	1,295	1,045	644	2,025
Lot 24	1,295	1,045	644	2,025
Lot 25	1,295	1,045	644	2,025
Lot 26	1,295	1,045	644	2,025
Lot 27	1,295	1,045	644	2,025
Lot 28	1,295	1,045	644	2,025
Lot 29	1,295	1,045	644	2,025
Lot 30	1,295	1,045	644	2,025
Lot 31	1,295	1,045	644	2,025
Lot 32	1,295	1,045	644	2,025

COMPONENTS: LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, LOT 6, LOT 7, LOT 8, LOT 9, LOT 10, LOT 11, LOT 12, LOT 13, LOT 14, LOT 15, LOT 16, LOT 17, LOT 18, LOT 19, LOT 20, LOT 21, LOT 22, LOT 23, LOT 24, LOT 25, LOT 26, LOT 27, LOT 28, LOT 29, LOT 30, LOT 31, LOT 32

BUILDING PADS/
SETBACKS

AS-007

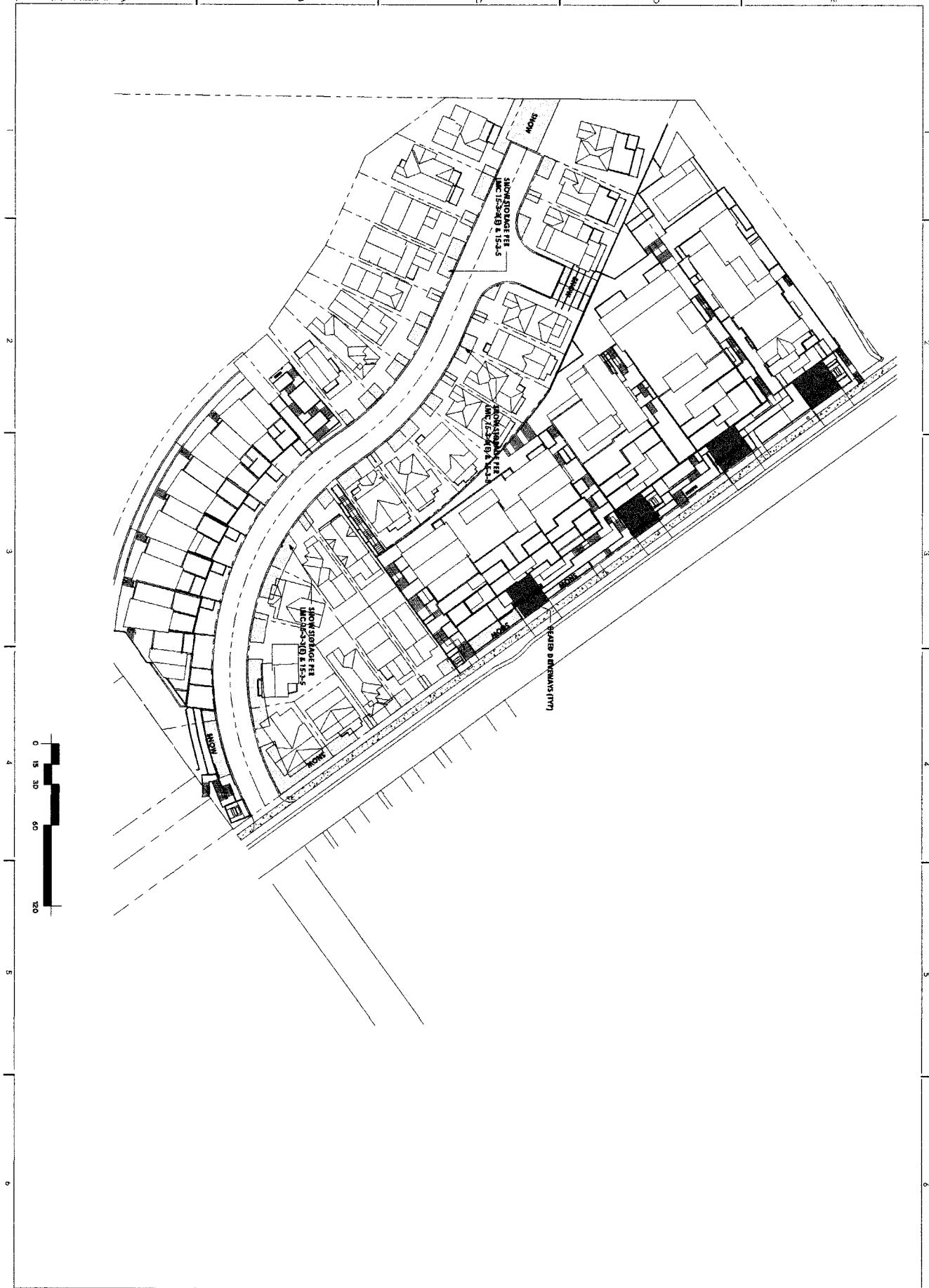
PROJECT #:
160026
ISSUE DATE:
10/27/2017
REVISIONS

KING'S CROWN
MASTER PLANNED DEVELOPMENT
1201-1299 LOWELL AVENUE
PARK CITY, UTAH

CIVIL:
EVERGREEN
STRUCTURAL:
JARRATT ENGINEERING
MECHANICAL:
PVE INC
ELECTRICAL:
SNA CONSULTING
LANDSCAPE:
LOFT
INTERIOR:
WOW +

PRELIMINARY
NOT FOR
PERMIT OR
CONSTRUCTION

WOW



**SNOW STORAGE
DIAGRAM**

AS-008

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PROJECT #
160226

ISSUE DATE
10/27/2017

ISSUE
ARCHITECTURAL

REVISIONS

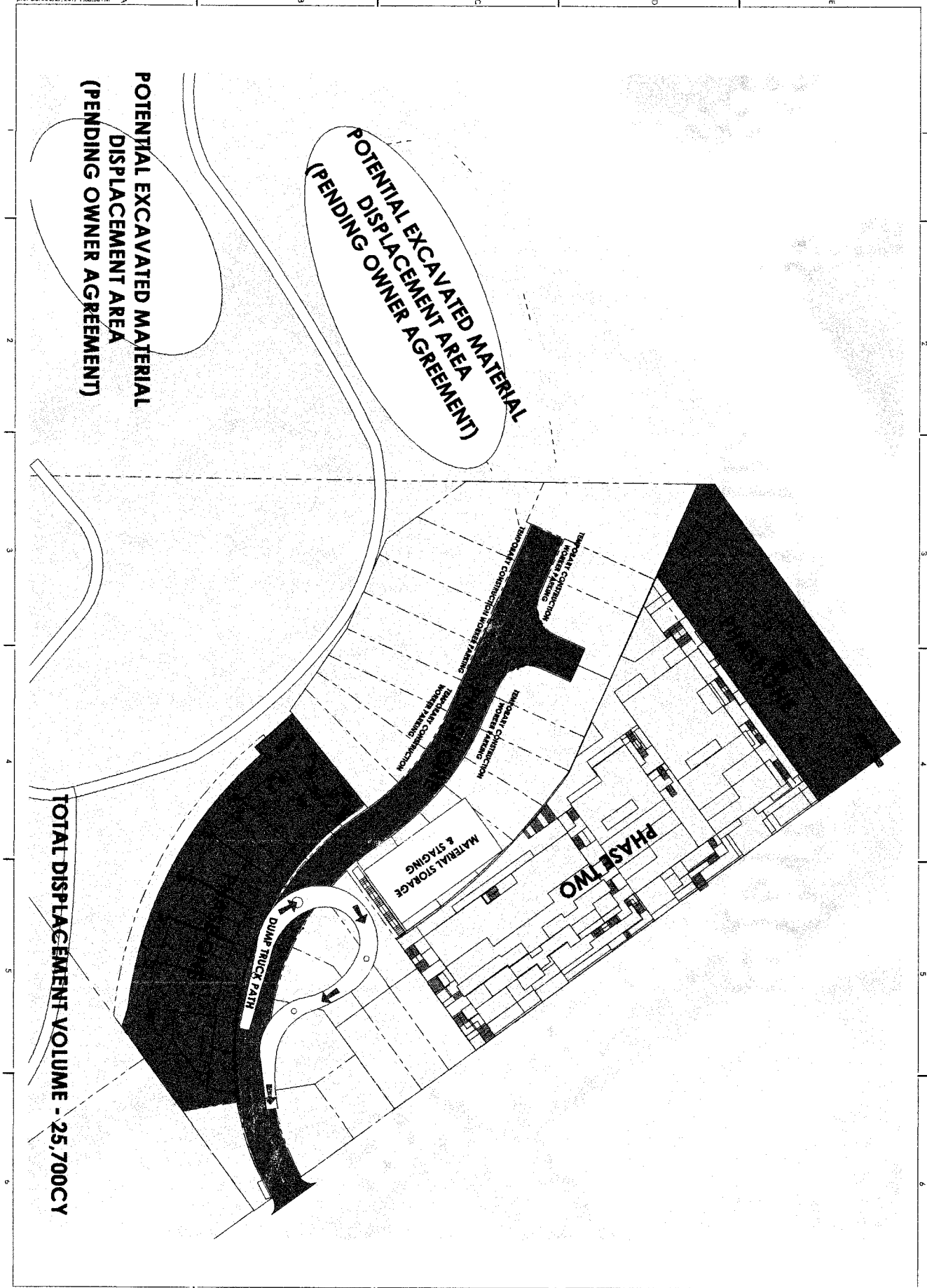
KING'S CROWN
MASTER-PLANNED DEVELOPMENT

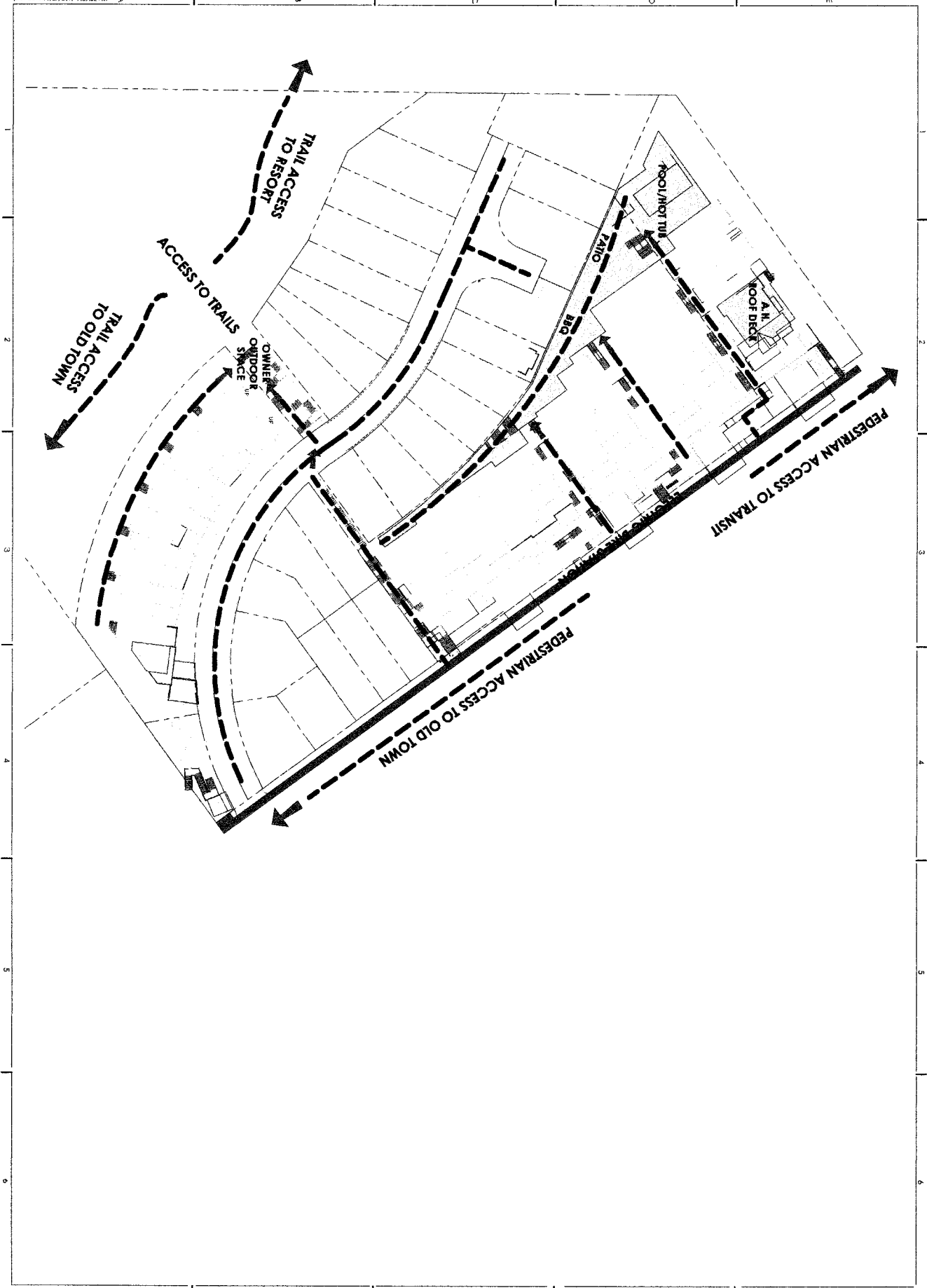
PROPOSED PARKING AND
LANDSCAPE PLAN

CIVIL:
OVERSEEN:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

**PRELIMINARY
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PERMIT OR
CONSTRUCTION**

WOW





INTERNAL PEDESTRIAN CIRCULATION
AS-010

PROJECT #:
 160026
 ISSUE DATE:
 10/27/2017
 ISSUE:
 MPD SUBMITTAL
 REVISIONS

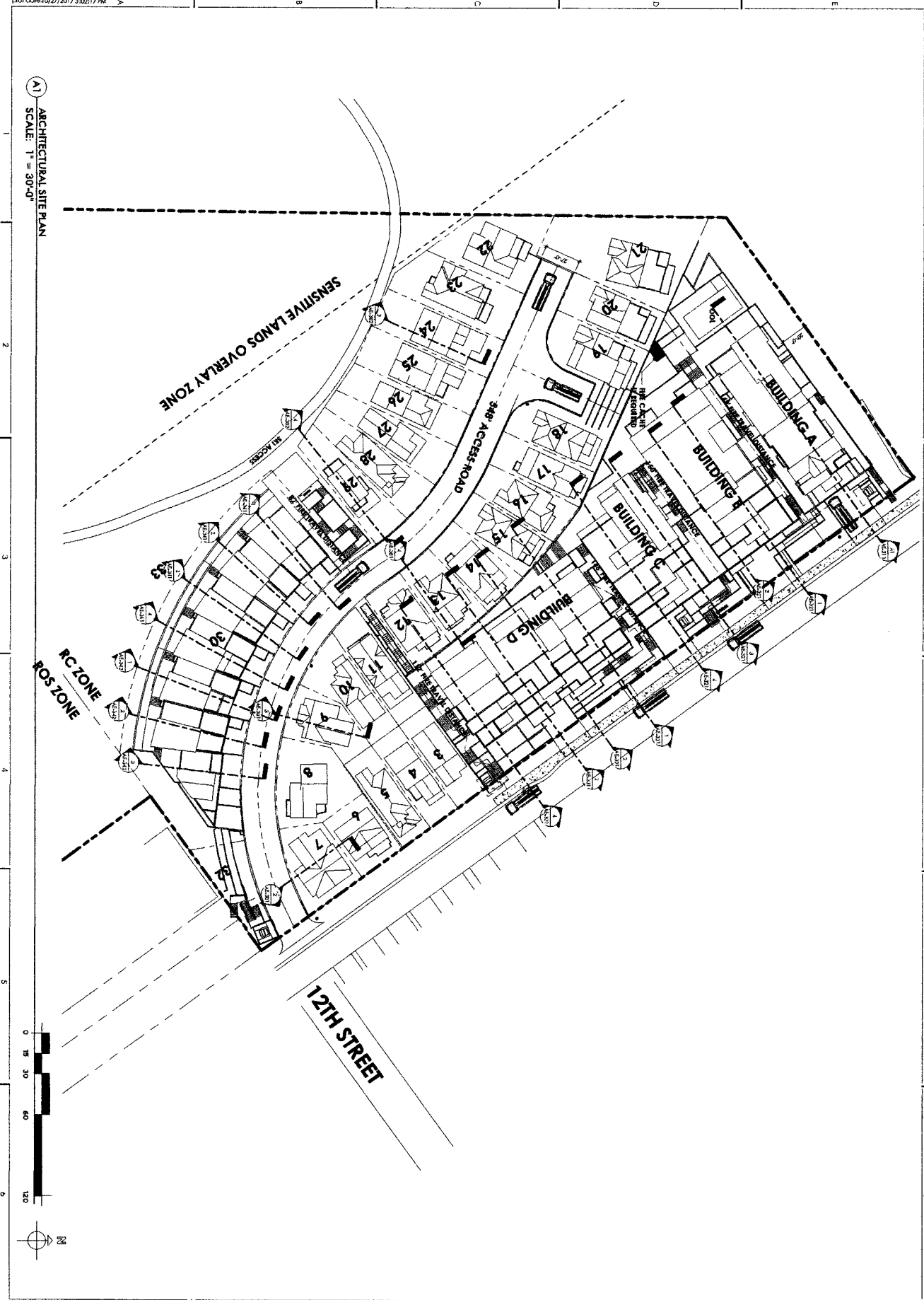
KING'S CROWN
 MASTER PLANNED DEVELOPMENT
 1201-1299 LOWELL AVENUE
 PARK CITY, UTAH

CIVIL:
 EVERGREEN
 STRUCTURAL:
 JARRATT ENGINEERING
 MECHANICAL:
 PVE INC.
 ELECTRICAL:
 BNA CONSULTING
 LANDSCAPE:
 LO/CI
 INTERIOR:
 WOW +

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 NOT FOR
 PERMIT OR
 CONSTRUCTION**

WOW





A1 ARCHITECTURAL SITE PLAN
 SCALE: 1" = 30'-0"

ARCHITECTURAL SITE
 PLAN

AS-101

PROJECT #:
 160026
 ISSUE DATE:
 10/27/2017
 ISSUE:
 APD SUBMITTAL
 REVISIONS

KING'S CROWN
 MASTER PLANNED DEVELOPMENT
 1201-1299 LOWELL AVENUE
 PARK CITY, UTAH

CIVIL:
 EVERGREEN
 STRUCTURAL:
 JARRATT ENGINEERING
 MECHANICAL:
 PVE INC
 ELECTRICAL:
 BNA CONSULTING
 LANDSCAPE:
 LOCCI
 INTERIOR:
 WOW+

PRELIMINARY
 NOT FOR
 PERMIT OR
 CONSTRUCTION

WOW

EXHIBIT O

ARCHITECTURAL GRAPHICS DRAWINGS



1000

1000

1000

1000

1000

1000

1000

1 35' HEIGHT STUDY
 SCALE:



2 40' HEIGHT STUDY
 SCALE:



HEIGHT FOG STUDIES

AG-102

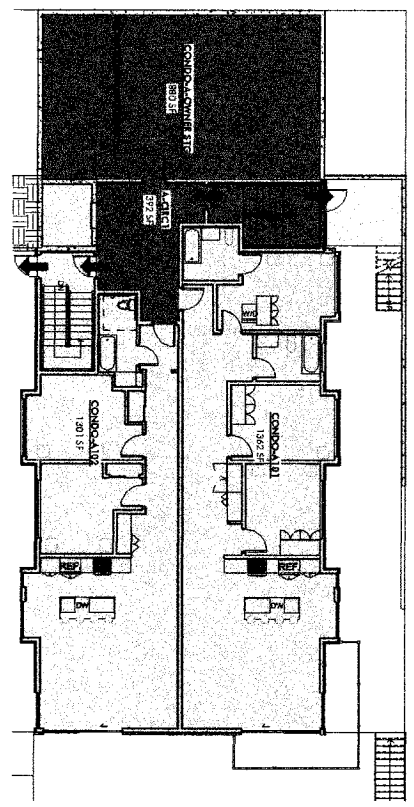
PROJECT #:
 160026
 ISSUE DATE:
 10/27/2017
 ISSUE
 AND SUBMITTAL
 REVISIONS

KING'S CROWN
 MASTER PLANNED DEVELOPMENT
 1201-1299 LOWELL AVENUE
 PARK CITY, UTAH

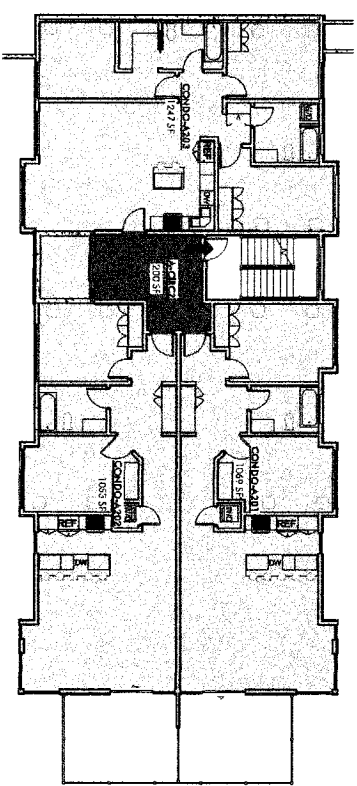
CIVIL:
 EVERGREEN
 STRUCTURAL:
 JARRATT ENGINEERING
 MECHANICAL:
 PVE INC.
 ELECTRICAL:
 BNA CONSULTING
 LANDSCAPE:
 LOVET
 INTERIOR:
 WOW +

PRELIMINARY
 NOT FOR
 PERMIT OR
 CONSTRUCTION

WOW



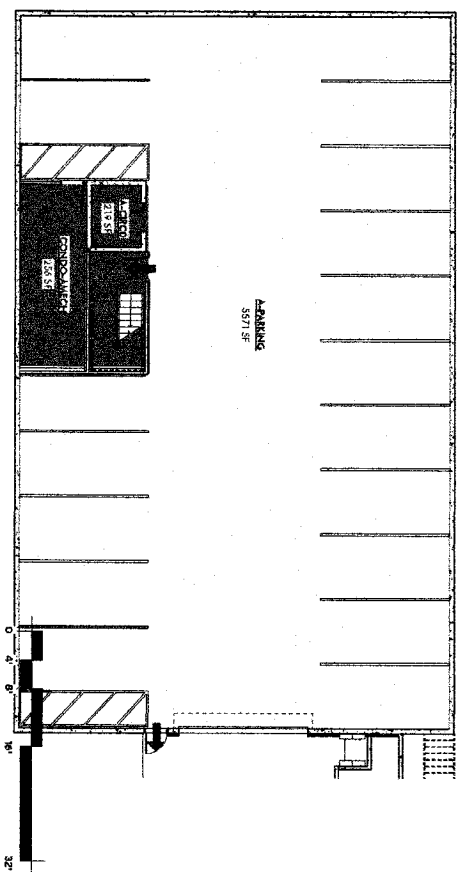
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 SCALE: 1/8" = 1'-0"



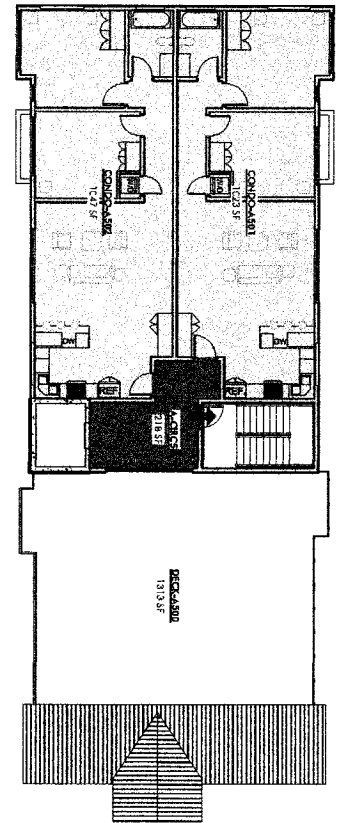
3 A2
 SCALE: 1/8" = 1'-0"

AFFORDABLE UNIT CONDO AREAS	
UNIT	NET AREA
CONDO A101	1,345 SF
CONDO A102	1,301 SF
CONDO A-CORNER SIG	680 SF
CONDO A103	534 SF
CONDO A104	1,048 SF
CONDO A105	1,055 SF
CONDO A106	1,247 SF
CONDO A107	3,369 SF
CONDO A108	982 SF
CONDO A109	953 SF
CONDO A110	1,048 SF
CONDO A111	1,055 SF
CONDO A112	1,247 SF
CONDO A113	4,057 SF
CONDO A114	671 SF
CONDO A115	959 SF
CONDO A116	937 SF
CONDO A117	914 SF
CONDO A118	3,481 SF
CONDO A119	1,023 SF
CONDO A120	1,143 SF
CONDO A121	2,005 SF
TOTAL NET AREA	14,500 SF

TOTAL REQUIRED PARKING SPACES: 18 PARKING SPACES
 TOTAL PROVIDED PARKING SPACES: 18 PARKING SPACES

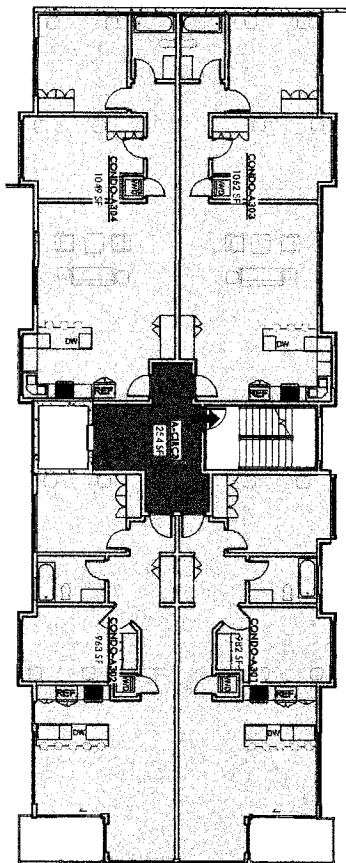


1 A0
 SCALE: 1/8" = 1'-0"



3 A.5
SCALE: 1/8" = 1'-0"

CINDO.A01	1366.55
CINDO.A02	1380.35
CINDO.A03	1382.55
CINDO.A04	1384.55
CINDO.A05	1386.55
CINDO.A06	1388.55
CINDO.A07	1390.55
CINDO.A08	1392.55
CINDO.A09	1394.55
CINDO.A10	1396.55
CINDO.A11	1398.55
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CINDO.A98	1572.55
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CINDO.A00	1576.55



1 A.3
SCALE: 1/8" = 1'-0"

AG-112

KING'S CROWN
MASTER PLANNED DEVELOPMENT
1201-1299 LOWELL AVENUE
PARK CITY, UTAH

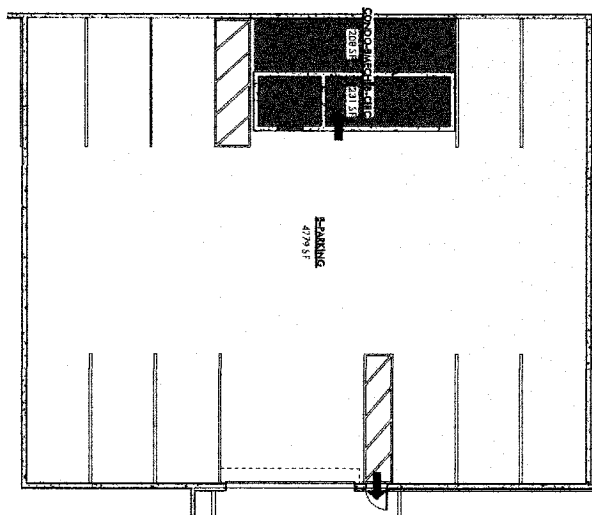
**PRELIMINARY
NOT FOR
PERMIT OR
CONSTRUCTION**

WOW

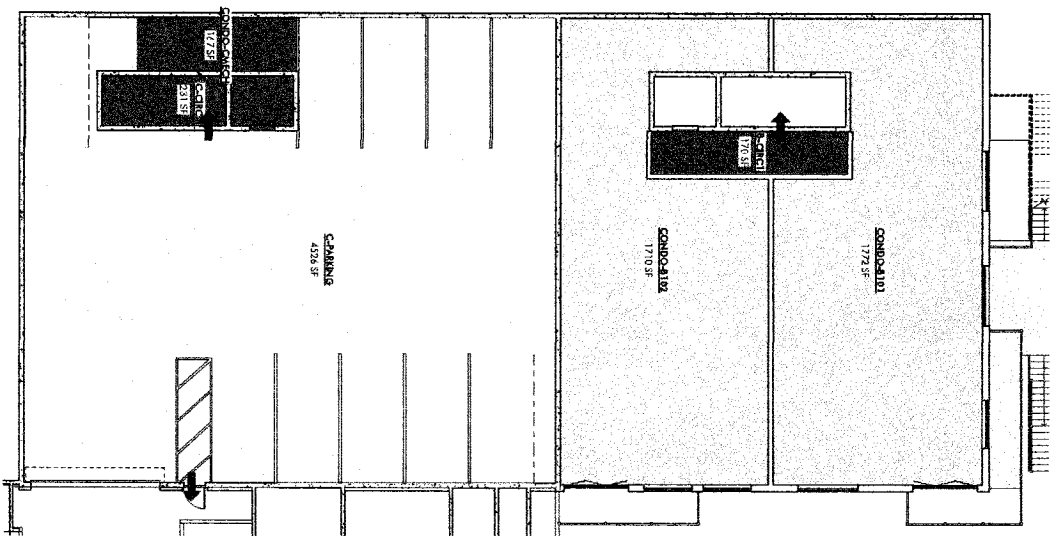
B/DG B/C CONDO AREAS	
UNIT	NET AREA
CONDO-B101	1772 SF
CONDO-B102	1710 SF
CONDO-B103	3483 SF
CONDO-B201	1430 SF
CONDO-B202	1673 SF
CONDO-C101	1763 SF
CONDO-C102	1622 SF
CONDO-C201	1095 SF
CONDO-C202	1190 SF
CONDO-C203	2634 SF
CONDO-C204	1745 SF
CONDO-C205	1556 SF
CONDO-C206	941 SF
CONDO-C207	1977 SF
CONDO-C208	1531 SF
CONDO-C209	1612 SF
CONDO-C210	4870 SF
CONDO-C211	2400 SF
CONDO-C212	2400 SF
NET TOTAL AREA	27,683 SF

TOTAL REQUIRED PARKING SPACES: 31 PARKING SPACE
 TOTAL PROVIDED PARKING SPACES: 22 PARKING SPACES

1 B/D
 SCALE: 1/8" = 1'-0"



2 B1/C/O
 SCALE: 1/8" = 1'-0"



CONDO BUILDING B/C
 AREA PLANS
AG-121

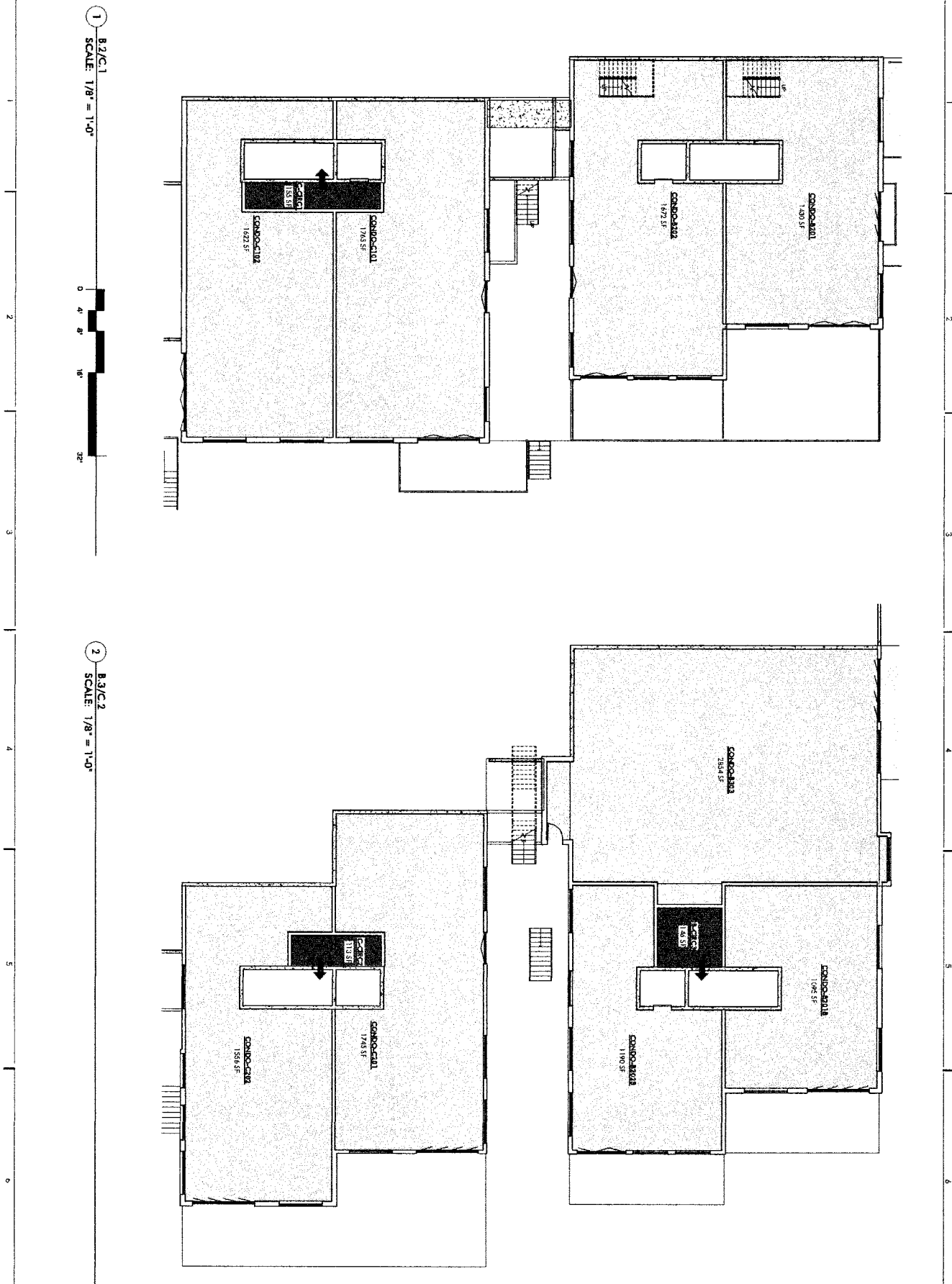
PROJECT #:
 160026
 ISSUE DATE:
 10/27/2017
 ISSUE:
 AFD SUBMITTAL
 REVISIONS

KING'S CROWN
 MASTER PLANNED DEVELOPMENT
 1201-1299 LOWELL AVENUE
 PARK CITY, UTAH

CIVIL:
 EVERGREEN
 STRUCTURAL:
 JARROLD ENGINEERING
 MECHANICAL:
 PVE INC
 ELECTRICAL:
 BNA CONSULTING
 LANDSCAPE:
 LOYD
 INTERIOR:
 WOW +

PRELIMINARY
 NOT FOR
 PERMIT OR
 CONSTRUCTION

WOW



1 B.3/C.1
 SCALE: 1/8" = 1'-0"

2 B.3/C.2
 SCALE: 1/8" = 1'-0"

CONDO BUILDING B/C
 AREA PLANS
AG-122

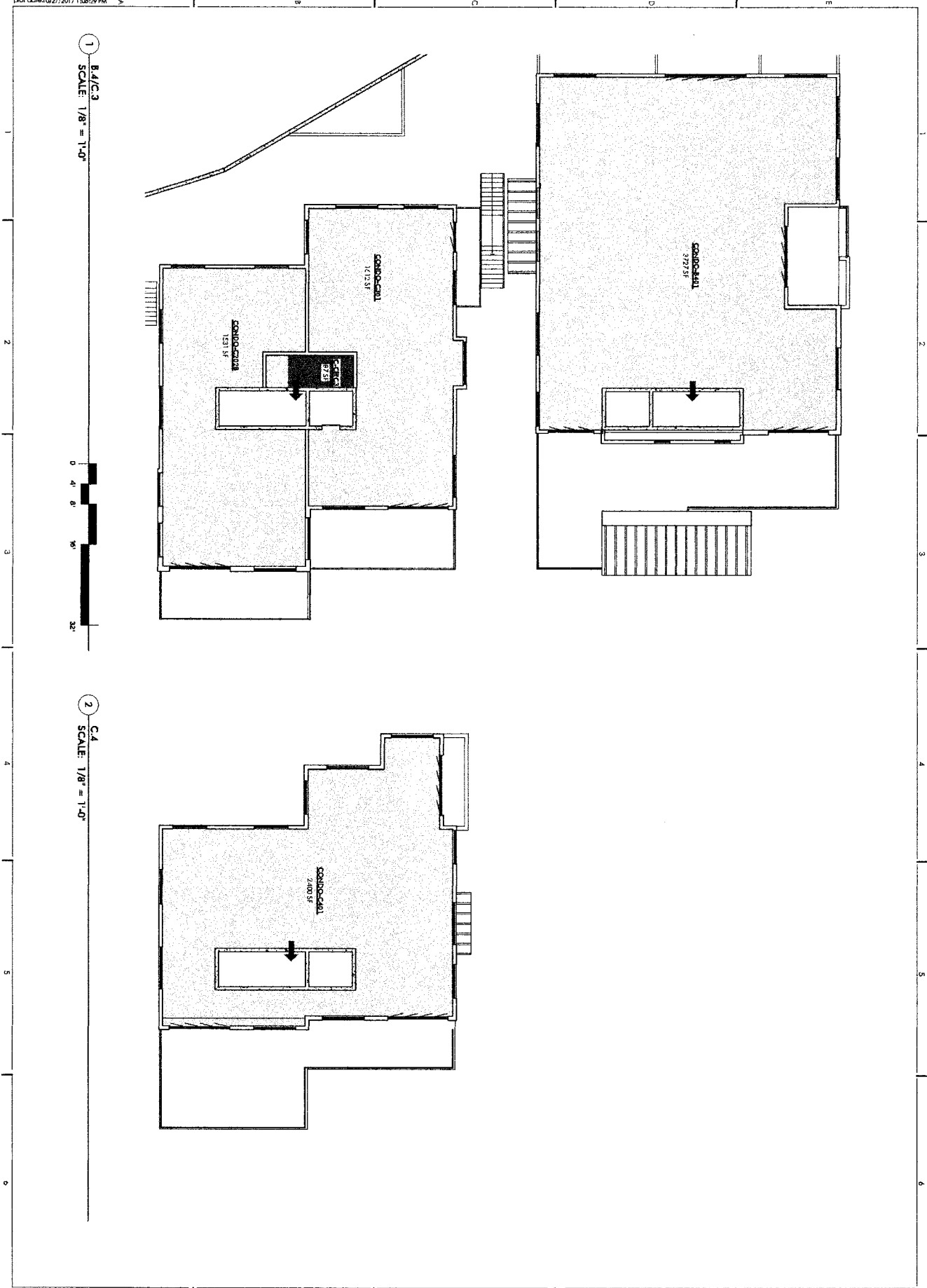
PROJECT #
 160026
 ISSUE DATE:
 10/27/2017
 ISSUE
 AFD SUBMITTAL
 REVISIONS

KING'S CROWN
 MASTER PLANNED DEVELOPMENT
 1201-1299 LOWELL AVENUE
 PARK CITY, UTAH

CIVIL:
 EVERGREEN
 STRUCTURAL:
 JARETT ENGINEERING
 MECHANICAL:
 PVE INC.
 ELECTRICAL:
 BNA CONSULTING
 LANDSCAPE:
 LOCCI
 INTERIOR:
 WOW *

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 NOT FOR
 PERMIT OR
 CONSTRUCTION**

WOW



**CONDO BUILDING B/C
AREA PLANS**

AG-123

CONSTRUCTION OF AG-123

PROJECT #:
160026

ISSUE DATE:
10/27/2017

ISSUE:
MPO SUBMITTAL

REVISIONS

**KING'S CROWN
MASTER PLANNED DEVELOPMENT**

1201-1299 LOWELL AVENUE
PARK CITY, UTAH

CIVIL:
EVERGREEN

STRUCTURAL:
JARRATT ENGINEERING

MECHANICAL:
PVE INC.

ELECTRICAL:
BIA CONSULTING

LANDSCAPE:
LOFT

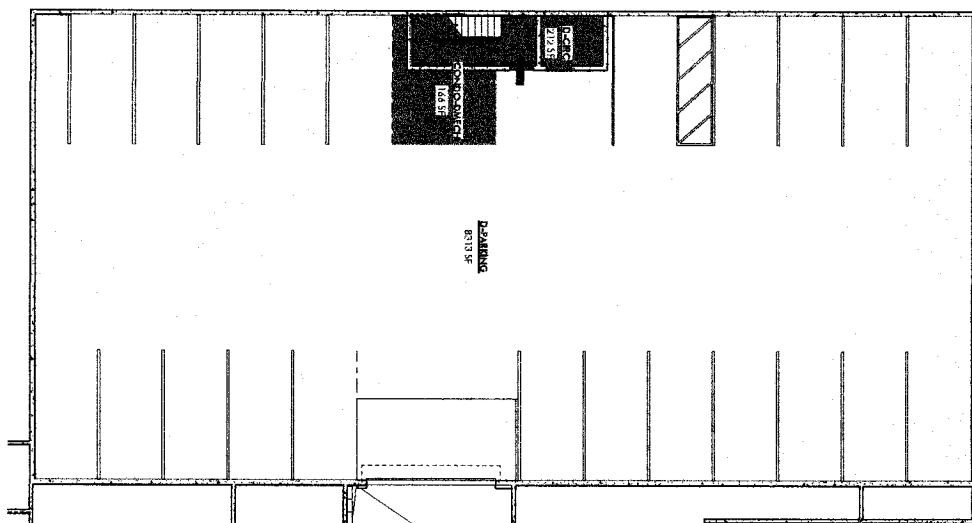
INTERIOR:
WOW +

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NOT FOR
PERMIT OR
CONSTRUCTION**

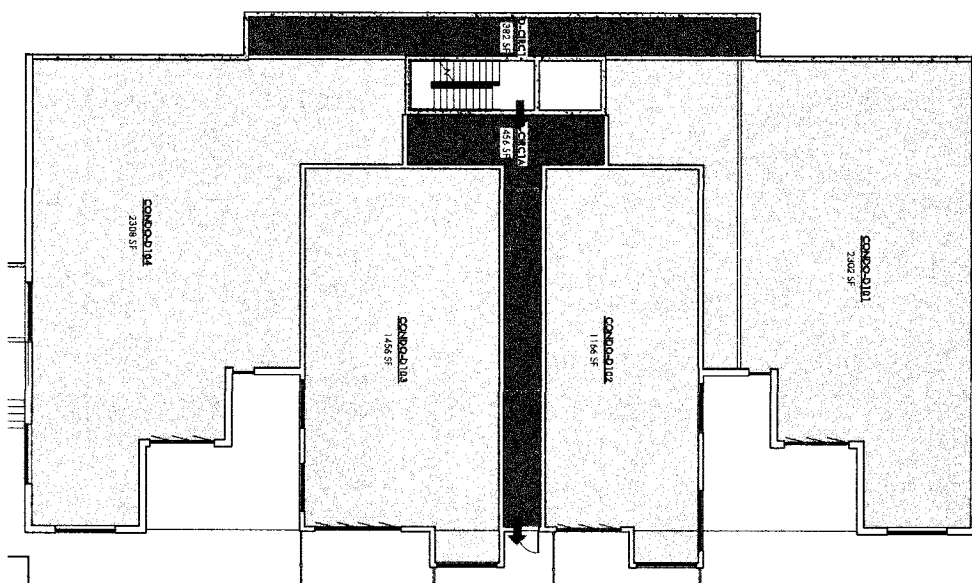
WOW

BLDG D CONDO AREAS	
UNIT	NET AREA
CONDO-D101	2302 SF
CONDO-D102	1164 SF
CONDO-D103	1456 SF
CONDO-D104	2308 SF
	7227 SF
CONDO-D201	2123 SF
CONDO-D202	1425 SF
CONDO-D203	1456 SF
CONDO-D204	2308 SF
	7312 SF
CONDO-D301B	1240 SF
CONDO-D301B	1240 SF
CONDO-D301B	1722 SF
CONDO-D301B	1600 SF
	5802 SF
CONDO-D301B	1027 SF
CONDO-D301B	1027 SF
CONDO-D301B	2308 SF
CONDO-D301B	4142 SF
NET TOTAL AREA	24255 SF

1 D.0
SCALE: 1/8" = 1'-0"



2 D.1
SCALE: 1/8" = 1'-0"



CONDO BUILDING D
AREA PLANS

AG-131

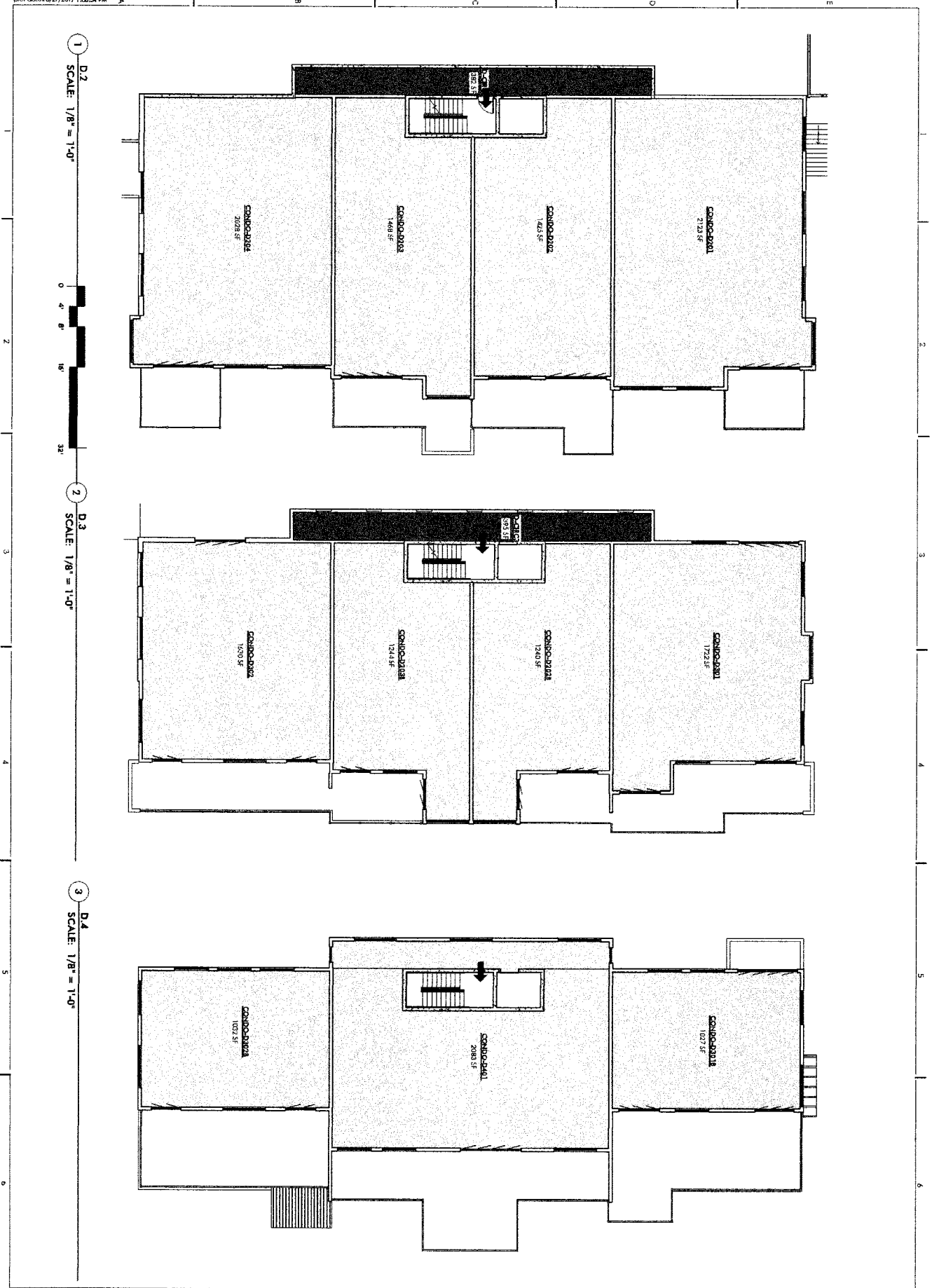
PROJECT #:
160026
ISSUE DATE:
10/27/2017
ISSUE
AND SUBMITTAL
REVISIONS

KING'S CROWN
MASTER PLANNED DEVELOPMENT
1201-1299 LOWELL AVENUE
PARK CITY, UTAH

CIVIL:
EVERGREEN
STRUCTURAL:
JARRATT ENGINEERING
MECHANICAL:
PVE INC
ELECTRICAL:
SMA CONSULTING
LANDSCAPE:
LOCHI
INTERIOR:
WOW +

PRELIMINARY
NOT FOR
PERMIT OR
CONSTRUCTION

WOW



CONDO BUILDING 2
 AREA PLANS
AG-132
 Copyright WOW Architects, LLC 2017

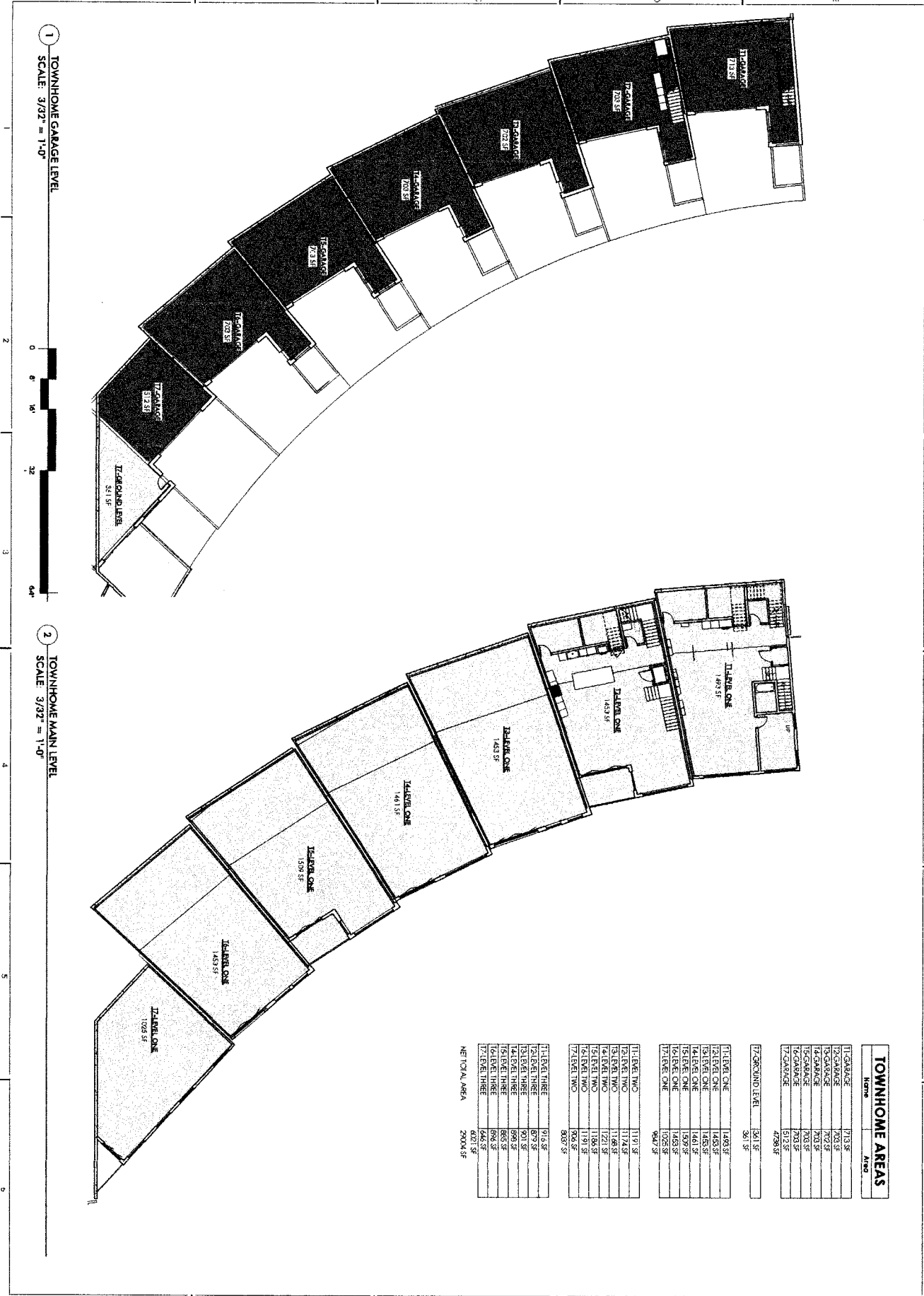
PROJECT #:
 160026
 ISSUE DATE:
 10-27-2017
 DESIGNED BY:
 ARIE SHIMADA
 REVIEWED BY:

KING'S CROWN
 MASTER PLANNED DEVELOPMENT
 1000 WOODLAND BLVD
 LAKE CHARLES, LA

CIVIL: EVERGREEN
 STRUCTURAL: JARRATT ENGINEERING
 MECHANICAL: PVE INC
 ELECTRICAL: PVE INC
 LANDSCAPE: LOCH
 INTERIOR: WOW

PRELIMINARY
 NOT FOR
 PERMIT OR
 CONSTRUCTION

WOW



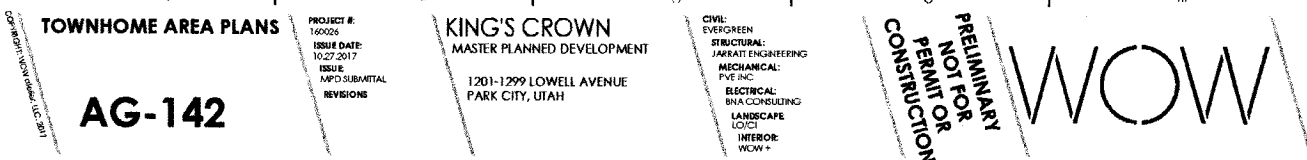
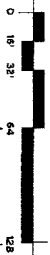


EXHIBIT P

ARCHITECTURAL DRAWINGS



WOW

(A1) BUILDING A NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

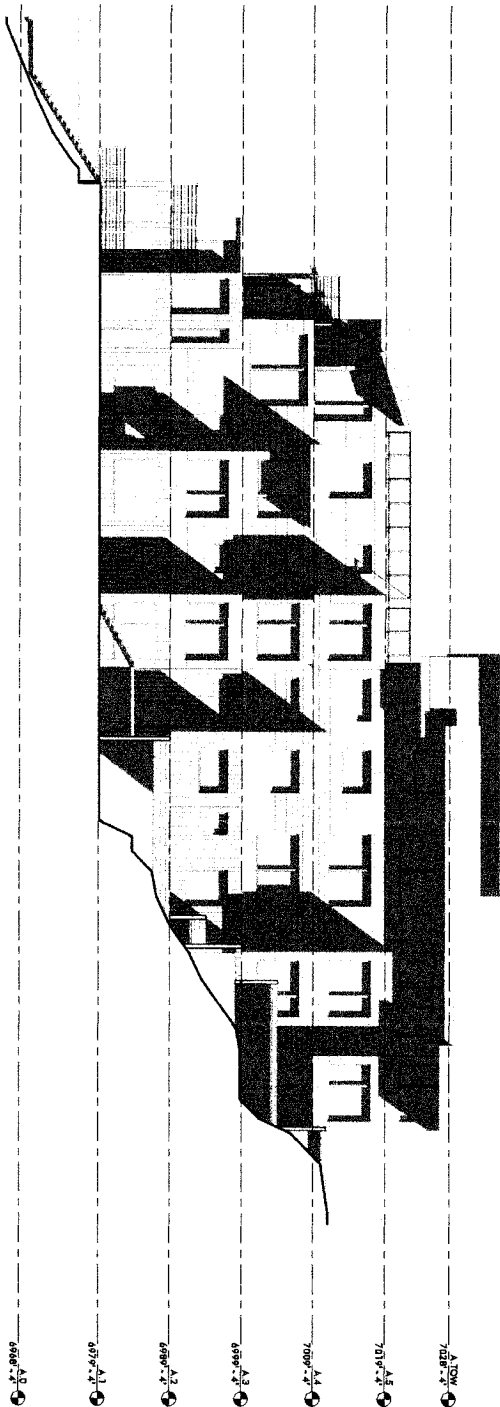
2

3

4

5

6



(C1) BUILDING A SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

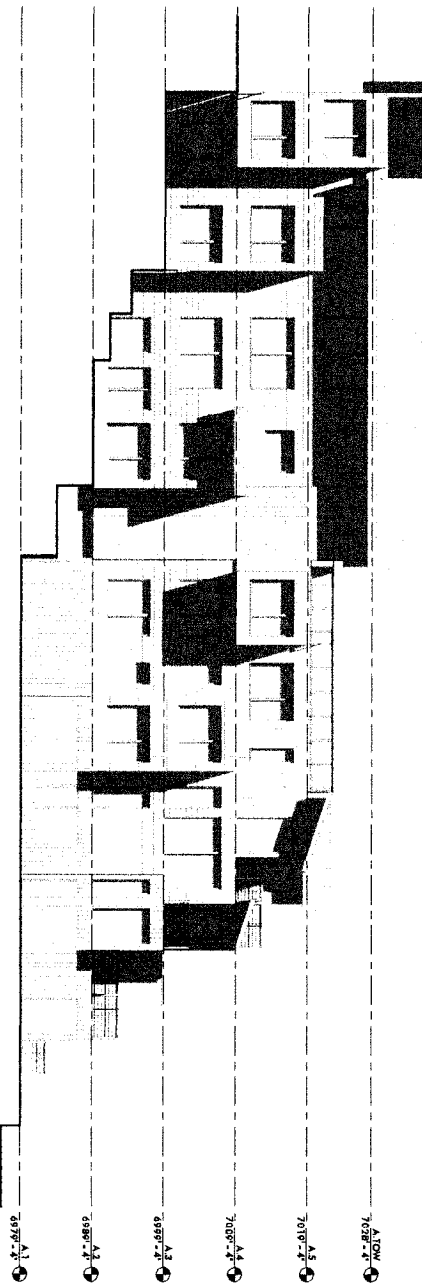
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3

4

5

6



BUILDING A ELEVATIONS

AE-211

CONSTRUCTION PERMIT (C1, 201)

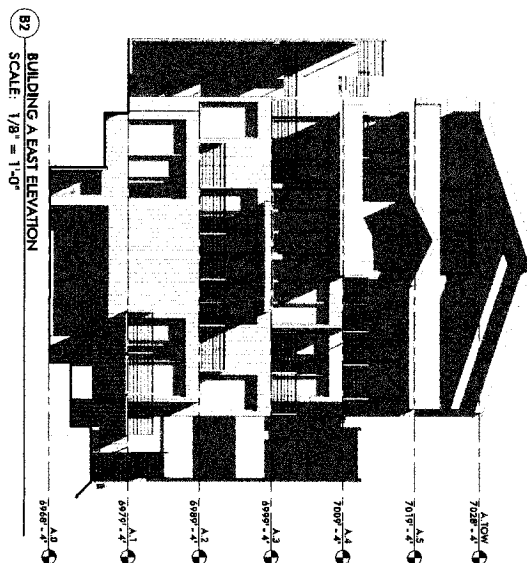
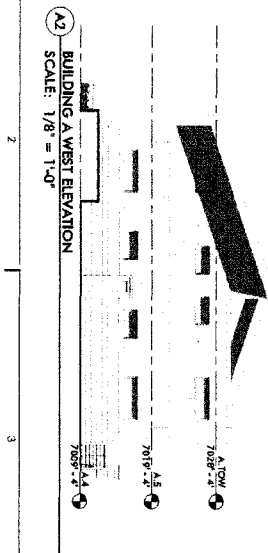
PROJECT #
160226
 ISSUE DATE:
10-27-2017
 ISSUE
N/A (NO SUBMITTAL)
 REVISIONS

KING'S CROWN
 MASTER PLANNED DEVELOPMENT
 1201-1299 LOWELL AVENUE
 PARK CITY, UTAH

CIVIL: EVERGREEN
 STRUCTURAL: JARRATT ENGINEERING
 MECHANICAL: PVE INC.
 ELECTRICAL: BNA CONSULTING
 LANDSCAPE: LO/CO
 INTERIOR: WCV +

**PRELIMINARY
 NOT FOR
 PERMIT OR
 CONSTRUCTION**

WOW



BUILDING A ELEVATIONS
AE-212

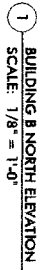
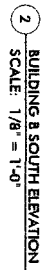
PROJECT #:
160026
ISSUE DATE:
10/27/2017
ISSUE:
MPD SUBMITTAL
REVISIONS

KING'S CROWN
MASTER PLANNED DEVELOPMENT
1201-1299 LOWELL AVENUE
PARK CITY, UTAH

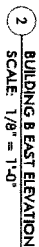
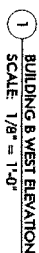
CIVIL:
EVERGREEN
STRUCTURAL:
JARRATT ENGINEERING
MECHANICAL:
PVE INC
ELECTRICAL:
RNA CONSULTING
LANDSCAPE:
LOJCT
INTERIOR:
WOW +

PRELIMINARY
NOT FOR
PERMIT OR
CONSTRUCTION

WOW



WOW

**AE-222**

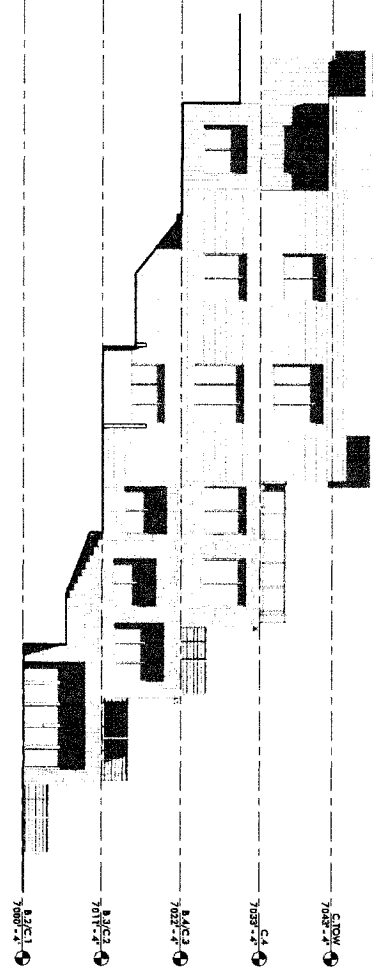
KING'S CROWN
MASTER PLANNED DEVELOPMENT
1001-1000 NORTH AVENUE
PARACUT, UTAH

CITY:
EVERGREEN
STATE:
IDAHO
COUNTY:
IDAHO
TOWNSHIP:
IDAHO
SECTION:
IDAHO
LAND:
IDAHO
INTERIOR:
WOW +

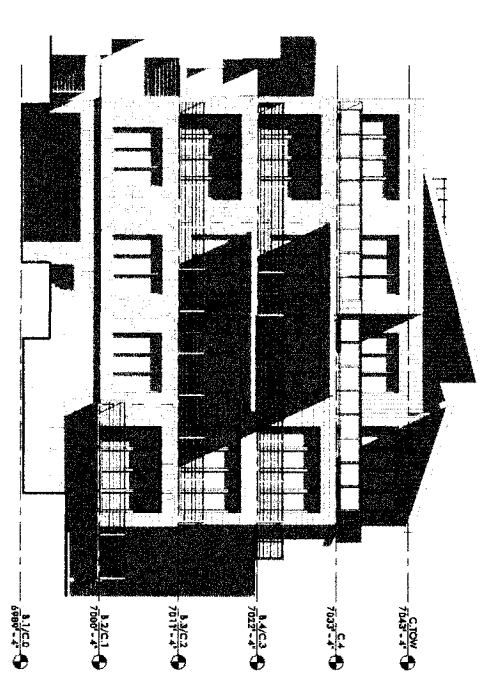
**PRELIMINARY
NOT FOR
PERMIT OR
CONSTRUCTION**

WOW

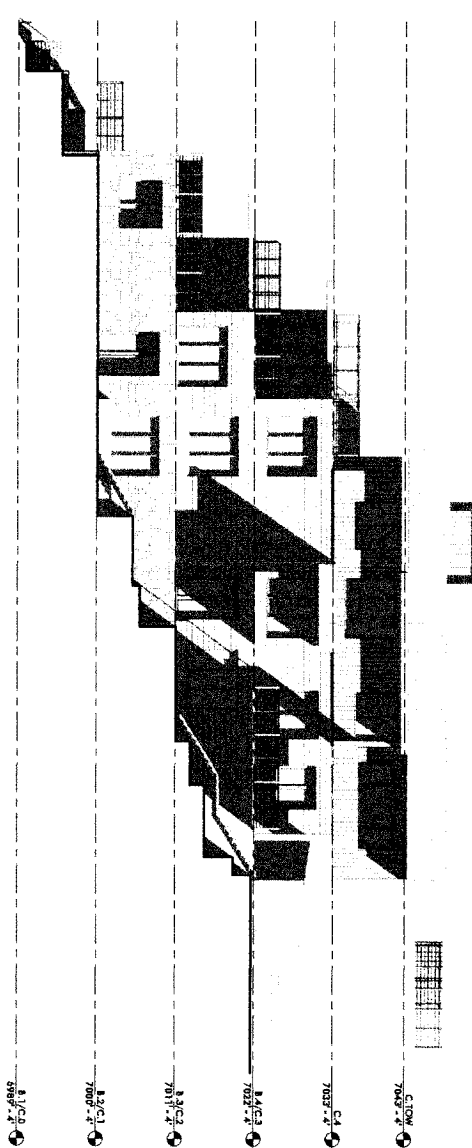
2 BUILDING C SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



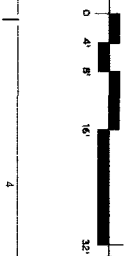
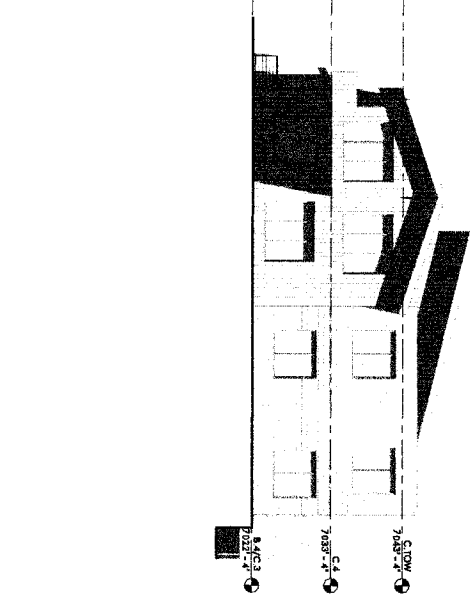
3 BUILDING C EAST ELEVATION
 SCALE: 1/8" = 1'-0"



1 BUILDING C NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



4 BUILDING C WEST ELEVATION
 SCALE: 1/8" = 1'-0"



BUILDING C ELEVATIONS

AE-223

PROJECT #: 160026
 ISSUE DATE: 10/27/2017
 ISSUE: APD SUBMITTAL
 REVISIONS

KING'S CROWN
 MASTER PLANNED DEVELOPMENT
 1201-1299 LOWELL AVENUE
 PARK CITY, UTAH

CIVIL: EVERGREEN
 STRUCTURAL: JARRATT ENGINEERING
 MECHANICAL: PVE INC.
 ELECTRICAL: BNA CONSULTING
 LANDSCAPE: LO/CI
 INTERIOR: WOW +

PRELIMINARY
 NOT FOR
 PERMIT OR
 CONSTRUCTION

WOW

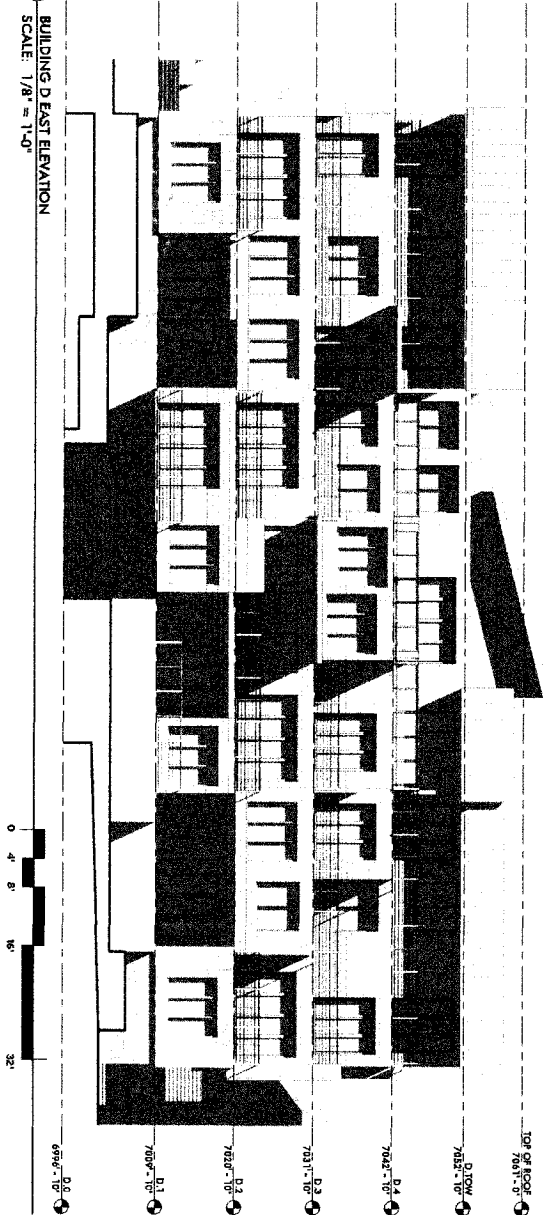
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2 BUILDING D WEST ELEVATION
 SCALE: 1/8" = 1'-0"



1 BUILDING D EAST ELEVATION
 SCALE: 1/8" = 1'-0"



BUILDING D ELEVATIONS

AE-232

PROJECT #:
 160026
 ISSUE DATE:
 10/27/2017
 ISSUE:
 MFD SUBMITTAL
 REVISIONS

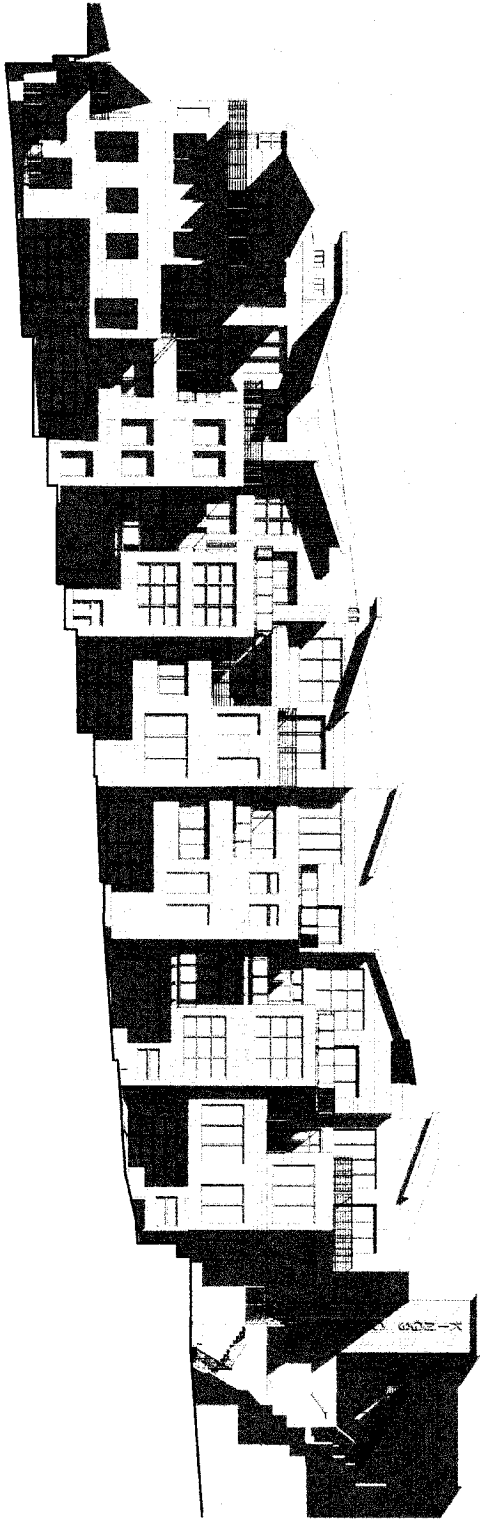
KING'S CROWN
 MASTER PLANNED DEVELOPMENT
 1201-1299 LOWELL AVENUE
 PARK CITY, UTAH

CIVIL:
 EVERGREEN
 STRUCTURAL:
 JARRATT ENGINEERING
 MECHANICAL:
 PVE INC
 ELECTRICAL:
 BNA CONSULTING
 LANDSCAPE:
 LO/CI
 INTERIOR:
 WOW+

PRELIMINARY
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 CONSTRUCTION

WOW

1 TOWNHOME STREET ELEVATION
SCALE: 3/32" = 1'-0"



TOWNHOME STREET
ELEVATION

AE-241

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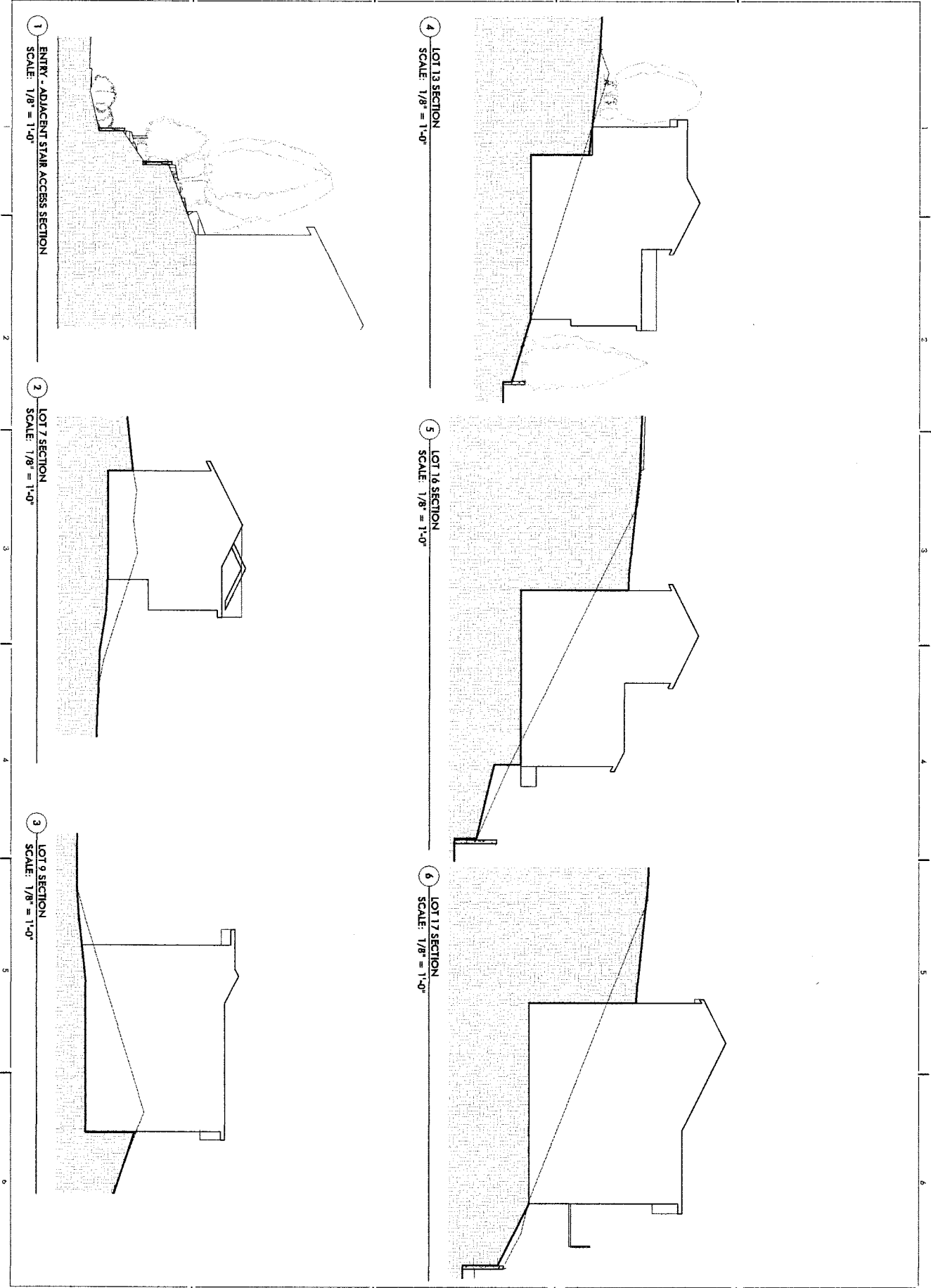
PROJECT #:
160026
ISSUE DATE:
10.27.2017
ISSUE:
NPD SUBMITTAL
REVISIONS

KING'S CROWN
MASTER PLANNED DEVELOPMENT
1201-1299 LOWELL AVENUE
PARK CITY, UTAH

CIVIL:
EVERGREEN
STRUCTURAL:
JARRATT ENGINEERING
MECHANICAL:
PVE INC
ELECTRICAL:
BNA CONSULTING
LANDSCAPE:
LOVE
INTERIOR:
WOW +

PRELIMINARY
NOT FOR
PERMIT OR
CONSTRUCTION

WOW



SITE SECTIONS

AE-301

PROJECT #:
 160026
 ISSUE DATE:
 10/27/2017
 ISSUE
 MPD SUBMITTAL
 REVISIONS

KING'S CROWN
 MASTER PLANNED DEVELOPMENT
 1201-1299 LOWELL AVENUE
 PARK CITY, UTAH

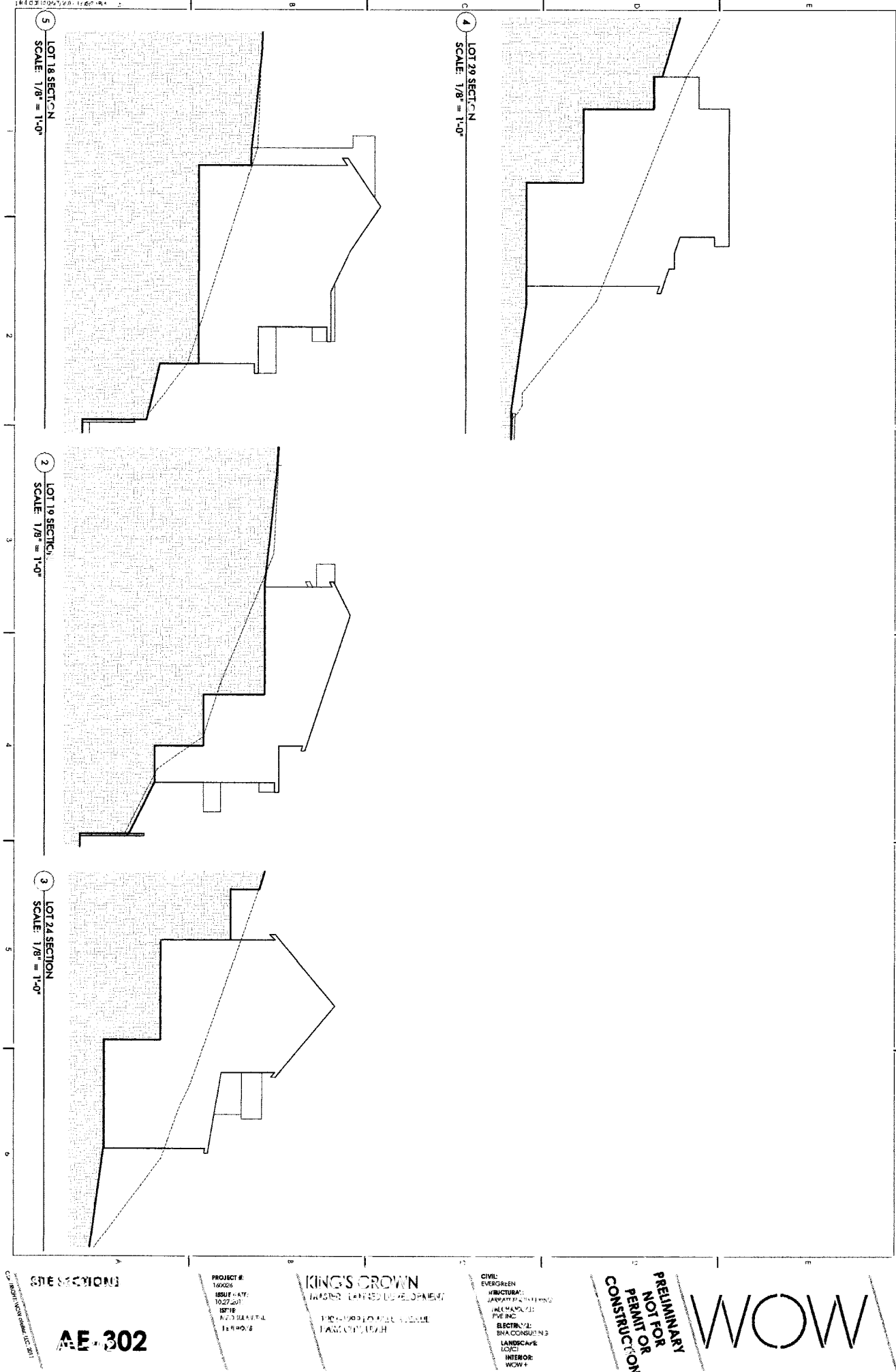
CIVIL:
 EVERGREEN
 STRUCTURAL:
 JARVIST ENGINEERING
 MECHANICAL:
 PVE INC.
 ELECTRICAL:
 BNA CONSULTING
 LANDSCAPE:
 LOYD
 INTERIOR:
 WOW

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 CONSTRUCTION**

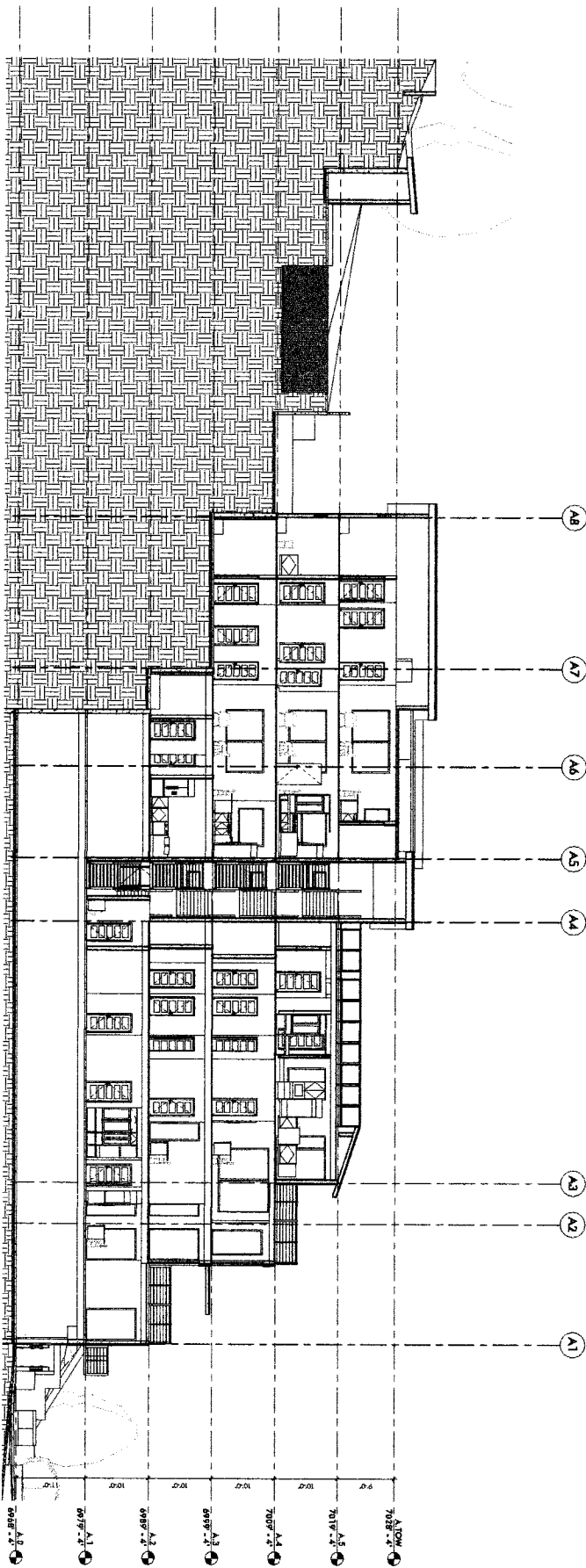
WOW

COMPILED BY: NINA GIBLIN, LLC, 2017

1040X:1067(2019)1:6;1-4



A1 BUILDING A - CROSS SECTION
 SCALE: 1/8" = 1'-0"



BUILDING A SECTIONS

AE-311

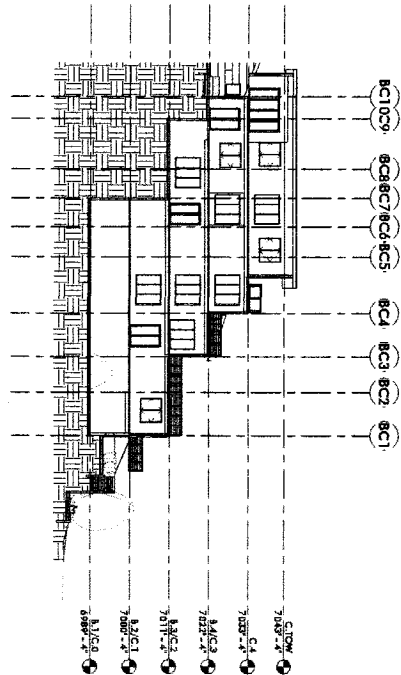
PROJECT #: 160026
 ISSUE DATE: 10/27/2017
 ISSUE: MPD SUBMITTAL
 REVISIONS

KING'S CROWN
 MASTER PLANNED DEVELOPMENT
 1201-1299 LOWELL AVENUE
 PARK CITY, UTAH

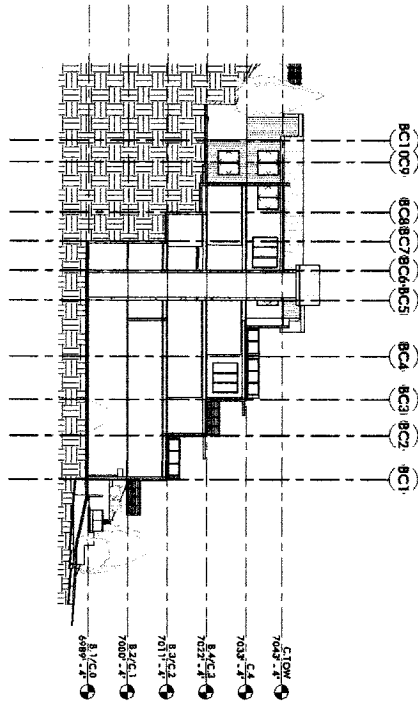
CIVIL: EVERGREEN
 STRUCTURAL: JARRATT ENGINEERING
 MECHANICAL: PVE INC.
 ELECTRICAL: BNA CONSULTING
 LANDSCAPE: LOUCCI
 INTERIOR: WOW +

**PRELIMINARY
 NOT FOR
 PERMIT OR
 CONSTRUCTION**

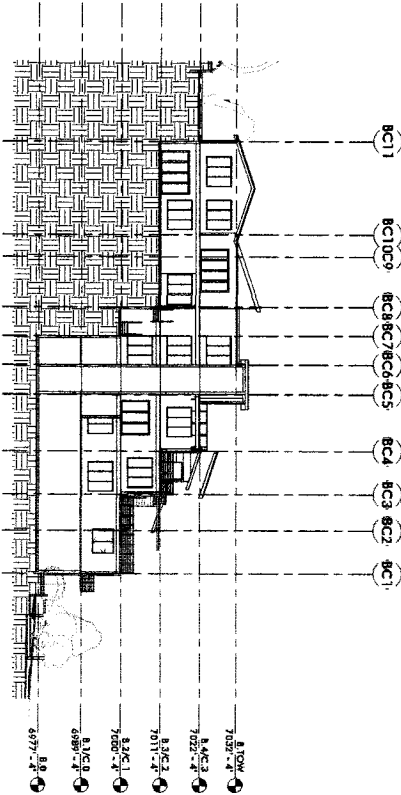
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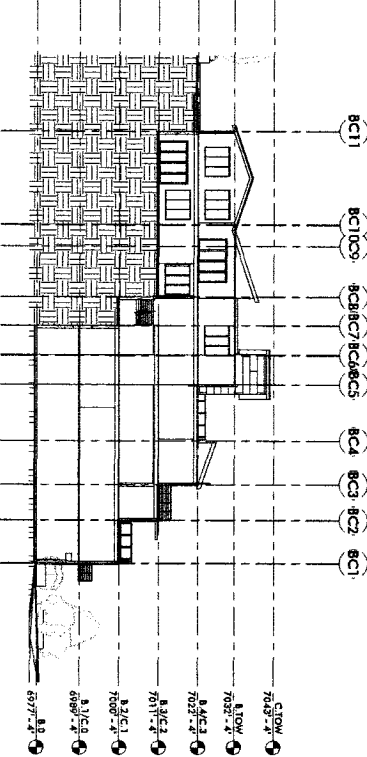
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BUILDING B/C SECTIONS

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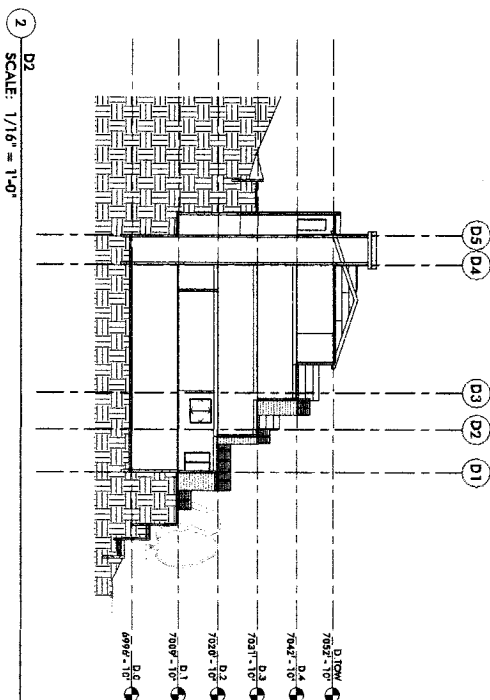
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160226
ISSUE DATE:
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ISSUE
N/A/S SUBMITTAL
REVISIONS

KING'S CROWN
MASTER PLANNED DEVELOPMENT
1201-1299 LOWELL AVENUE
PARK CITY, UTAH

CIVIL:
EVERGREEN
STRUCTURAL:
JARRATT ENGINEERING
MECHANICAL:
PVS INC.
ELECTRICAL:
BNA CONSULTING
LANDSCAPE:
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INTERIOR:
WCVW

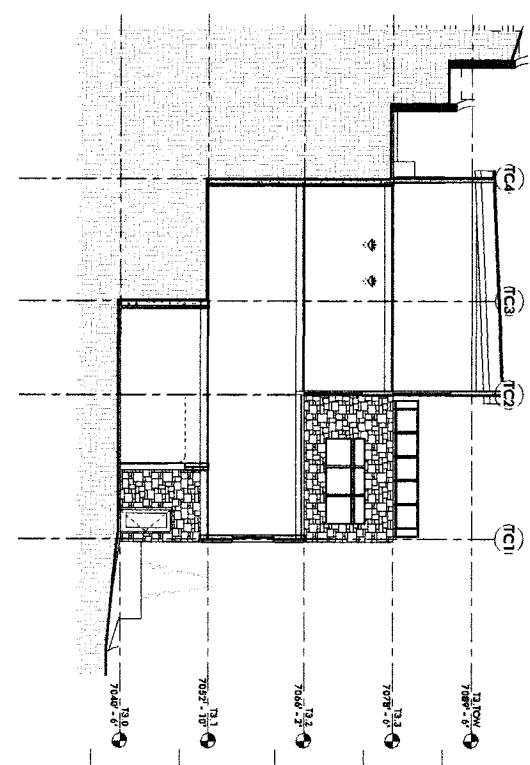
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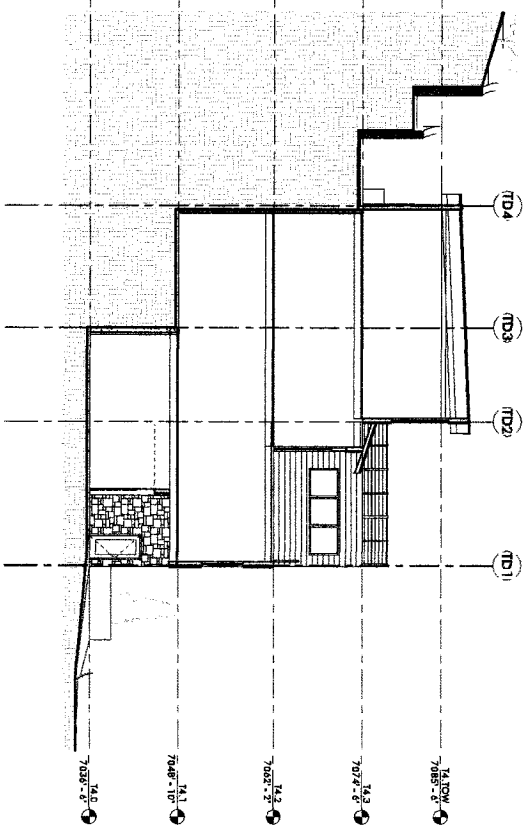


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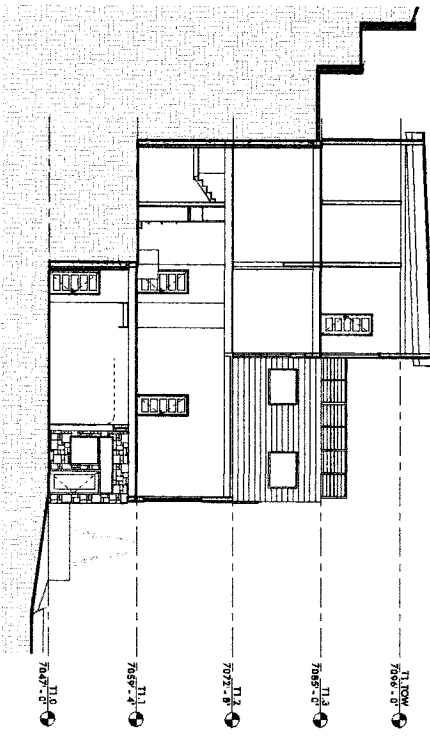
The concept, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work. All conditions shall be verified on site. Discrepancies shall be brought to the attention of the architect before proceeding.
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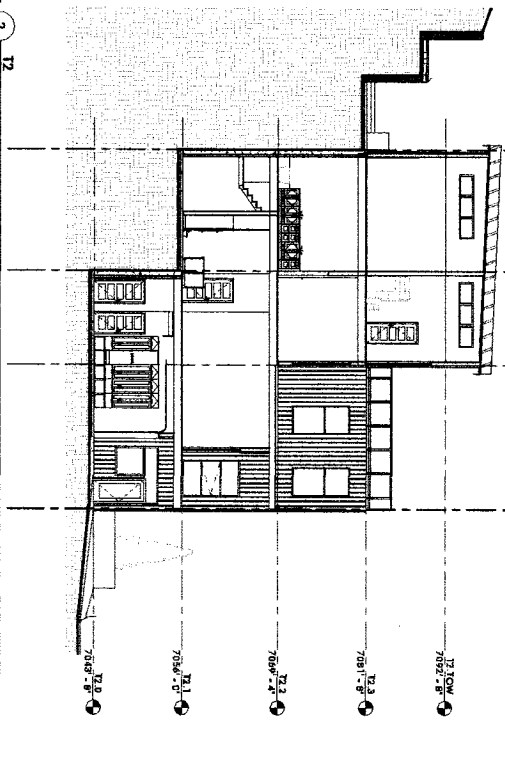
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TOWNHOME SECTIONS

AE-341

KING'S CROWN
MASTER PLANNED DEVELOPMENT
1201-1299 LOWELL AVENUE
PARK CITY, UTAH

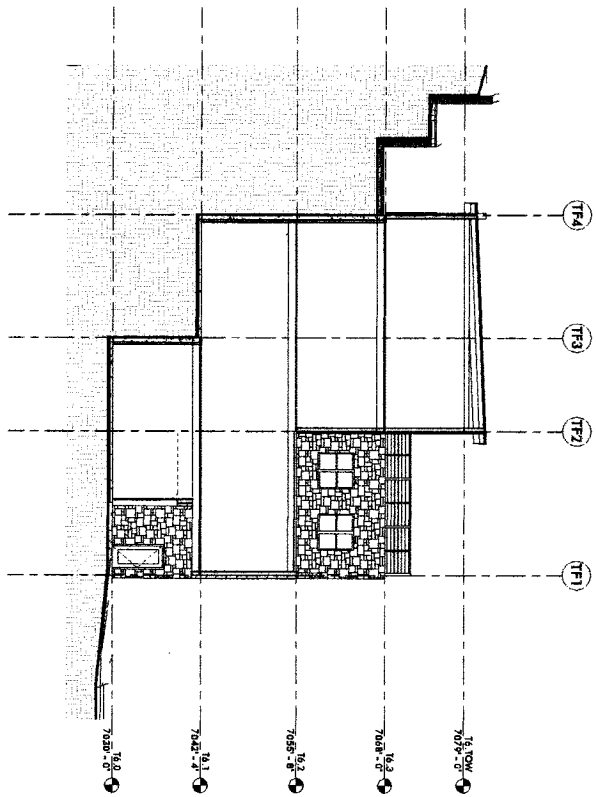
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REVISIONS

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MECHANICAL:
PVE INC
ELECTRICAL:
BNA CONSULTING
LANDSCAPE:
LOVCI
INTERIOR:
WOW +

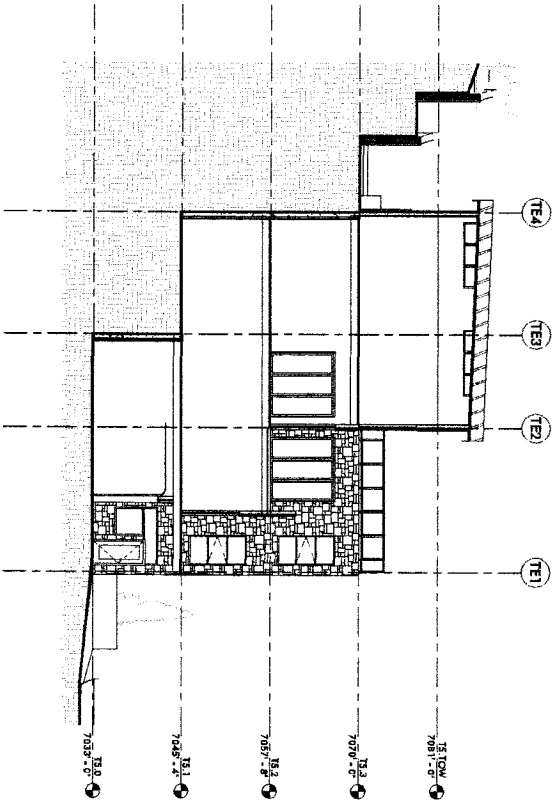
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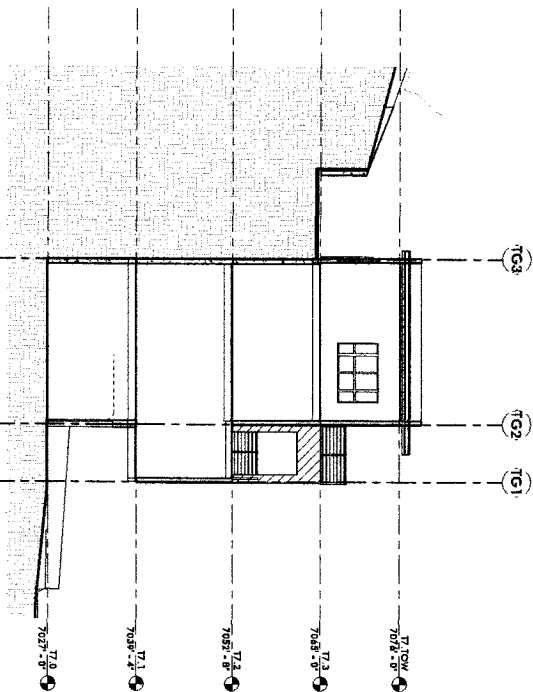
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TOWNHOME SECTIONS

AE-342

PROJECT R:
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 ISSUE DATE:
 10.27.2017
 ISSUE:
 MPD SUBMITTAL
 REVISIONS

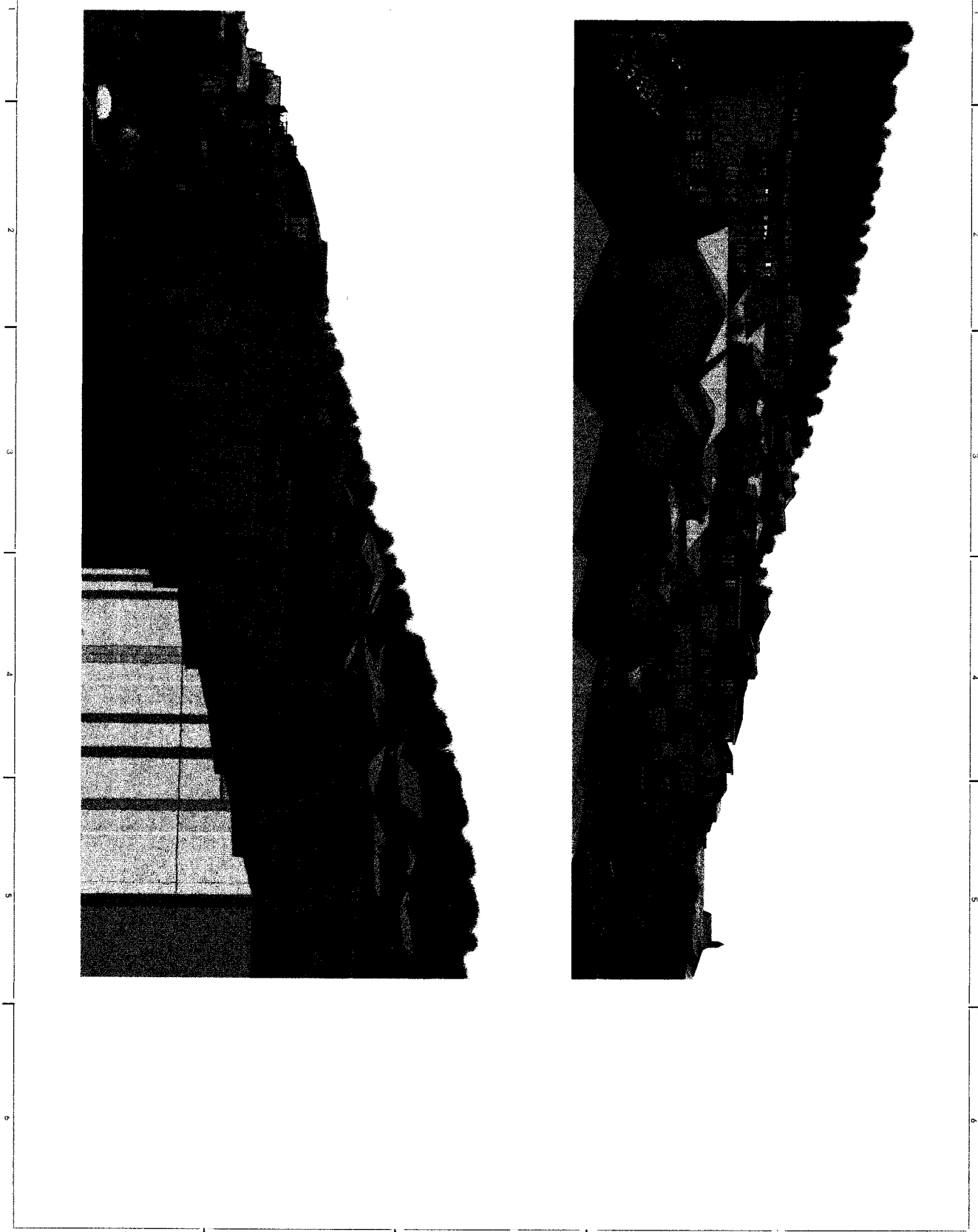
KING'S CROWN
 MASTER PLANNED DEVELOPMENT
 1201-1299 LOWELL AVENUE
 PARK CITY, UTAH

CIVIL:
 EVERGREEN
 STRUCTURAL:
 JARRATT ENGINEERING
 MECHANICAL:
 PVE INC.
 ELECTRICAL:
 BNA CONSULTING
 LANDSCAPE:
 LOXI
 INTERIOR:
 WOW +

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WOW

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PRELIM 3D VIEW
GI-008
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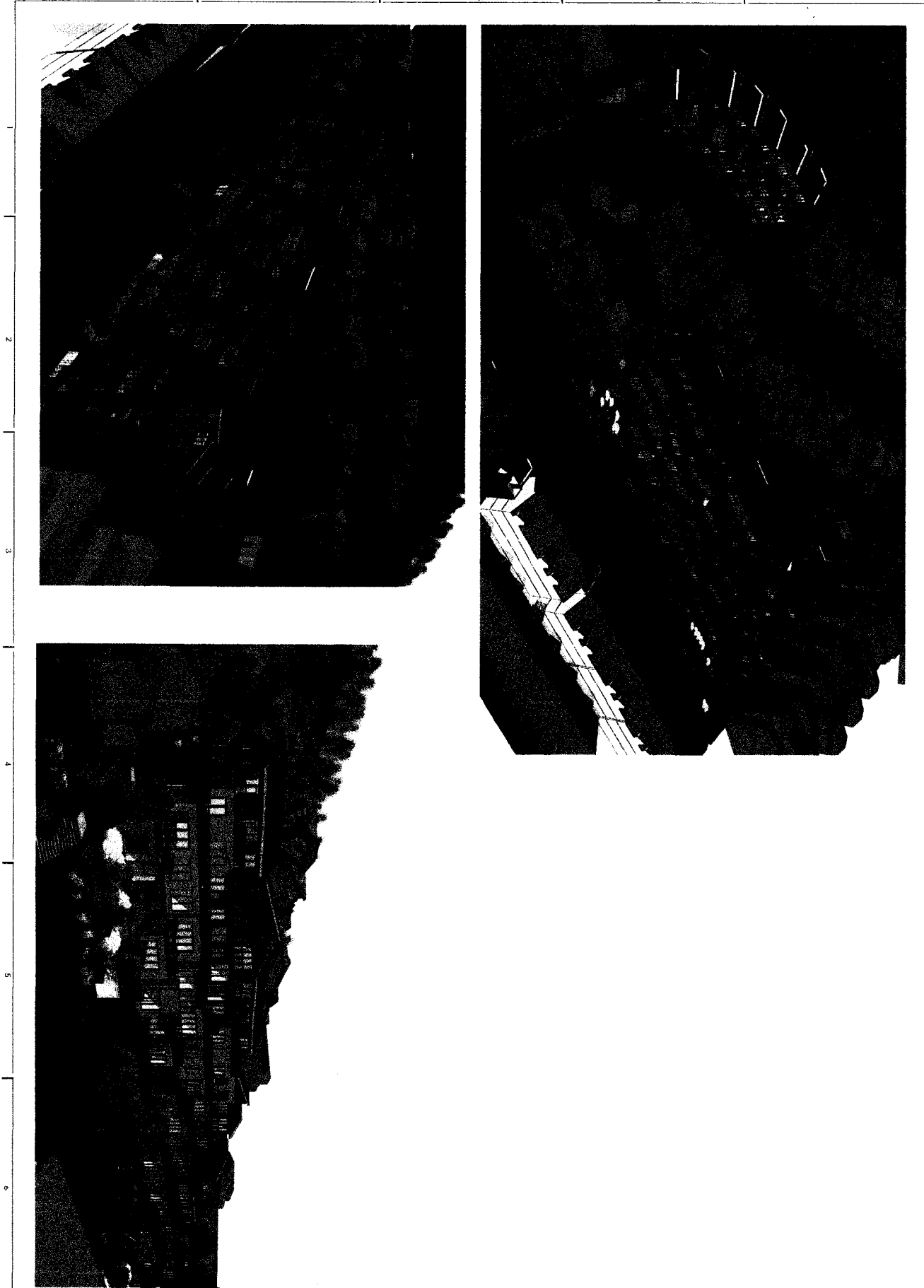
PROJECT #
160026
ISSUE DATE:
10/27/2017
ISSUE
ARCHITECTURAL
ELEVATIONS

KING'S CROWN
MASTER PLANNED LUXURY APARTS
1100-1102 LOMAX AVENUE
TAMPA, FL 33604

OWNER:
EVERGREEN
ARCHITECTURAL
ARCHITECT: EVERGREEN
ARCHITECT
ELECTRICAL:
BNA CONSULTING
LANDSCAPE:
LOVE
INTERIOR:
WOWA

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WOWA



COMPILED BY: WOWAster, LLC 2017

PRELIM 3D VIEWS

GI-009

PROJECT #:
160026
ISSUE DATE:
10/27/2017
ISSUE:
MPD SUBMITTAL
REVISIONS

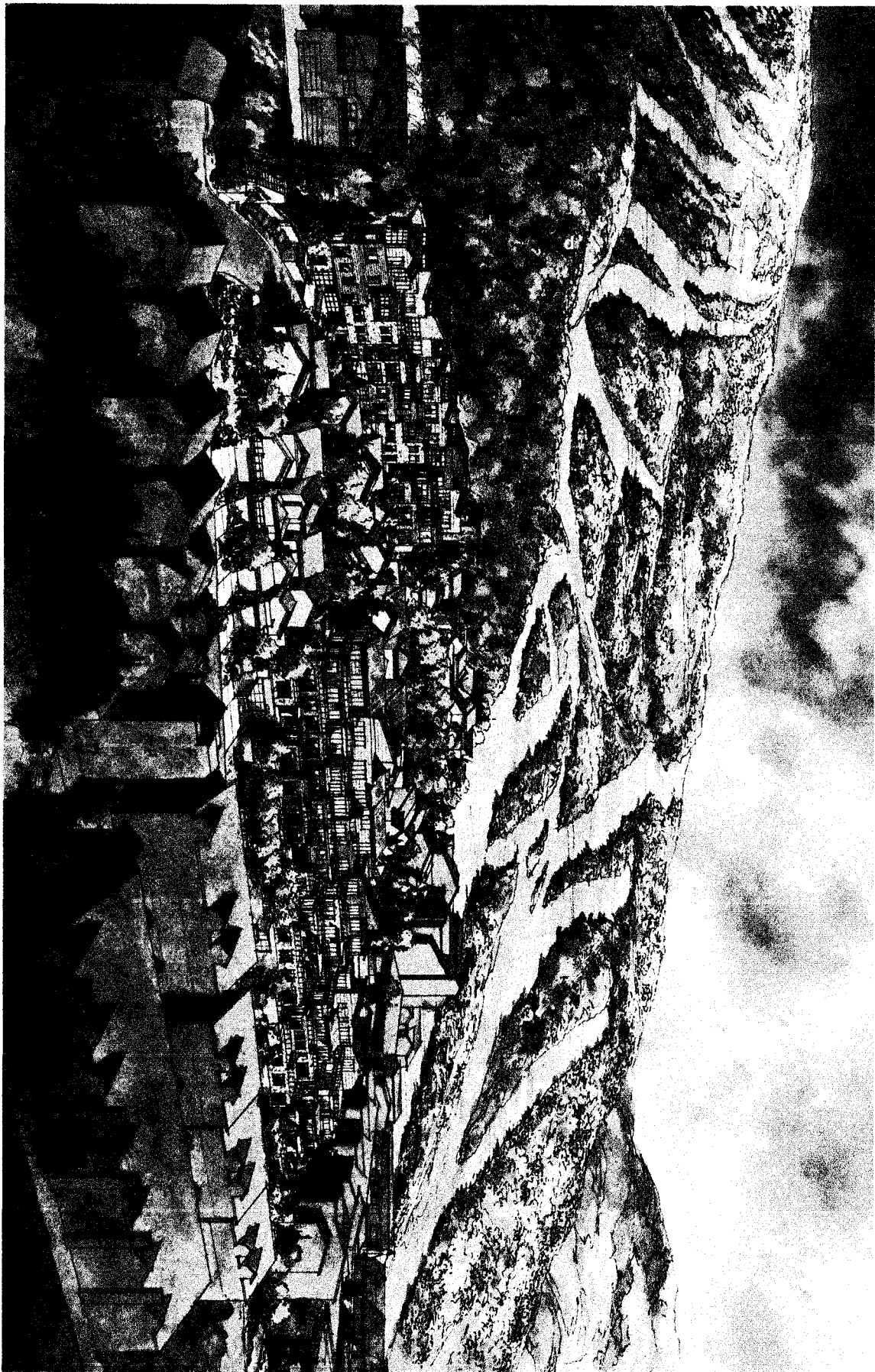
KING'S CROWN
MASTER PLANNED DEVELOPMENT

1201-1299 LOWELL AVENUE
PARK CITY, UTAH

CIVIL:
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STRUCTURAL:
JARRATT ENGINEERING
MECHANICAL:
PVE INC
ELECTRICAL:
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LANDSCAPE:
LOVET
INTERIOR:
WOWAster

**PRELIMINARY
NOT FOR
PERMIT OR
CONSTRUCTION**

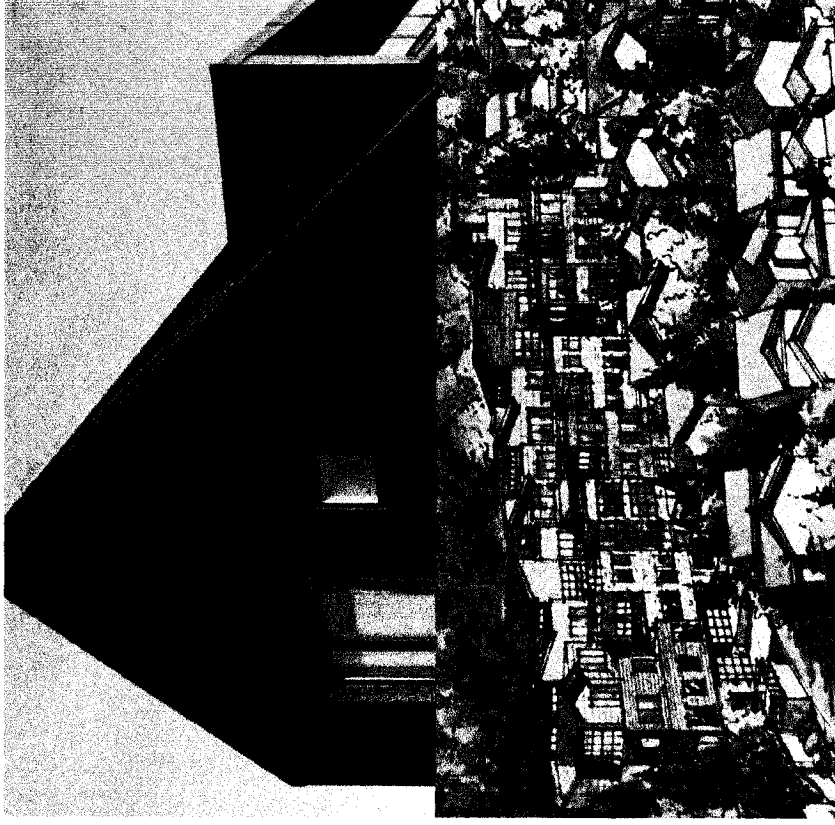
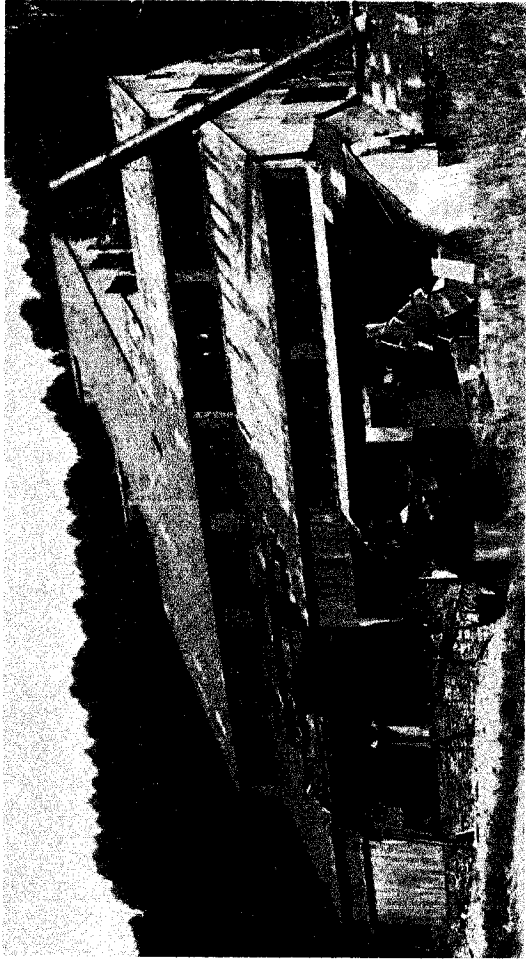
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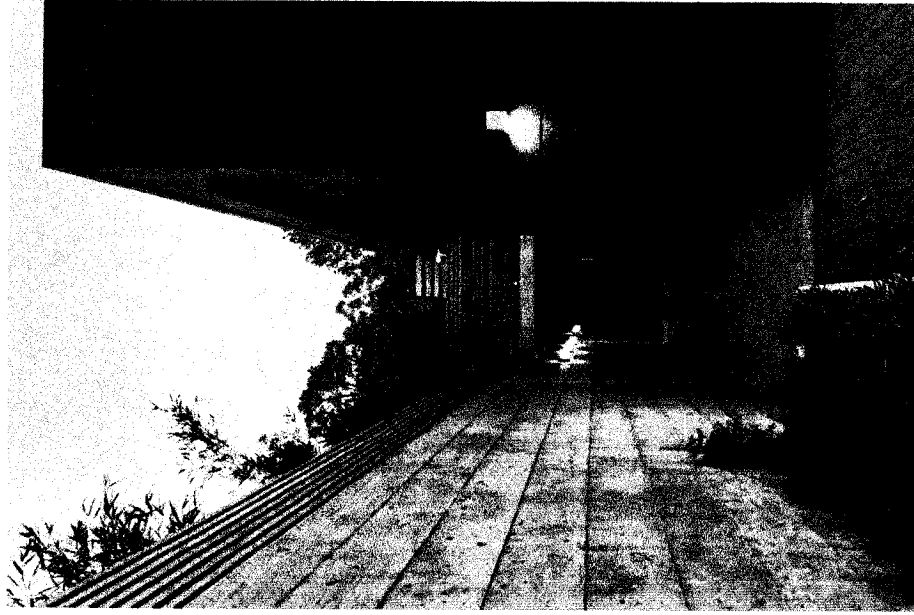
EXHIBIT Q
MATERIAL BOARD



C R H
PARTNERS

Material Palette Moodboards/ Inspiration

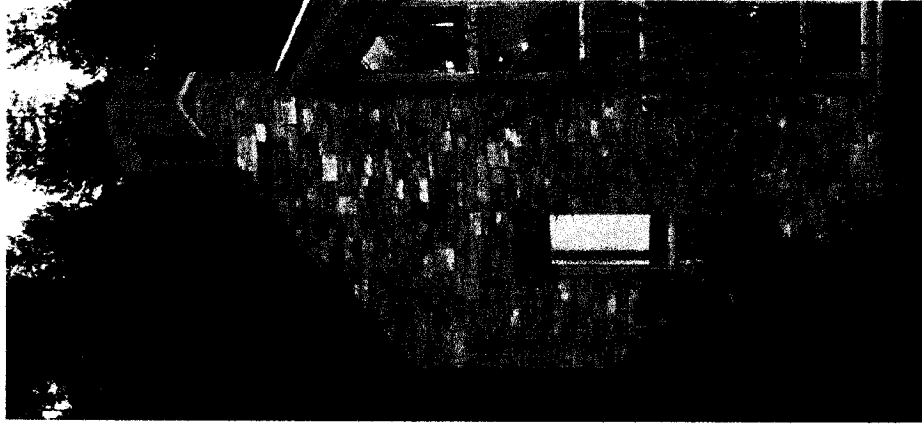
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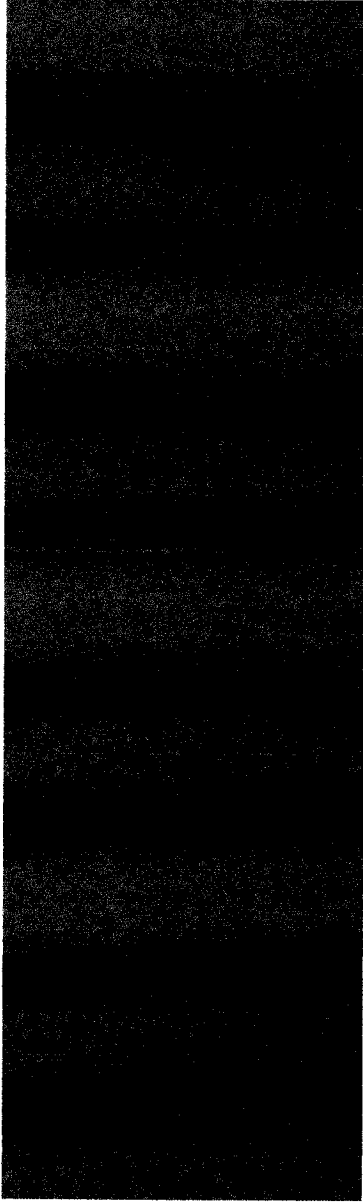
C R H
PARTNERS



Material Palette Moodboards/ Inspiration

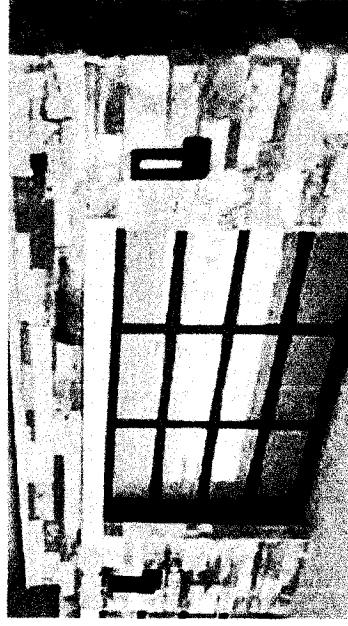
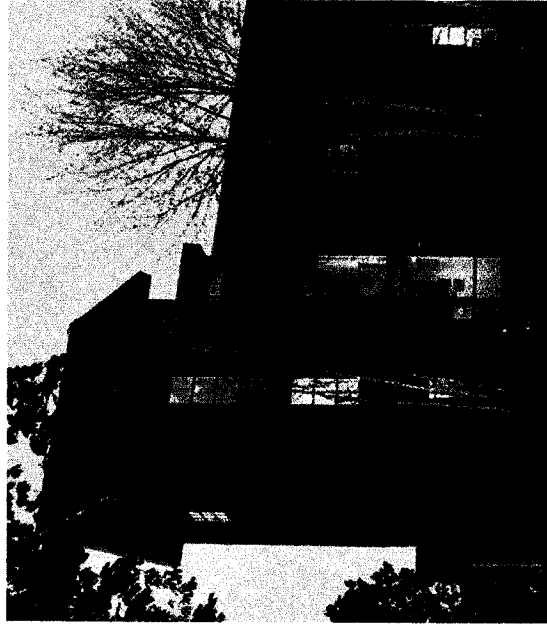


{Kings Crown} MPD



C R H
PARTNERS

Material Palette Moodboards/ Inspiration



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EXHIBIT R
TOWNHOME RENDERING

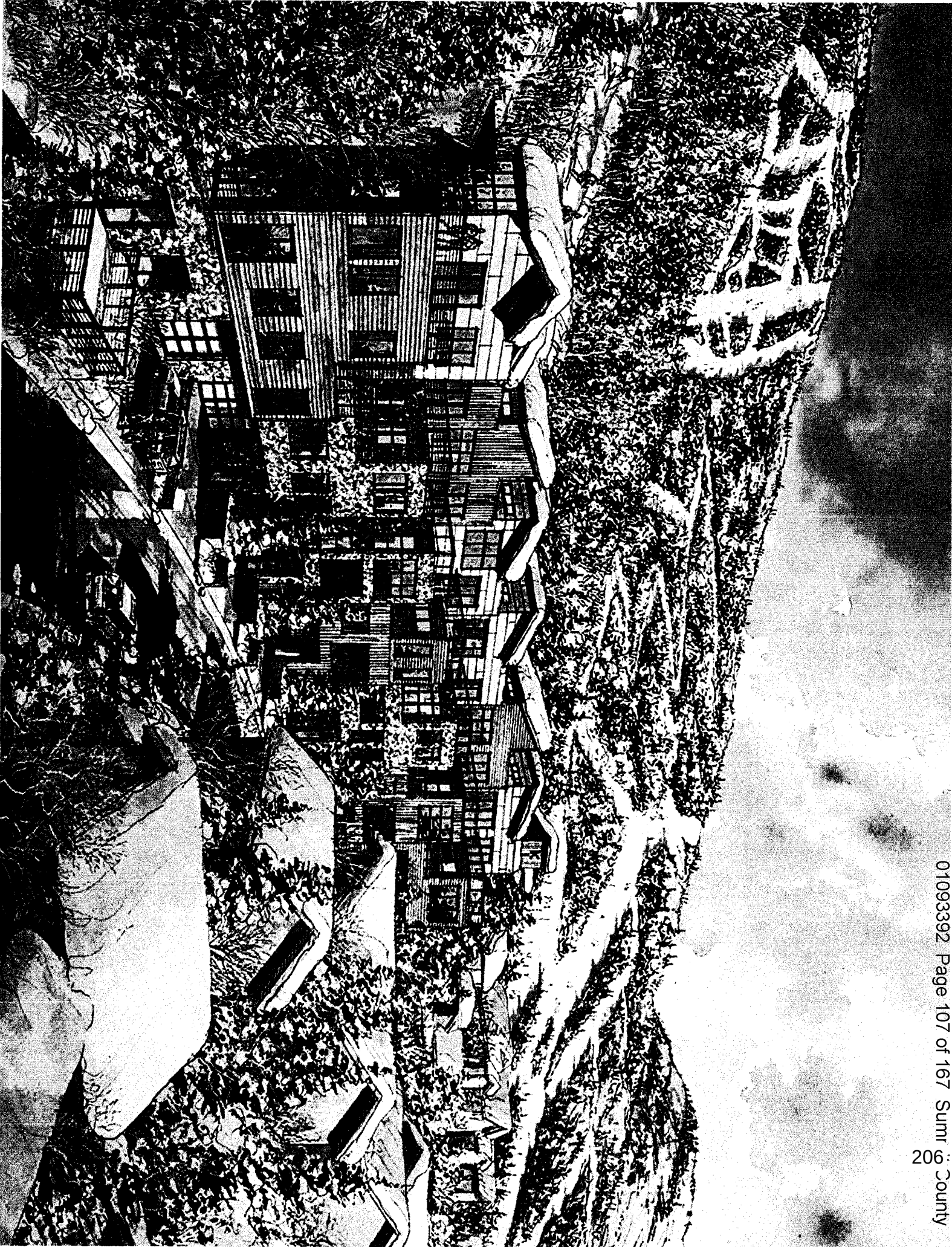


EXHIBIT S
ENVIRONMENTAL SURVEY

**ASTM PHASE I ENVIRONMENTAL SITE
ASSESSMENT REPORT
Lowell Avenue Slopeside**

**Summit County Tax Assessor Parcel SA-321
Owner Nastar, LLC; 18.51-Acres**

**Park City, Summit County, Utah
Approximately 18.51-Acres**



Prepared for:
Rory Murphy
2590 Sidewinder Drive
Park City, UT 84060

Prepared by:
Stantec Consulting Services Inc.
8160 South Highland Drive
Sandy, UT 84093

Project No.: 203706003

November 4, 2016

Sign-off Sheet and Signature of Environmental Professional

This document was prepared by Stantec Consulting Services Inc. ("Stantec") for the account of Mr. Rory Murphy and America First Credit Union. The material in it reflects Stantec's best judgment in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. Stantec accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

All information, conclusions, and recommendations provided by Stantec in this document regarding the Phase I ESA have been prepared by the professional whose signature appears below.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Property. I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared by:



John G. Russell, III, CPG
Sr. Hydrogeologist, Environmental Risk Manager

Reviewed By:



Rob Foye
Environmental Scientist



**ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
LOWELL AVENUE SLOPESIDE**

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**ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
LOWELL AVENUE SLOPESIDE**

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1912

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APPENDIX E	STANTEC RESUME



ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT LOWELL AVENUE SLOPESIDE

Abbreviations

AAI	All Appropriate Inquiry
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
AULs	Activity Use Limitations
BLM	Bureau of Land Management, United States
CAA	Clean Air Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulation
CREC	Controlled Recognized Environmental Conditions
CWA	Clean Water Act
EP	Environmental Professional
ESA	Environmental Site Assessment
HREC	Historical Recognized Environmental Conditions
LUST	Leaking Underground Storage Tank
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
US EPA	United States Environmental Protection Agency
USGS	United States Geological Survey
UST	Underground Storage Tank
UDEQ	Utah Department of Environmental Quality
UDWR	Utah Division of Water Rights



ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT LOWELL AVENUE SLOPESIDE

November 4, 2016
SUMMARY

1.0 SUMMARY

1.1 GENERAL PURPOSE

Stantec Consulting Services Inc. ("Stantec") has completed a Phase I Environmental Site Assessment (ESA) report of the approximate 18.51-acre Property located in Park City, Summit County, Utah [the "Property"], on behalf of Mr. Rory Murphy and America First Credit Union (the "Client"). The Client and its legal counsel have been designated as the User of this report. The work was performed according to Stantec's proposal and terms and conditions dated October 25, 2016 and accepted by the Client on October 25, 2016. The Property location was identified by means of review of the User-provided figure presented in Figures and Appendix A herein as well as review of Summit County Tax Assessor Office public records.

Figures 1 and 2 provide generalized site and surrounding vicinity topographic and aerial image maps, excerpted directly from the environmental records search report. Following Figure 2 are enlarged excerpts of the United States Geological Survey (USGS) 1955 *Park City West* Quadrangle topographic map and 1912 USGS Professional Paper 77 (*Geology and Ore Deposits of the Park City District, 1912*) with the generalized Property location identified. Many of the nearby up-gradient, off-site mine sites referenced in this report are noted by name on the USGS figures.

The Phase I ESA was conducted in conformance with the requirements of the United States Environmental Protection Agency's (US EPA) All Appropriate Inquiry Rule, 40 C.F.R., Part 312 and ASTM International (ASTM-American Society for Testing and Materials) Designation E 1527-13, except as may have been modified by the scope of work, and terms and conditions, requested by the Client. Any exceptions to, or deletions from, the US EPA Rule or ASTM practice are described in Section 2.3. The Phase I ESA for the Property was performed by Mr. John Russell of Stantec, with the Site Visit and surrounding area reconnaissance being conducted on October 28, 2016. Any exceptions to, or deletions from, this practice are described in the Data Gaps section of this report.

During Stantec's Area Reconnaissance and Site Visit, Mr. Russell gained access to the Property by means of traversing/hiking the Property, investigating for visible signs of potential environmental concern including existing and/or apparent historical, land disturbance. General vicinity, off-site land use is mixed, including private residential and condominium-type land usage. Two asphalt-paved roads skirt the southeastern portions of the Property (Lowell Avenue and Northstar Road, noted on the User-Provided map in Appendix A).

The Property is located within T2S, R4E, Section 16 NW. Copies of pertinent tax record information, excerpted during October 2016 by Stantec directly from the Summit County Tax Assessor Office's public website are presented herein in Appendix A. The Client is considering purchasing the Property from the current Property owner, Nastar, LLC. Stantec's analysis of most recent Summit County tax records indicates that the Property was transferred to Nastar by several private parties during November 2011.



ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

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SUMMARY

As may be noted by review of the County tax records presented in Appendix A herein, the records indicate that the Property is comprised of Parcel SA-321 (approximately 19.79-acres) and two smaller sub-set parcels located in the interior of Parcel SA-321, namely Parcel 318 (0.47-acres). The User-provided figure in Appendix A indicates the Property being considered for purchase is comprised of approximately 18.51-acres of land. This ESA investigated the entire footprint of tax Parcel SA-321.

All information generated during this ESA indicates that the Property has never been developed, to any significant degree – excluding the grass-covered King's Crown Ski Run portion of the Property, which is noted on the User-provided Property map and is part of the Park City Mountain Resort that was constructed in 1963 (previously known as Treasure Mountain Resort, Park City Resort, and Alpine Meadows). The ski resort and off-site portions of this specific ski run are owned and operated currently by VR CPC Holdings, Inc. of Broomfield, Colorado (a Vail Resorts Management Company).

In summary, it must be noted that this ESA did not investigate information related to subsurface mine workings, as such investigation is beyond the scope of ASTM Standard E 1527-13. For example, the physical extent/orientation (lateral and/or vertical) of subsurface workings associated with historical mining activities, that might extend beneath and/or near the Property, are not addressed in this report. Any such subsurface concerns could be addressed, in part, by other means, including site-specific, geotechnical engineering or similar subsurface investigations for instance.

1.2 GENERAL HISTORICAL MINING BACKGROUND

In light of the documented historical use of land for precious metal mining throughout the Park City area since the late-1860s (Utah Mining District established in November 1869; ores: silver, lead, zinc, gold, etc.), Stantec analyzed historical maps, aerial photographs, and published reports of past mining activities in Park City. Stantec investigated on-site and nearby, off-site areas (topographically and hydraulically up-gradient, for example) that could possibly pose potential environmental concern to the Property. It is well documented that some waste rock piles, soils, sediments, streams, and portal discharge surface water associated with historically-mined areas located in Park City and Summit County have been impacted detrimentally by elevated concentrations of heavy metals, including arsenic, lead, and zinc for example.

Stantec reviewed historical USGS topographic maps and aerial photographs on the Nationwide Environmental Title Research, LLC (NETR) *HistoricAerials.com* public website, investigating reported and apparent land use in the vicinity of the Property and nearby areas. Copies of such materials are not presented in this ESA Report because they are copyrighted materials. Historical topographic maps were dated 1925, 1928, 1943, 1957, 1962, 1972, 1979, 1984, 1988, and 2001. NETR aerial images were dated 1953, 1962, 1967, 1978, 1993, 1997, 2004, 2006, 2009, and 2011. Stantec also reviewed several *Google Earth™* aerial images dating back to August 1993. Stantec's review of such published materials did not indicate any obvious/apparent on-site/above-ground structures, buildings, or mining-related prospects or mines on the Property nor apparent features that might pose potential environmental risk to the Property.



ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT LOWELL AVENUE SLOPESIDE

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Stantec's October 30, 2016 review of United States Bureau of Land Management (BLM) Land Records Status and General Land Office records indicates that there were several different historical, patented mining claims identified within T2S, R4E, Section 16. However, many such records do not indicate specific locations of respective claims within Section 16. Patent owners included numerous private individuals, as well as the Creole Mining Company (1904), the Anaconda Mining Company (1905), the Portland Park Mining Company (1908), the Utah Treasure Hill Coalition (1911), and the Silver King Coalition Mines Company (1933). Stantec's October 29, 2016 review of BLM Land Record 2000 (LR2000) records associated with unpatented mining claims indicated no "Active" or "Closed" leases.

Stantec's review of BLM General Land Office records indicates that a United States Surveyor General Office's May 1892 survey plat identifies patented mining claims (*Kentucky No. 8* and *Samuel*) located within T2S, R4E, Section 16 S1/2 of NW (i.e., southern portions of the **Property**). BLM records indicate that the patented Kentucky claim group was owned by Mr. William Dodge and others in 1893 (Section 16 SE NW). The records also indicate that Mr. Henry Newall owned the patented Newall mining claim group in 1894 (Section 16 N1/2 NW). The survey plat also identifies the off-site McHenry Mill site located in the vicinity of the Creole Tunnel within Section 16 NE SE.

In August 1882, the United States of America (USA) deeded 160-acres (comprising T2S, R4E, Section 16 W1/2 of NE and E1/2 of NW; i.e., northern portions of the **Property**) to Mr. George G. Snyder, via the May 1962 Homestead Act. No other information is presented regarding Mr. Snyder's lands within the BLM website records reviewed by Stantec. Copies of the BLM records pertaining to the Snyder lands and patented mining claims on the Property are presented in Appendix B herein.

The following information is shared, solely in light of its interesting historical background as regards Mr. Snyder's involvement with the founding of Park City, Utah, as identified by Stantec's review of Internet-published sources of historical information:

Reportedly in May 1872, George G. Snyder, the reported founding-father of the present-day city of Park City, christened the area..."Park City, for it is a veritable park." George was the younger brother of Samuel Snyder for which the Pony Express and stage-stop of Snyder's Station and then Snyderville a few miles north of Park City were named. It is quite possible that the above-referenced, patented mining claim *Samuel* might have been named for George's brother, since the claim was located on a portion of the 160-acres deeded by the USA to George Snyder in 1882.

Reportedly, George Snyder constructed the first house in Park City, located at the intersection of Heber and Park Avenues (former Eley Motor Company and Kimball Arts Center location). He built the first livery stable, the first large-scale sawmill, and associated outbuildings to support the growing mining industry – as the town was comprised solely of male miners in the early 1870s. Initially, his wives were the only females in town, and his first son and first daughter were reportedly the first children born in Park City. He also sponsored the first school in town in 1875.



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Park City was incorporated in 1884, while George Snyder became a well-known land and mill owner and a Summit County judge and was buried [with his third wife, a son, and two daughters (had six wives and 34 children, documented polygamist)] in 1887 within the Park City Cemetery – lands that Mr. Snyder donated to the town in 1879.

1.3 POTENTIAL RECOGNIZED ENVIRONMENTAL CONDITIONS (RECS)

Stantec's analysis of historical and site-specific, published information did not identify potential environmental concerns on the land surface of the Property. **This ESA did not identify any documented accounts or visual indications that the Property had been mined – nor prospected to any significant degree. Stantec's Site Visit did not indicate any obvious visual signs of past prospecting or mining (i.e., no obvious signs of disturbed land surface or waste rock piles, etc.). In summary, Stantec did not identify any on-site potential RECs.**

Stantec's review of historical information indicates that the closest reported and/or apparent **off-site**, mining-related areas, in relation to the Property, were the historical Minola Tunnel located approximately 400 to 500 feet west of the Property; the Three Kings Mine located approximately 0.5-mile due west of the Property; the Creole Mine and Creole Tunnel located approximately 0.25-mile south/southeast of the Property; and the Silver King Mine Aerial Tram (approximately 0.45-mile southeast of the Property, which conveyed ore during 1900 to 1952 from the Silver King Mine (approximately 1.35-miles south of the Property) to the town northeast of the Creole Tunnel. Aside from use of the aerial tram associated with the Silver King Mine, all such off-site areas were disturbed, prospected, and/or mined during the late-1800s to early-1900s, predominantly. Each of these off-site areas is noted on one or both of the two USGS figures presented in the Figures section of this report.

This ESA did not identify historical information pertinent to the Three Kings Mine, including exhaustive review of multiple, published sources of information referenced in this report and a general internet search. The Three Kings Mine is identified on the USGS 1957 topographic map but not on the preceding 1943, 1928, or 1925 topographic maps. The apparent Three Kings Mine waste rock pile is visible on the 1953 NETR aerial photograph, the oldest aerial image reviewed by Stantec as part of this ESA. The Three Kings Mine is identified as being located within T2S, R4E, Section 17; however, Stantec's review of historical BLM records did not identify any information referencing 'Three Kings Mine' or similar information.

Stantec identified an example of a generic Three Kings Consolidated Mining Company stock certificate located on the *miningutah.com* public website. The certificate references 500 shares purchased by Mr. D.C. Matúrin in September 1925. The only other information related to the Three Kings Mine identified during this ESA was an excerpted paragraph (on the *scribd.com* public website, reported by a Mr. Russell Hartill in 1917) that mentions that as of 1917 the Three Kings Consolidated Mining Company was working at the Three Kings Mine site, which was comprised of 154-acres of land surrounded predominantly by lands owned by the Silver King Coalition and Silver King Consolidated Companies.

The only information identified during this ESA regarding the Minola Tunnel indicates that this feature was located approximately 400 to 500 feet west of the western Property perimeter. This area is located on the same topographic expression (hill/slope) as the Property.



ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT LOWELL AVENUE SLOPESIDE

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Reportedly, the tunnel was constructed at an approximate elevation of 7,150 feet above mean sea level, along the eastern slope of Negro Hollow. Prior to 1902, the Minola Tunnel was part of an approximate 175-acre tract, with the tunnel reported as having been extended approximately 300 feet toward the southeast and a 500 feet deep winze that was being extended at the time from the tunnel face, as well two separate lateral drifts.

None of these off-site areas is anticipated to pose a potential risk for direct storm water runoff or air-dispersed impacts to the Property. However, it is possible that localized ground water quality might have been impacted in one or more of these off-site areas, which could in turn pose a potential off-site REC to localized ground water quality beneath the Property.

Stantec's review of historical information indicates that wet concentrator mills were constructed throughout the Park City mining area during the late-1880s and 1890s, including numerous areas located up-gradient of the Property (practically all mines located within Woodside Gulch, Walker and Webster Gulch, and Empire Canyon). Concentrator mills utilized wet technologies for amalgamation and initial matte and ore processing (example stages included: crushing, roasting, wetting, acidification, quicksilver/mercury baths, steaming, Russell lixiviation processing, etc.). In turn, large volumes of materials, potentially laden with heavy metals, were managed and stockpiled on these off-site properties (i.e., processed mattes, fines, tailings, waste rock, as well as treatment chemicals and materials, etc.).

Some materials were exposed to the natural elements for decades following initial mine development, including numerous waste rock and/or tailing piles that remain currently. It is possible that natural leaching of heavy metal constituents could have occurred at any or all of these off-site, mine site areas, posing the potential for detrimental impacts to localized ground water quality beneath and down-gradient of these off-site areas.

For example, the USGS Professional Paper 77 (see references herein) reports that there was a significant release of mercury to the ground surface at the Ontario Mine in 1904, during the remodel of the original 1877 concentrator mill to an updated, wet-processing mill. The old tanks containing mercury had leaked, possibly for several years to over two decades, without anyone realizing the release until replacement of the old tanks during the remodel. Likewise, *although this ESA did not identify any definitive information in this regard* - other historical operations at up-gradient mine sites could also have resulted in similar releases of materials to the natural environment, including for example: petroleum fuels used over the decades for fueling transport vehicles and equipment; fuel oil for heating buildings and possibly retorts/furnaces; new and used oil products associated with mining and transport equipment and railroad track operation and maintenance; etc.

Stantec's analysis of localized topography, including surface water and ephemeral drain-ways, in the vicinity of the Property and within an approximate lateral distance of 2.5-miles up-gradient of the Property suggests that regional ground water most probably flows generally from the south/southwest toward the north/northeast near and beneath the Property. In the event that ground water quality has been impacted detrimentally at off-site areas located in hydraulically up-gradient directions in relation to the Property, it is possible that ground water quality beneath the Property might also be impacted, historically, currently, or in the future. Such up-gradient, off-site areas of potential ground water impact could include, for example: historical mining-related areas, including precious metal mines, ore processing and/or beneficiation processes, stamp and/or concentrator mills, and waste rock/tailing areas associated with the Silver King,



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Silver King Consolidated, Walker & Webster, Daly-Judge Tunnel, Alliance, Massachusetts, Kearns-Keith, Daly-Judge, Daly-West, and Anchor Mine site areas.

This ESA did not identify any quantified information indicating that ground water beneath the Property had been impacted detrimentally. However, in light of the historical mining-related activities in presumed, up-gradient directions in relation to the Property, **it is possible that localized ground water quality beneath portions of the Property may in the past, currently, and/or in the future, be impacted detrimentally by up-gradient sources of heavy metals**, such as lead, arsenic, and zinc for instance – **and as such, off-site, up-gradient ground water migration toward the Property must be considered a regional, potential off-site REC as defined by the ASTM Standard 1527-13.**

Stantec's October 31, 2016 review of Utah Division of Water Rights ground water production well database indicates there are no water wells located within an approximate mile of the Property. There are several reported heat-exchange wells within one-mile of the Property; however, there is no pertinent information regarding depth to uppermost ground water on any of the drilling logs. Negro Hollow is the closest ephemeral drain-way in relation to the Property, located approximately 1,200 feet west of the Property. The depth to uppermost ground water beneath the Property was not identified during this ESA; however, it is anticipated that it is most probably at least 100 to 200 feet below natural grade.

Lastly, there is the *possibility* for historical air-dispersion of heavy metal-laden dust and particulate matter from the stacks of any of the off-site mills to the land surface/topsoil in relatively close proximity to the individual mill sites, possibly including the Property. However, considering the predominantly west (southwest and northwest) to east wind patterns that characterize the Park City and vicinity area (historically and currently), as well as the lateral distances to reported, historical mills, it is anticipated that any such air-dispersion from off-site, historical mill sites would be expected to be minimal at the Property. Moreover, the fact that such historical air dispersion would have occurred several decades ago, it is anticipated that localized, biological degradation and leaching of any such heavy metal constituents within Property topsoil would have resulted in the natural decrease in metal concentrations in local topsoil – and as such, this potential off-site source of environmental concern is not considered a REC to the Property.



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2.0 INTRODUCTION

The objective of this Phase I ESA was to perform appropriate inquiry into the past ownership and uses of the Property consistent with good commercial or customary practice as outlined by the ASTM in "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", Designation E1527-13 and 40 C.F.R., Part 312. The purpose of this Phase I ESA was to identify, to the extent feasible, adverse environmental conditions including recognized environmental conditions ("RECs") of the Property.

The ASTM E1527-13 standard indicates that the purpose of the Phase I ESA is to identify RECs, including historical recognized environmental conditions ("HRECs"), and controlled recognized environmental conditions ("CRECs") that may exist at a property. The term "recognized environmental conditions" means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property:

- 1) Due to any release to the environment;
- 2) Under conditions indicative of a release to the environment; or
- 3) Under conditions that pose a material threat of a future release to the environment.

ASTM defines a "HREC" as a REC that has occurred in connection with the property, but has been addressed to the satisfaction of the applicable regulatory authority and meets unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a HREC, the environmental professional must determine whether the past release is a REC when the current Phase I ESA is conducted (for example, if there has been a change in the regulations). If the environmental professional considers the past release to be a REC at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a REC.

ASTM defines a "CREC" as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), but with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

De minimis conditions are not RECs. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. As indicated, the term REC does not include *de minimis* conditions, which generally do not present a material risk to human health and would not likely be subject to enforcement action if brought to the attention of governmental agencies.



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This ESA was conducted according to Stantec's proposal and terms and conditions dated October 25, 2016 and accepted by the Client on October 26, 2016. The Client and its legal counsel (the "User") have been designated as the User of this report. The scope of work conducted during this Phase I ESA consisted of a visual reconnaissance of the Property, interviews with key individuals, and review of reasonably ascertainable documents. The scope of work did not include an assessment for environmental regulatory compliance of any facility ever operated at the Property (past or present), or sampling and analyzing of environmental media. Stantec was not contracted to perform any independent evaluation of the purchase or lease price of the Property and its relationship to current fair market value. The conclusions presented in this ESA Report are professional opinions based on data described herein. The opinions are subject to the limitations described in Section 2.3.

ASTM E1527-13 notes that the availability of record information varies from source to source. The User or Environmental Professional is not obligated to identify, obtain, or review every possible source that might exist with respect to a Property. Instead, ASTM identifies record information that is reasonably ascertainable from standard sources. "Reasonably ascertainable" means:

- (1) Information that is publicly available;
- (2) Information that is obtainable from its source within reasonable time and cost constraints; and
- (3) Information that is practicably reviewable.

2.1 PROPERTY DESCRIPTION

The Property consists of approximately 18.51-acres of vacant, predominantly-undeveloped land located in Park City, Summit County, Utah. Aside from the cleared, grass-covered King's Crown ski run located within southwestern portions of the Property, most of the land is covered by grasses, small shrubs, sage bushes, and gamble oak trees.

As Site Visit photographs in Appendix B indicate, the only man-made structure identified by Stantec during the Site Visit was a wooden log/stick-constructed lean-to that appears to have been constructed for temporary, recreational-type use by teenagers. No one was observed on the Property, except for a few pedestrians who were hiking along a couple of small hiking-type trails that crisscross the Property, as may be noted by review of photographs in Appendix B.

2.2 SPECIAL TERMS, CONDITIONS, AND SIGNIFICANT ASSUMPTIONS

It is assumed that the purpose of this Phase I ESA is to qualify the User, in part, for landowner protection to CERCLA liability and to facilitate possible future purchase, sale, and/or transfer of the Property. The possible contaminants of concern considered in this assessment include those hazardous compounds listed under CERCLA and petroleum products.



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2.3 EXCEPTIONS AND LIMITING CONDITIONS

This report documents work that was performed in accordance with generally accepted professional standards at the time and location in which the services were provided and given the schedule and budget constraints established by the client. No other representations, warranties, or guarantees are made concerning the accuracy or completeness of the data or conclusions contained within this report, including no assurance that this work has uncovered all potential and actual liabilities and conditions associated with the identified Property.

This report provides an evaluation of selected environmental conditions associated with the identified portion of the Property that was assessed at the time the work was conducted and is based on information obtained by and/or provided to Stantec at that time. There are no assurances regarding the accuracy and completeness of information provided by the Client or third parties. All information received from the client or third parties in the preparation of this report has been assumed by Stantec to be correct. Stantec assumes no responsibility for any deficiency or inaccuracy in information received from others.

If a service is not expressly indicated, do not assume it has been provided. If a matter is not addressed, do not assume that any determination has been made by Stantec in regards to it.

Conclusions made within this report consist of Stantec's professional opinion as of the time of the writing of this report, and are based solely on the scope of work described in the report, the limited data available and the results of the work. They are not a certification of the Property's environmental condition.

The client did not provide or contract Stantec to provide recorded title records or search results for environmental liens or activity and use limitations encumbering the Property or in connection with the Property. Stantec did not obtain historical records that document the Property history in 5-year intervals and this resulted in data gaps. These data failures represent data gaps; however, these data gaps are not considered significant, considering the undeveloped nature of the Property. Based on the information obtained during the course of this ESA and general knowledge of development at and near the Property, the absence of this information did not affect the ability of the Environmental Professionals to identify RECs, HRECs, CRECs, or de minimis conditions.

This report relates solely to the specific project for which Stantec was retained and the stated purpose for which this report was prepared and shall not be used or relied upon by the client identified herein for any variation or extension of this project, any other project or any other purpose.

This report has been prepared for the exclusive use of the Client identified herein and any use of or reliance on this report by any third party is prohibited, except as may be consented to in writing by Stantec or as required by law. The provision of any such consent is at Stantec's sole and unfettered discretion and will only be authorized pursuant to the conditions of Stantec's



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standard form reliance letter. Stantec assumes no responsibility for losses, damages, liabilities or claims, howsoever arising, from third party use of this report.

Project-specific limiting conditions are provided in Section 2.2.

The locations of any utilities, buildings and structures, and Property boundaries illustrated in or described within this report, if any, including pole lines, conduits, water mains, sewers and other surface or sub-surface utilities and structures are not guaranteed. Before starting work, the exact location of all such utilities and structures must be confirmed by the Client and Stantec assumes no liability resulting from damage to such utilities and structures.

The conclusions are based on the site conditions encountered by Stantec at the time of the work. Accordingly, additional studies and actions may be required. As the purpose of this report is to identify selected site conditions which may pose an environmental risk; the identification of non-environmental risks to structures or people on the site is beyond the scope of this assessment. The findings, observations, and conclusions expressed by Stantec in this report are not an opinion concerning the compliance of any past or present owner or operator of the site which is the subject of this report with any Federal, state, provincial or local law or regulation.

This report presents professional opinions and findings of a scientific and technical nature. It does not and shall not be construed to offer a legal opinion or representations as to the requirements of, nor compliance with, environmental laws, rules, regulations or policies of Federal, state, provincial or local governmental agencies. Issues raised by the report should be reviewed by client legal counsel.

Stantec specifically disclaims any responsibility to update the conclusions in this report if new or different information later becomes available or if the conditions or activities on the Property subsequently change.

2.4 PERSONNEL QUALIFICATIONS

This Phase I ESA was conducted by an individual that meets the ASTM definition of an Environmental Professional (EP). Stantec's Mr. John Russell has approximately 31 years of environmental consulting and ASTM-formatted, due diligence experience, including decades of work related to CERCLA- and RCRA-regulated sites and associated environmental issues. Mr. Russell has conducted numerous ESAs in Summit County during the past two decades. The credentials of the EP of this Phase I ESA are provided in Appendix E.



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USER-PROVIDED INFORMATION

3.0 USER-PROVIDED INFORMATION

ASTM E1527-13 describes responsibilities of the User to complete certain tasks in connection with the performance of "All Appropriate Inquiries" (AAI) into the Property. The ASTM standard requires that the Environmental Professional request information from the User on the results of those tasks because that information can assist in the identification of RECs, CRECs, HRECs, or de minimis conditions in connection with the Property. Towards that end, Stantec requested that the User (represented by Mr. Rory Murphy) provide the following information:

Description of Information	Provided (Yes / No)	Description and/or Key Findings
User Questionnaire	Yes	Details related to submittal of the User Questionnaire, as well as the User's responses, are presented below.
Environmental Liens or Activity Use Limitations	Yes	The User is unaware of any environmental liens or Activity Use Limitations (AULs).
Purpose of the Phase I ESA	Yes	User may purchase the Property.

Stantec submitted the below list of questions to Mr. Rory Murphy ('User' representative for this ESA), regarding knowledge and familiarity with historical issues associated with the Property. Mr. Murphy's **responses** follow herein:

USER QUESTIONNAIRE

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the User must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? **No.**

(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26). **No.**

Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? **No.**



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USER-PROVIDED INFORMATION

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? **No.**

(4.) Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? **Yes, fair market value.**

(5.) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional identify conditions indicative of releases or threatened releases? For example, as user, (a.) Do you know the past uses of the property? Need to record past ownership history and use (actual names of prior land owners, dating back to at least 1940). **No.**

(b.) Do you know of specific chemicals that are present or once were present at the property? **No.**

(c.) Do you know of spills or other chemical releases that have taken place at the property? **No.**

(d.) Do you know of any environmental cleanups that have taken place at the property? **No.**

(6.) The degree of obviousness of the presence of likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property? **No.**



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4.0 RECORDS REVIEW

The objective of consulting historical sources of information is to develop the history of the Property and surrounding area, in order to evaluate if past uses may have resulted in RECs. Physical setting records are evaluated to determine if the physical setting may have contributed to adverse environmental conditions in connection with the Property. During the review of historical records, Stantec attempted to identify uses of the Property from the present to the Property's first developed use. Stantec's research included the reasonably ascertainable and useful records described in this section.

4.1 PHYSICAL SETTING

A summary of the physical setting of the Property is provided in the table below with additional details in the following subsections:

Topography:	Property located within Section 16, T2S, R4E; comprised of relatively-steep topographic elevations approximating 7,400 to 7,000 feet above mean sea level. Grades slope generally from upland areas toward lowland areas – regionally from the south toward the north, with localized northwesterly and northeasterly slopes.
Soil/Bedrock Data:	The site expected to be underlain by unconsolidated topsoil comprised of poorly-sorted clay, silt, sand, and gravel loams. Underlying bedrock reported to be comprised of the Permian-aged Park City Formation (cherty limestone). Bedrock reported on USGS Park City West quadrangle Geologic Map to be dipping at 20 to 30-degree angles toward the northwest beneath the Property. Bedrock expected to be very shallow below grade.
Estimated Depth to Ground Water/ Estimated Direction of Gradient:	Uppermost ground water anticipated to be greater than 100 to 200 feet below grade. Localized flow: in general, from uplands toward lowlands – regionally from the south toward the north/northeast.
<i>Note: Site-specific ground water direction and depth can only be determined by conducting site-specific testing, which Stantec has not conducted.</i>	

4.1.1 Property Topography and Surface Water Flow

The topographic surface of the Property is relatively-steep toward the north, with localized slopes toward the northwest and the northeast, such that overland, storm water runoff will vary depending on specific location. Regional drainages grade in general from the south toward the north/northeast.



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4.1.2 Regional and Property Geology

The Property and surrounding areas are located within the Wasatch Mountains, the western edge of the Rocky Mountain Physiographic Province. The Property is located within a mountainous area adjacent to (west of) downtown Park City. The Property appears to be underlain by unconsolidated topsoil/near-surface soil characterized predominantly by poorly-sorted, mixes of clay, silt, sand, gravel, and cobbles. Underlying bedrock is characterized reportedly by the Park City Formation (cherty limestone). Off-site lands located north and northeast of the Property, comprising much of downtown Park City, are underlain by Quaternary-aged, alluvial deposits, as reported on the USGS *Park City West* Geologic Map.

4.1.3 Regional and Property Hydrogeology

Stantec did not observe any surface water on or near the Property during the Site Visit. All ephemeral drainages were completely dry. There were no significant ephemeral drainages on the Property, typically characterized by a couple to a few feet deep, localized incisions atop the ground surface.

In general, the shallow water table is often a subdued expression of surface topography. Shallow ground water generally flows from areas of ground water recharge, such as hills and broad uplands, to areas of ground water discharge, such as wetlands, creeks, streams, rivers, and lakes. Regional ground water flow is expected to be generally toward the north in the vicinity of the Property, with ultimate drainage in the general direction of McLeod Creek and Silver Creek and associated tributaries.

The environmental records review report in Appendix D herein notes that there were no water wells located on the Property. Stantec's review of published water well data reported on the Utah Division of Water Rights' Public Well Log website indicated no ground water production wells on Property lands. The closest, off-site ground water production (potable water) wells were reported as being located at least one-mile north (down-gradient) of the Property.

4.2 FEDERAL, STATE AND TRIBAL ENVIRONMENTAL RECORDS

A regulatory agency database search report was obtained from Environmental Records Search, Inc. (ERS), a third-party environmental database search firm. A complete copy of the database search report, including definition of databases searched, is provided in Appendix D. The databases covered in the report include the most current databases listed or referenced in Section 8 of ASTM E1527-13.

4.2.1 Listings for Property

The Property was not identified in the environmental database report – except for listing as located in a broad regional area (Rocky Mountains) that has the potential to be underlain by natural formations that might contain natural asbestos. Asbestos is most commonly found in



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three rock types: serpentinites, altered ultramafic rocks, and some mafic rocks. Other rock types known to host asbestos include metamorphosed dolostones, metamorphosed iron formations, carbonatites, and alkalic intrusions. In summary, only site-specific boring investigation into bedrock beneath the Property is anticipated to provide quantitative information in this regard.

4.2.2 Listings for Nearby Sites with Potential to Impact Property

Stantec's review of the reported locations and operations of off-site properties identified in the environmental database report did not identify any off-site areas that might pose potential environmental risk to the Property – *except for the possibility that historical mining-related activities in presumed up-gradient/nearby locations (such as Creole Tunnel, Silver King Consolidated Mine areas, etc. for example) might possibly pose a risk to ground water quality beneath the Property - as reported in preceding report section 1.0 Introduction.*

The Marsac Mill, located in the general vicinity of the present-day City Administration building approximately 0.5-mile southeast of the Property, is referenced in the ERS report. The mill was constructed in 1874 as the first concentrator mill in Park City and appears to be the closest, historical mill in relation to the Property. The mill was renovated to accommodate the Russell lixiviation process (wet concentrator) during 1880-1882. Numerous other historical mills existed in most of the canyons located south of the Property and Park City. None of the historical mills operate today.

There is the *possibility* for historical air-dispersion of heavy metal-laden dust and particulate matter from the stacks of any of these off-site mills to the land surface/topsoil in relatively close proximity to the individual mill sites, possibly including the Property. However, considering the predominantly west (southwest and northwest) to east wind patterns that characterize the Park City and vicinity area (historically and currently), as well as the lateral distances to the Marsac Mill and other nearby historical mills, it is anticipated that any such air-dispersion from off-site, historical mill sites would be expected to be minimal at the Property. Moreover, the fact that such historical air dispersion would have occurred several decades ago, it is anticipated that localized, biological degradation and leaching of any such heavy metal constituents within Property topsoil would have resulted in the natural decrease in metal concentrations in local topsoil – and as such, this potential off-site source of environmental concern is not considered a REC to the Property.



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4.3 HISTORICAL RECORDS REVIEW

4.3.1 Land Title Records/Deeds

A formal title search is not an ASTM-prescribed task and was not conducted by Stantec. Such records were not searched by Stantec, as such investigative measures are beyond the scope of an ASTM ESA. No one interviewed as part of this ESA was aware of any such liens or Property land use restrictions, however.

In an effort to research land ownership dating to initial land development, Stantec reviewed Summit County, Utah Tax Recorder Office deed and land ownership information. Excerpted tax records are presented in Appendix A herein.

Stantec's ESA indicates that current and historical, Property land use is undeveloped, vacant land. There is the probability that small wooden, residential-type shacks might have been constructed on the Property sometime during the late-1870s to early 1900s; however, Stantec's review of USGS topographic maps dating to 1925 do not identify above-grade structures/buildings on the Property, and Stantec's review of historical aerial photographs dating to 1953 did not identify any such structures.

4.3.2 Historical Aerial Photographs and Topographic Maps

The general type of activity on a property and land use changes can often be discerned from the type and layout of structures and land disturbances visible in photographs. However, specific elements of a facility's operation usually cannot be discerned from aerial photographs alone.

Stantec reviewed historical USGS topographic maps and aerial photographs on the Nationwide Environmental Title Research, LLC (NETR) HistoricAerials.com public website, investigating reported and apparent land use in the vicinity of the Property and nearby areas. Copies of such materials are not presented in this ESA Report because they are copyrighted materials. Historical topographic maps were dated 1925, 1928, 1943, 1957, 1962, 1972, 1979, 1984, 1988, and 2001. NETR aerial images were dated 1953, 1962, 1967, 1978, 1993, 1997, 2004, 2006, 2009, and 2011. Stantec also reviewed several *Google Earth*™ aerial images dating between June 2015 and August 1993. Stantec's review of such published materials did not indicate any obvious/apparent on-site/above-ground structures, buildings, or mining-related prospects or mines on the Property nor apparent features that might pose potential environmental risk to the Property.

4.3.3 Other Historical Sources

On October 30, 2016, Stantec reviewed UDEQ-published, CERCLA and RCRA site information, investigating possible, published information pertinent to UDEQ regulatory involvement with the Property and nearby, surrounding, off-site lands. Stantec reviewed local water well drilling logs



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published by the Utah Division of Water Rights. In summary, Stantec did not identify any information indicating potential on-site or off-site RECs during review of such Internet-published information.

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SITE RECONNAISSANCE

5.0 SITE RECONNAISSANCE

A visit to the Property and a surrounding Area Reconnaissance was conducted by Mr. John Russell of Stantec on October 28, 2016. Stantec hiked across the Property, along generalized 100-yard, grid-patterned, east-west traverses. Following the east-west transects, Stantec then walked along the earthen hiking trails that crisscross the Property. Photographs collected during the Site Visit are included in Appendix B.

5.1 SITE RECONNAISSANCE METHODOLOGY

The Property reconnaissance focused on observation of current conditions and observable indications of past uses and conditions that may indicate the presence of a REC. Stantec utilized the following methodology to observe the Property:

- Traversed the outer Property boundaries.
- Traversed transects across the Property.

Weather conditions during the visit to the Property and vicinity were clear and sunny. There were no weather-related property access restrictions encountered during the visit.

5.2 GENERAL DESCRIPTION

Property and Area Description:	Aside from localized, earthen hiking trails and the grass-covered/cleared King's Crown ski run to the west/southwest, the Property was vacant and undeveloped land, with a small temporary, recreational lean-to structure (sticks and logs). There were several rusted, metal pipes, presumably associated with snow-making/water-conveyance, located along the eastern side of the on-site portion of the ski run – as photo-documented in Appendix B. Current surrounding land use is comprised predominantly of similar, undeveloped lands, including the ski resort area, toward the south and west; residential to the east along the asphalt-paved Northstar and Lowell Avenue roadways; and the Marriot Mountainside Hotel located to the north/northwest.
Property Operations.	The Property was vacant and undeveloped land.
Structures, Roads, Other Improvements:	There were no improvements, structures, or paved roads on the Property.
Property Size (acres):	approximately 18.51-acres



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SITE RECONNAISSANCE

Estimated % of Property Covered by Buildings and/or Pavement:	Zero (0%).
Observed Current Property Use/Operations:	The Property was vacant and undeveloped, aside from the localized hiking trails and ski run.
Observed Evidence of Past Property Use(s):	The Property was vacant and undeveloped, aside from the localized hiking trails and the ski run.
Sewage Disposal Method (and age):	None observed or reported.
Potable Water Source:	None observed or reported.
Electric Utility:	None observed or reported.

5.3 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS

The following table summarizes Stantec's observations during the Property reconnaissance.

Observations	Description/Location
Hazardous Substances and Petroleum Products as Defined by CERCLA 42 U.S.C. § 9601(14) and/or otherwise might contain hazardous and/or petroleum hydrocarbon-type constituents:	None observed or reported.
Drums (≥ 5 gallons):	None observed or reported.
Strong, Pungent, or Noxious Odors:	None observed or reported.
Pools of Liquid:	None observed or reported.
Unidentified Substance Containers:	None observed or reported.
PCB-Containing Equipment:	None observed or reported.

5.4 INTERIOR OBSERVATIONS

The Property was vacant and undeveloped.



Project No.: 203706003/05-Reports/ESARreport

5.2

Appendix E {Environmental Survey}

ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT LOWELL AVENUE SLOPESIDE

November 4, 2016
SITE RECONNAISSANCE

5.5 EXTERIOR OBSERVATIONS

Stantec made the following observations during the site reconnaissance of the Property and/or identified the following information during the assessment:

Observations	Description
On-site Pits, Ponds, or Lagoons:	None observed.
Stained Soil or Pavement:	None observed.
Stressed Vegetation:	None observed.
Waste Streams and Waste Collection Areas:	None observed.
Solid Waste Disposal:	None observed.
Potential Areas of Fill Placement:	None observed.
Wastewater:	None observed.
Storm water:	None observed.
Wells:	None observed.
Septic Systems:	None observed.
Other Exterior Observations:	Nothing of significant note.

5.5 UNDERGROUND STORAGE TANKS/STRUCTURES

Existing USTs:	No visible or reported evidence (fill pipes, vent pipes, dispensers, surface patches), which would indicate the presence of USTs, was discovered during the site reconnaissance.
Former USTs:	No visible or reported evidence (fill pipes, vent pipes, dispensers, surface patches), reports, or other evidence of the former presence of USTs were discovered during this Phase I ESA.

5.6 ABOVEGROUND STORAGE TANKS

Existing ASTs:	No visible or reported evidence (fill pipes, vent pipes, dispensers, surface stains), reports, or other evidence of the former presence of ASTs was discovered during this Phase I ESA.
Former ASTs:	No visible or reported evidence (fill pipes, vent pipes, dispensers, surface stains), reports, or other evidence of the former presence of ASTs was discovered during this Phase I ESA.



**ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
LOWELL AVENUE SLOPESIDE**

November 4, 2016
SITE RECONNAISSANCE

5.7 ADJOINING PROPERTIES

5.7.1 Current Uses of Adjoining Properties

As viewed from the Property and/or from public rights-of-way, Stantec made the following observations about use and activities on other adjoining properties:

NORTH	Marriot Mountainside Hotel
SOUTH	Vacant, undeveloped land.
EAST	Residential along Northstar Road and Lowell Avenue.
WEST	Ski resort area, predominantly undeveloped but for localized, grass-covered ski runs.

5.7.2 Observed Evidence of Past Uses of Adjoining Properties

Off-site lands to the north (Marriot), east (Northstar residences), and ski resort areas (west) appear to have been constructed sometime between 1963 to 1993. All other off-site, contiguous lands appear to have remained vacant and undeveloped.

5.7.3 Pits, Ponds or Lagoons on Adjacent Properties

As viewed from the Property, Stantec did not observe any obvious signs of surface water on nearby, off-site lands.



ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT LOWELL AVENUE SLOPESIDE

November 4, 2016
INTERVIEWS

6.0 INTERVIEWS

Name	Relationship to Property	Key findings:
Mr. Rory Murphy October 25, 2016	User, prospective purchaser	No known or reported environmental concerns as regards the Property.

6.1 FINDINGS FROM INTERVIEWS

Stantec's review of Summit County Tax Assessor Office website records indicates that recent land owners have been comprised of several different individuals and Trusts (reference Appendix A). Stantec did not interview any current or historical Property owners, in light of the relatively-quick turnaround for this ESA report and the anticipation that most of the reported, historical owners would simply state that the Property has remained vacant and undeveloped, as long as they could remember. Although Stantec did not interview a historical Property owner, and as such this is considered a Data-Gap, Stantec does not anticipate this lack of information influences Stantec's analysis of potential environmental risks posed to or by the Property. The lack of review of this information did not appear to affect the Environmental Professional's ability to identify RECs, HRECs, or *de minimis* conditions.

Mr. Murphy was unaware of any potential environmental issues or concerns associated with the Property. Mr. Murphy reported that the Property had been vacant and undeveloped, as long as he could remember.



ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT LOWELL AVENUE SLOPESIDE

November 4, 2016
EVALUATION

7.0 EVALUATION

This section provides a summary overview of or Findings, Opinions, and Conclusions.

7.1 FINDINGS AND OPINIONS

Information gathered from interviews, reviews of existing data, and a property inspection were evaluated to determine if RECs are present in connection with the Property. Based on this information, Stantec made the following findings and developed the following opinions:

- Finding 1: Property-specific, environmental liens and activity and use limitations (AULs) encumbering the Property or in connection with the Property, were not reviewed as part of this Phase I ESA, as they are the responsibility of the User per ASTM ESA protocol. However, no such information was identified by Stantec when reviewing the most recent Summit County Tax Assessor Office's public website database specific to the Property tax parcel.
- Opinion 1: The lack of review of this information did not appear to affect the Environmental Professional's ability to identify RECs, HRECs, or *de minimis* conditions, however. The User claimed no knowledge of any such liens or land Activity and Use Limitations (AULs).
- Finding 2: This ESA identified numerous up-gradient, potential sources of heavy metal constituents to localized ground water quality. The Property is located in a presumed down-gradient direction (ground water flow) in relation to many such off-site areas.
- Opinion 2: It is possible that ground water quality beneath the Property could be impacted detrimentally currently, in the past, and/or in the future by heavy metal constituents associated with these off-site, potential RECs.

7.2 DATA GAPS

The federal AAI rule [40 CFR 312.10(a)] and ASTM E1527-13 identify a "data gap" as the lack or inability to obtain information required by the standards and practices of the rule despite good faith efforts by the Environmental Professional or the User.



Project No.: 203706003/05-Reports/ESARreport

7.1

ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT LOWELL AVENUE SLOPESIDE

November 4, 2016
EVALUATION

Data gaps resulting from the Phase I ESA described in this report are listed and discussed below.

Gap	Discussion
Deletions or Exceptions From Scope of Work:	None.
Weather-Related Restrictions To Site Reconnaissance:	None.
Facility Access Restrictions to Site Reconnaissance:	None.
Other Site Reconnaissance Restrictions:	None.
Data Gaps From Environmental Records Review:	None.
Data Gaps From Historical Records Review:	None.
Data Gaps From Interviews:	Although Stantec did not interview a historical Property owner, and as such this is considered a Data-Gap, Stantec does not anticipate this lack of information influences Stantec's analysis of potential environmental risks posed to or by the Property. The lack of review of this information did not appear to affect the Environmental Professional's ability to identify RECs, HRECs, or <i>de minimis</i> conditions.
Other Data Gaps:	None.

7.3 CONCLUSIONS

Stantec has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of the Property located in Park City, Utah [the "Property"]. Any exceptions to, or deletions from, this practice are described in preceding sections of this report.

Stantec's ESA did not identify potential environmental concerns on the land surface of the Property. This ESA did not identify any documented accounts or visual indications that the Property had been mined – nor prospected to any significant degree. Stantec's Site Visit did not indicate any obvious visual signs of past prospecting or mining (i.e., no obvious signs of disturbed land surface or waste rock piles, etc.). In summary, Stantec did not identify any on-site RECs.

This ESA did not identify any quantified information indicating that ground water beneath the Property had been impacted detrimentally. However, in light of the historical mining-related activities in presumed, up-gradient directions in relation to the Property, it is possible that localized ground water quality beneath portions of the Property may in the past, currently, and/or in the future, be impacted detrimentally by up-gradient sources of heavy metals, such as lead, arsenic, and zinc for instance – and as such, off-site, up-gradient ground water migration toward the Property must be considered a regional, potential off-site REC as defined by the ASTM Standard 1527-13.



Project No.: 203706003/05-Reports/ESARreport

7.2

**ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
LOWELL AVENUE SLOPESIDE**

November 4, 2016
NON-SCOPE CONSIDERATIONS

8.0 NON-SCOPE CONSIDERATIONS

The scope of work completed was limited solely to those items in the ASTM E1527-13 standard. No ASTM E1527-13 non-scope services were performed as part of this Phase I ESA.



Project No.: 203706003/05-Reports/ESARreport

8.1

Appendix E {Environmental Survey}

ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT LOWELL AVENUE SLOPESIDE

November 4, 2016
REFERENCES

9.0 REFERENCES

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process, Designation: E 1527-13; November 2013.

Geni.com website.

Historicalaerials.com public website (owned by National Environmental Title Research, LLC); August 18, 2016.

Historytogo.utah.gov website.

Miningutah.com website.

Scribd.com website.

Summit County Utah Tax Assessor Office's public website; October 28-31, 2016.

US BLM website (General Land Office records, *LR2000*, mineral title tracts, mining claims, etc.).

USGS Professional Paper 77, *Geology and Ore Deposits of Park City District*, 1912.

USGS *Park City West* Quadrangle topographic map, 1955.

USGS *Park City West* Quadrangle geologic map, 1966.

Utah Department of Environmental Quality's (UDEQ) public website (Environmental Interactive Mapper and multiple UDEQ Divisions); October 28-31, 2016.

Utah Division of Water Rights' public website; October 28-31, 2016.

Westernmininghistory.com website.



**ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
LOWELL AVENUE SLOPESIDE**

FIGURES

User-Provided Property Map



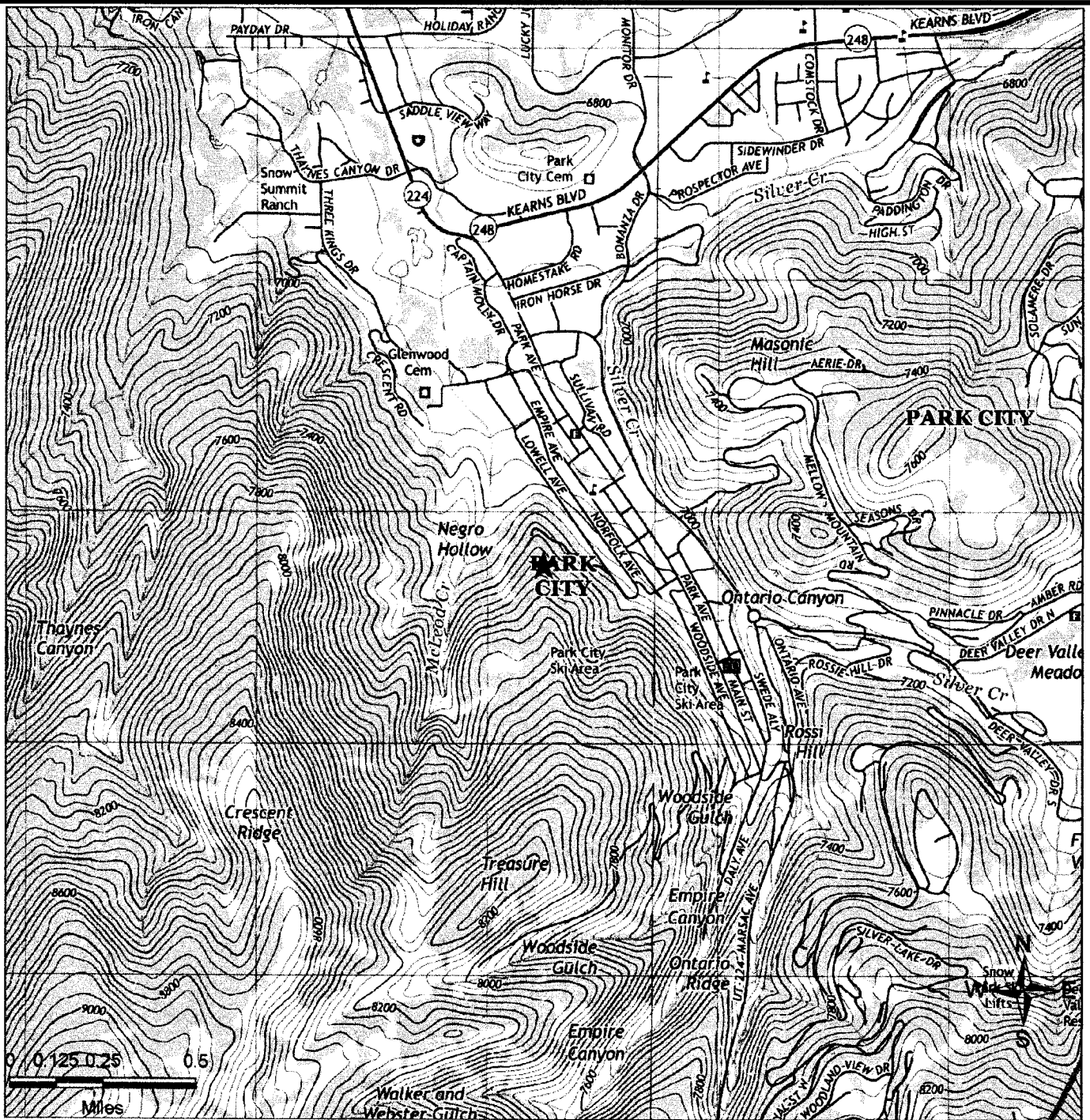
Project No.: 203706003/05-Reports/ESARReport

**ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
LOWELL AVENUE SLOPESIDE**

FIGURES

Figure 1 Property Topographic Map, Excerpted from ERS Report





SITE LOCATION TOPOGRAPHIC MAP

U.S. Geological Survey. Park City West (2014-02-05) Quadrangle, 7.5 Minute Series

Stanec

Sa-321
Park City, UT 84060

FIGURE: 1
JOB: 203706050, Task 201
DATE: 10/31/2016

**ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
LOWELL AVENUE SLOPESIDE**

FIGURES

Figure 2 Property Aerial Map, Excerpted from ERS Report



Project No.: 203706003/05-Reports/ESARreport



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

SITE LOCATION MAP

Stanec

Sa-321
Park City, UT 84060

FIGURE: 2
JOB: 203706050, Task 201
DATE: 10/31/2016

**ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
LOWELL AVENUE SLOPESIDE**

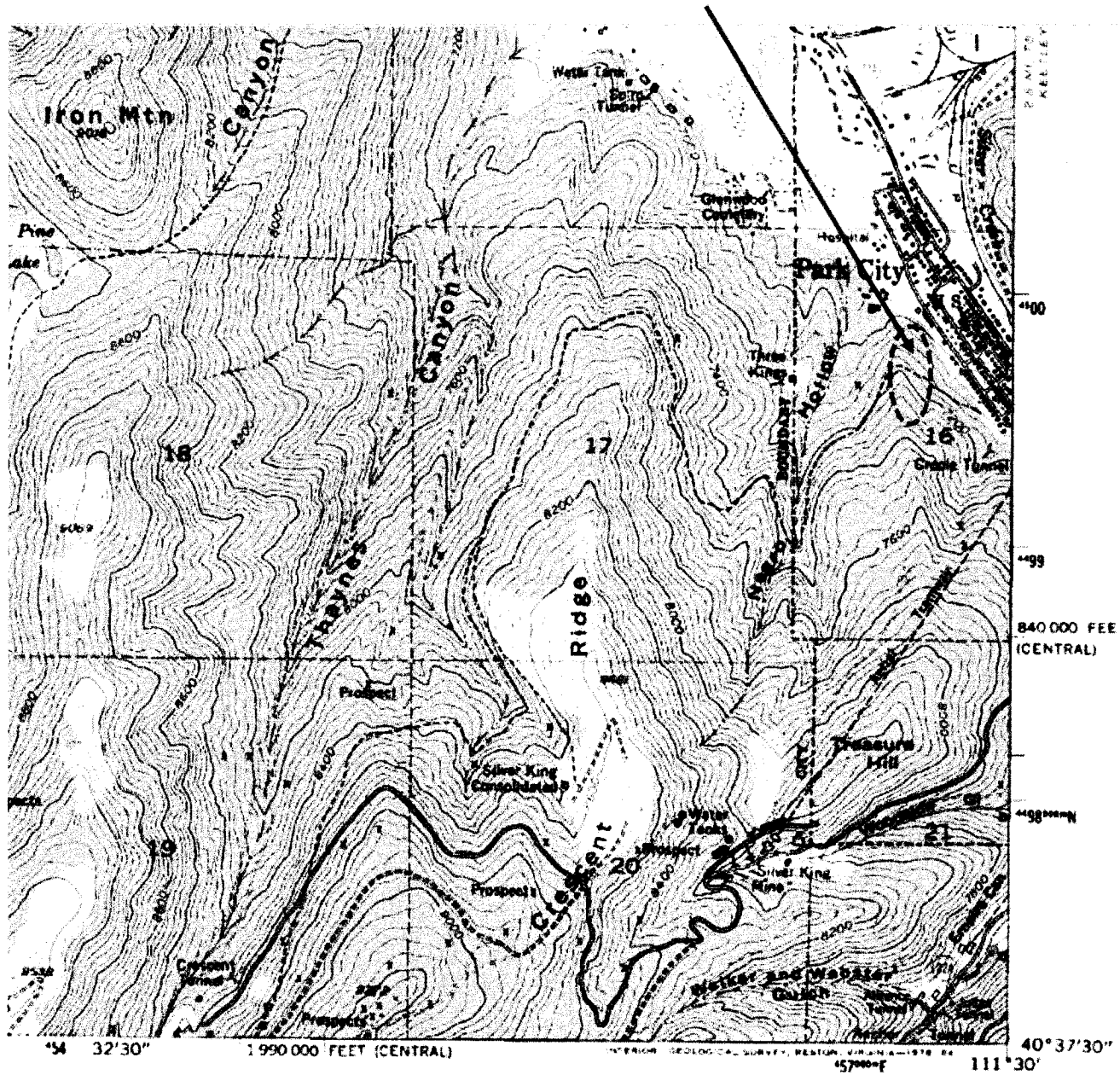
FIGURES

Excerpted 1955 USGS Park City West Quadrangle Topographic Map



Project No: 203706003/05-Reports/ESARepor

Generalized Property Area



**ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
LOWELL AVENUE SLOPESIDE**

FIGURES

Excerpted USGS Professional Paper 77, *Geology and Ore Deposits of Park City District*, 1912



Project No.: 203706003/05-Reports/ESARReport

Excerpted from USGS Professional Paper 77,
Geology and Ore Deposits of the Park City District, 1912
 General Lowell Slopeside Property Location and 39-1 (Creole Shaft) and 39-2 (Creole Tunnel)

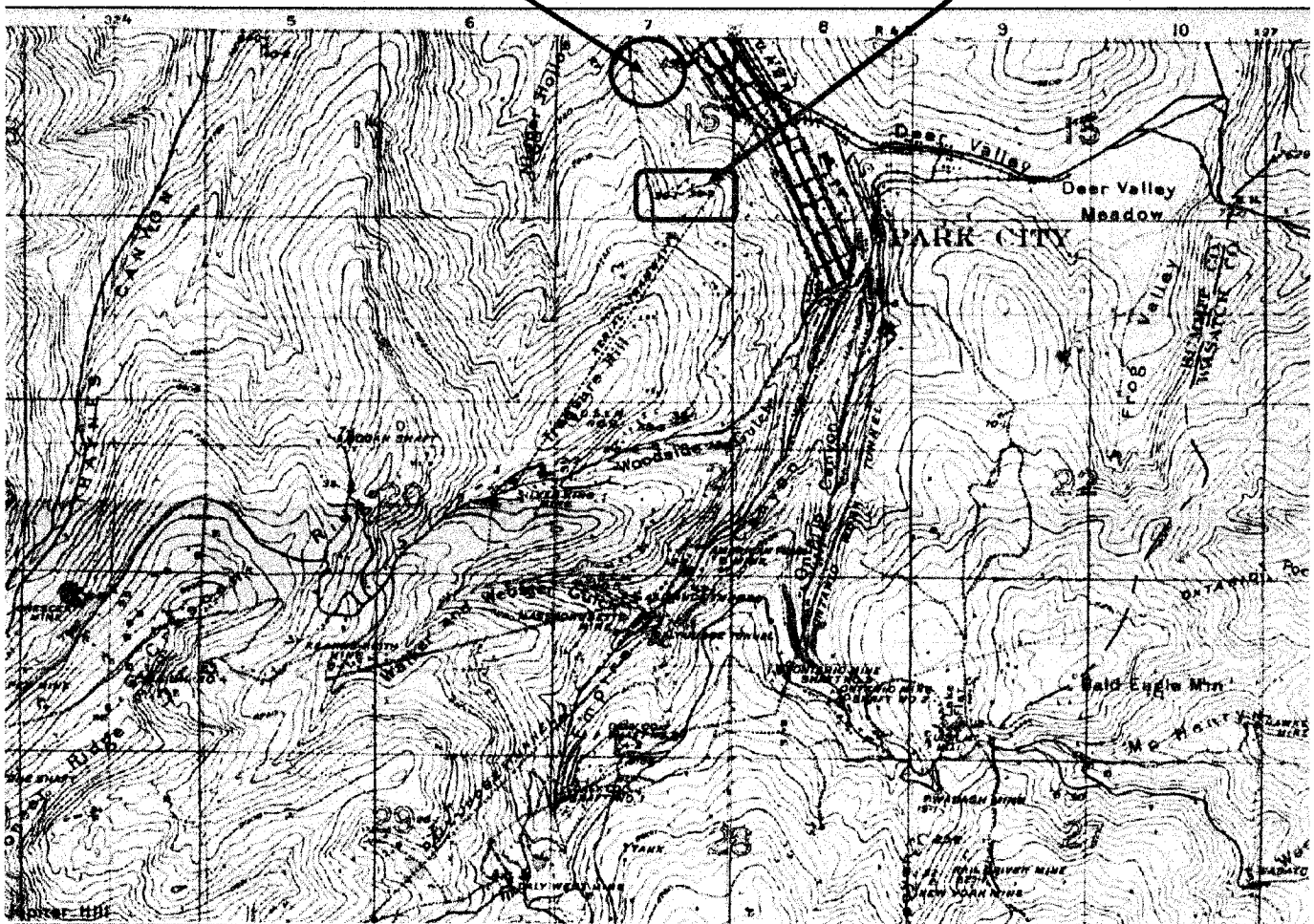


EXHIBIT T
OPEN SPACE USE PLAN

March 5, 2018

Francisco Astorga, Senior Planner
Park City Planning Department
Park City Municipal Corporation
PO Box 1450
445 Marsac Avenue
Park City, UT 84060

RE: Open Space Plan

Dear Francisco,

This report contains the Open Space Plan proposal for the Kings Crown at Park City Project. An Open Space Plan is one of the requirements of the Development Agreement in the Land Management Code Section 15-6-4 (G). The Conditions of Approval of the MPD for Kings Crown, which was approved by the Park City Planning Commission on February 8th, 2018 and ratified by the Park City Council on February 1st, 2018 required that an Open Space Plan be presented to and approved by the Planning Staff. The following is the applicant's Open Space plan proposal which is submitted to fulfill that requirement.

The Kings Crown MPD proposal has a total open space percentage of 83.9% of the total property. The MPD submittal requirement is 60% or greater. The Kings Crown proposal is well in excess of the MPD requirement. The total open space acreage is 12.59 acres. About 11 acres, or 74.6% of the total acreage, is contiguous, unbroken open space. This is shown in Exhibit A. of the report and the Legal Description of the parcel is attached as Exhibit B. The contiguous open space is in the most visually prominent portion of the Kings Crown property and protects a mature, second-generation maple forest that is of particular importance for trails, wildlife, watershed protection and visual aesthetics. The ownership of the protected open space will be held for the time being by the Kings Crown HOA. Of the remaining open space, 6.7% (about 1.0 acres) of the entire acreage is open space found within and around the built-up areas of the property and 2.6% (about 0.4 acres) of the total acreage is hardscape.

The Kings Crown HOA will hold title to both the contiguous open space parcel as well as the open space found within and around the project. The open space found within and around the project consists of natural areas, hardscape and landscaped areas found around the built-up portions of the project. Maintenance of the open space found within and around the project will be the responsibility of the HOA. There is also open space associated with the single-family lots that are part of the Kings Crown project. The maintenance and ownership of the open space located around the lots will be the responsibility of the individual homeowner.

The large, contiguous open space area will be maintained by both PCMC and the Kings Crown HOA. The applicant is currently working on a trails plan with the Trails Staff at PCMC and agreement has been reached regarding the location and number of trails located on the property. One of the tenants of the Trails Plan is that PCMR will have the responsibility for maintaining

and controlling the area associated with the trails and the Kings Crown HOA will have the responsibility for maintaining and controlling the remaining open space area. Maintenance of this area will focus on trash removal, erosion control and protection of the natural resources associated with the open space.

The following Table 1.0 outlines the Prohibited and Restricted Uses for the contiguous open space parcel.

Table 1.0 Prohibited and Restricted Uses for the contiguous open space parcel at Kings Crown.

- Any industrial, commercial or for-profit recreational activity (downhill skiing is expressly permitted).
- No construction of any structures or impervious paving. (except for a ski room Residential Accessory building of about 750 square feet within the RC District and stairs/retaining walls associated with the ski access).
- No recreational improvements, except hiking/biking trails and alpine ski trails and associated equipment are permitted.
- Subdivision.
- Mining.
- Alteration of topography.
- Dumping.
- Manipulation of water.
- Roads and impervious surfaces.
- Vehicles (expressly permitted are vehicles associated with ski maintenance on the ski runs only).
- Plant removal or introduction.
- Density (units).
- Hunting.
- Perimeter fencing.
- Haying and grazing.

The following Table 2.0 outlines the Allowed and Reserved Uses for the contiguous open space parcel at Kings Crown.

Table 2.0 Allowed and Reserved Uses for the contiguous open space parcel at Kings Crown.

- Alpine and Nordic skiing.
- Ski-related equipment on the ski runs.
- Ski maintenance vehicles.
- Public safety vehicles.
- Conveyance of the property is allowed.
- Buried utilities associated with the ski runs.
- Signs as necessary.
- Public Access.
- Hiking/biking trails.

- Preservation, restoration or enhancement of conservation values.
- Native species may be restored.

The above conditions were agreed to be included by the applicant during the MPD approval process. They were presented both to the Planning Commission and the City Council and were approved accordingly.

Thank you for the opportunity to present this Open Space Plan to the Planning Department for review. We appreciate your consideration of this proposal and are open to any feedback or input you may have. Please do not hesitate to contact us with any questions or comments regarding this report.

Sincerely,

CRH Partners, LLC
Rory Murphy
Hans Fuegi
Chuck Heath

OPEN SPACE EXHIBIT

CAP ON PIPE
1/16 COR. SECTION 16,
T 2 S, R 4 E, SLB&M



SCALE: 1" = 200'

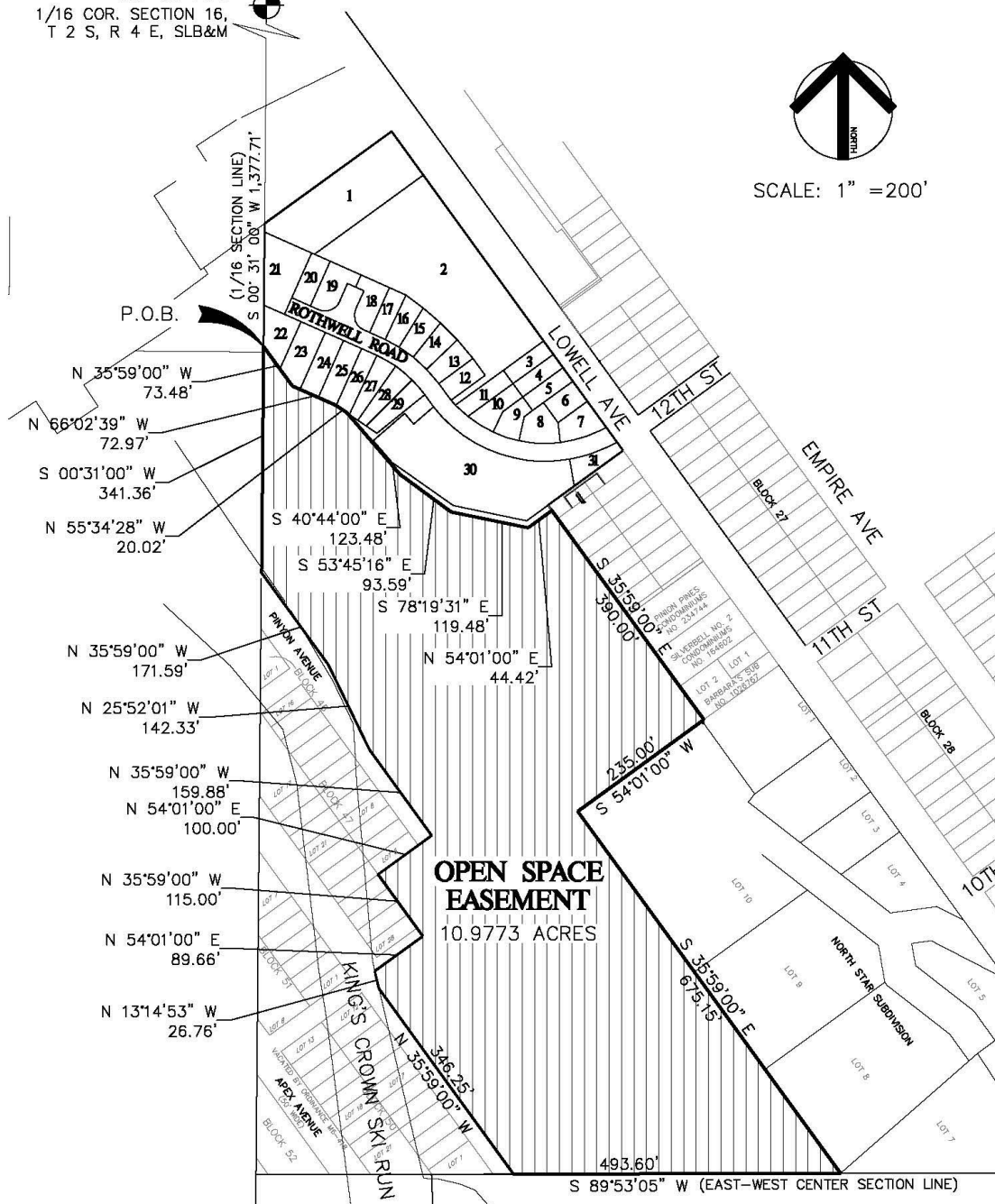


EXHIBIT U
TRAILS MASTER PLAN

March 7, 2018

Francisco Astorga, Senior Planner
Park City Planning Department
Park City Municipal Corporation
PO Box 1450
445 Marsac Avenue
Park City, UT 84060

RE: Trails Plan for Kings Crown

Dear Francisco,

Please find attached to this report a proposed Trails Master Plan for the Kings Crown project. This Trails Master Plan has been approved by both the applicant and the City Trails Staff. We have been working with Heinrich Deters and Logan Jones to finalize this report and the attached is the result of our efforts. The applicant agrees to comply with the final trails report and will assist the City in any way towards accomplishing the trail development outlined in the map.

The applicant further agrees to memorialize the proposed trail alignment with easements once the trails are constructed and accepted by the City into their trail network. We think it is prudent to memorialize the trails and provide easements once they are constructed in order to ground truth the trail itself in case there are significant deviations. In any event, the applicant agrees to support the proposed trail alignment as proposed by the City Trails Staff and will cooperate in any activity needed to bring these trails to compliance and operability.

The existing trails, other than the Crescent Tram trail, are planned to be abandoned in favor of the trails outlined in the attached plan. Again, the City Trails Staff will take responsibility for this and will work towards making the necessary adjustments on the ground and educating the public about the new trail alignment. It is expected that the City will work closely with the Mountain Trails Foundation to accomplish this goal. The City and Mountain Trails will have the responsibility to maintain the trails relative to controlling access to motorized vehicles, trash removal and erosion control as well as any other pertinent activities that may be required to maintain the trails properly. The Kings Crown HOA will retain the ownership of the property for the time being and will be responsible for supporting the City's and Mountain Trails efforts in this regard.

Thank you for the opportunity to present this Trails Plan to the Planning Staff. Please let us know if you require any additional documentation or supporting documents to fulfill this requirement. We appreciate your consideration of this proposal and are free to answer any questions or address any comments you may have.

Sincerely,
CRH Partners, LLC
Rory Murphy, Chuck Heath, Hans Fuegi

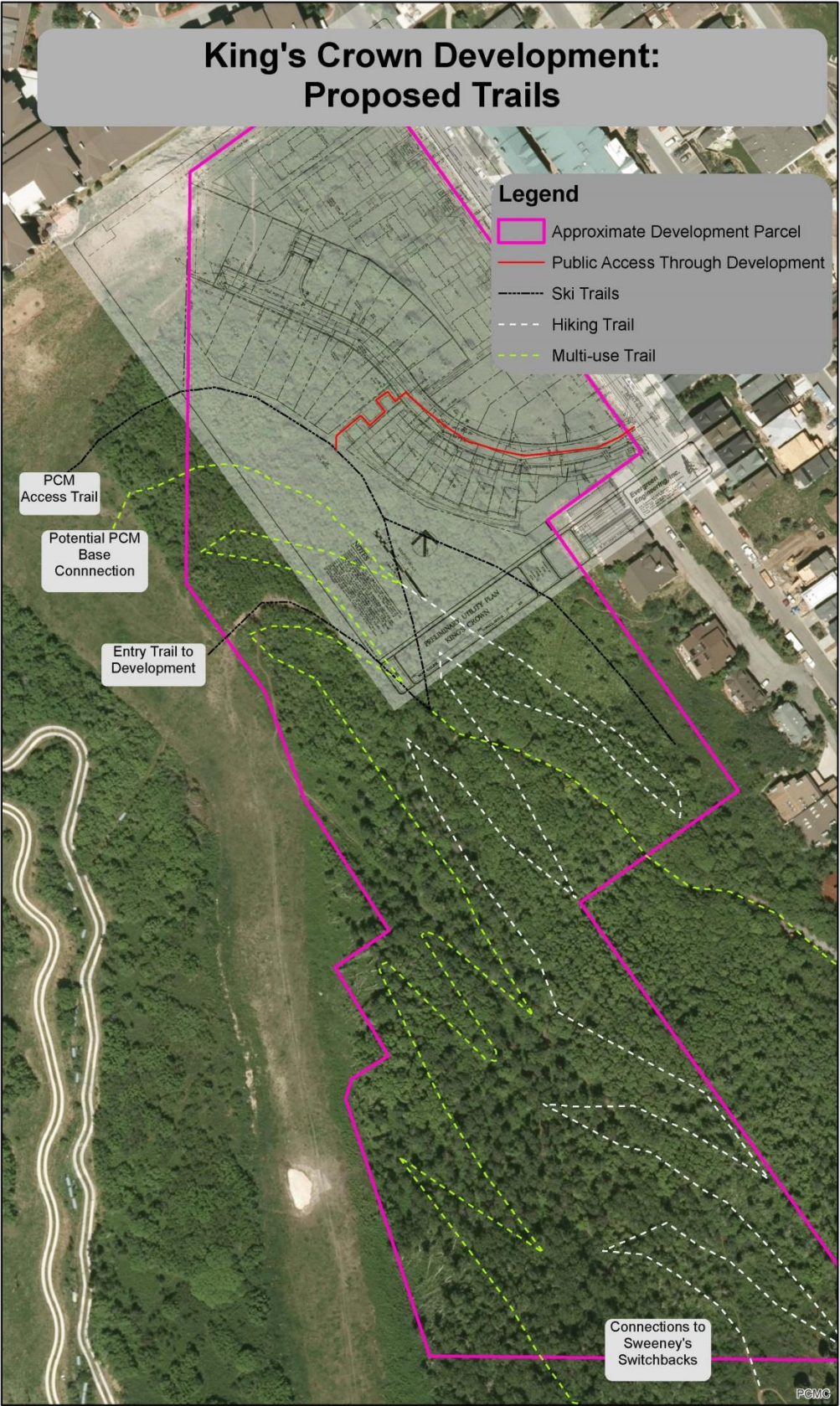


EXHIBIT V
CONSTRUCTION MITIGATION PLAN

May 30, 2018

Mr. Francisco Astorga, Senior Planner
Park City Planning Office
Park City Municipal Corporation
PO Box 1480
Park City, Utah 84060

RE: Construction Mitigation Plan

Dear Francisco,

The following represents our proposed Construction Mitigation Plan (CMP) that is a requirement of the MPD submittal for the proposed King's Crown project per Master Planned Development/Conditional Use permit (MPD/CUP) Condition of Approval No. 2:

A Construction Mitigation Plan (CMP) shall be submitted and approved by the City for compliance with the Municipal Code, as a condition precedent to issuance of any grading or building permits. The CMP shall be updated as necessary to identify impacts and propose reasonable mitigation of these impacts on the site, neighborhood, and community due to construction of this project. The CMP shall include information about specific construction phasing, traffic, parking, service and delivery, stock-piling of materials and staging of work, work hours, noise control, temporary lighting, trash management and recycling, mud and dust control, construction signs, temporary road and/or trail closures, limits of disturbance fencing, protection of existing vegetation, erosion control. Storm-water management, and other items as may be required by the Building Department. The immediate neighborhood and community at large shall be provided notice at least 24 hours in advance of construction work impacting private driveways, street closures, and interruption of utility service.

This plan can be modified easily to comply with the direction from Staff and Commission. This represents our understanding of the requirements of the MPD, CUP and Plat Approvals for the Kings Crown project, however, we are open to any suggestions and comments you may have. The CMP is designed to minimize the effects of the construction impacts on the surrounding neighborhoods.

1. **Hours of Operation.** The applicant does not propose any construction activity beyond the existing hours of operation set by City Code. Those are 7:00 am to 9:00 pm Monday through Saturday and 9:00 am through 6:00 pm on Sunday.

See MPD/CUP Finding of Fact No. 134: As a Condition of Approval, the applicant has indicated that they would not undergo excavation or footings and foundation work on the multi-family buildings or the access road during the winter season from Christmas through April 1st.

See MPD/CUP Condition of Approval no. 23: The proposal shall not undergo excavation or footings and foundation work on the multi-family buildings or the access road (Rothwell Road) during the winter season from Christmas (December 25) through April 1st.

2. **Parking.** All construction and related parking will be located on the property. There will be no street parking during the construction. The single-family homes will be required to submit a parking plan to the HOA prior to receiving permission from the HOA to proceed.
3. **Deliveries.** All deliveries will be during the hours of operation only. Please see **Special Delivery Hours** section #XX below for times of further restrictions.
4. **Stockpiling and Staging.** All stockpiling and staging will be located on-site, off the public road (Lowell Avenue) and within the approved limits of disturbance.
5. **Construction Phasing.** This item will be discussed with the Planning and Building Department Staff and an approved phasing plan will be implemented prior to building permit issuance.
6. **Trash Management and Recycling.** Adequate storage and enclosed trash management will be incorporated on site during the construction process. Recycling will be undertaken both by the contractor and the applicant to ensure that the maximum amount of construction recycling can take place.
7. **Control of Dust and Mud.** This ongoing concern will be handled daily with gravel exits as well as wash down measures that ensure there is NO tracking of mud onto the neighboring streets. Dust control should not be a significant consideration due to the limited area disturbed but will be controlled through watering trucks during the construction process.
8. **Noise.** Noise levels will not exceed 65 decibels as per the noise ordinance. Noise will not be made outside of the hours of operation.
9. **Grading and Excavation.** All grading and excavation will take place within the hours of operation. The proposed truck route is to access and exit via the north end of Lowell. A turnaround will be provided on-site to accommodate this. This will keep trucks off the majority of Lowell Avenue and off Empire Avenue completely.

See MPD/CUP Finding of Fact No. 131: Applicant proposes to transport the excavated material to the neighboring property without the necessity of using City streets. It is the Applicant's responsibility to seek such permission with the neighboring site.

10. **Temporary Lighting.** As may be needed and approved beforehand by the Building Department.
11. **Construction Signage.** The required construction sign will be erected on site and will follow the temporary sign code diligently. All required information will be posted on the sign.

Permit PL-18-03807 for a temporary construction marketing sign was approved by the Planning Dept. on March 22, 2018.

12. **Dogs.** Dogs will be prohibited from construction sites.
13. **Neighborhood Notification.** Neighbors will be informed of all activities and all efforts will be made to try to minimize the disruption to the neighborhood.

See MPD/CUP COA No. 2: A Construction Mitigation Plan (CMP) shall be submitted and approved by the City for compliance with the Municipal Code, as a condition precedent to issuance of any grading or building permits. The CMP shall be updated as necessary to identify impacts and propose reasonable mitigation of these impacts on the site, neighborhood, and community due to construction of this project. The CMP shall include information about specific construction phasing, traffic, parking, service and delivery, stock-piling of materials and staging of work, work hours, noise control, temporary lighting, trash management and recycling, mud and dust control, construction signs, temporary road and/or trail closures, limits of disturbance fencing, protection of existing vegetation, erosion control. Storm-water management, and other items as may be required by the Building Department. **The immediate neighborhood and community at large shall be provided notice at least 24 hours in advance of construction work impacting private driveways, street closures, and interruption of utility service.**

14. **Soils Ordinance.** The property is located outside of the Park City Soils Ordinance.
15. **Erosion Control.** A Storm Water Pollution Protection Plan (SWPPP) will be filed with the Park City Building department as well as the Utah State Department of Environmental Quality prior to building permit issuance.
16. **SWPPP.** A SWPPP plan will be filed with the State of Utah and will be the general compliance document for the Kings Crown site relative to storm water retention and quality control. The SWPPP plan calls for frequent compliance inspections throughout the life of the project's construction. See item 15.
17. **Toilet Facilities.** All construction sites shall have permanent toilets with authorization, or temporary toilet facility. Toilets placed on the public right of way require a right of way permit from the City Engineer.
18. **Partial Road Closures.** Partial road closures are required if one lane of travel is partially blocked by construction traffic or deliveries. Partial Road Closures require 48 hours notice. Partial road closures may be obtained at the Building Department or online at www.parkcity.org.
19. **Full Road Closures.** Full road closures require approval from the City Engineer. Full Road Closures require 48 hours' notice. Full road closures applications must be filled out on line or at the Engineering Department.

20. **Right Of Way Permits.** Right of way permits are required from the City Engineers Office for any work, damage or reconstruction in the Public Right Of Way. See Municipal Code § 11-14-2 Fencing Of Public Right-Of-Way.

21. **Cranes.** All cranes must be preapproved by the Chief Building Official. Contractor will provide a site plan showing the radius of the boom over neighboring properties and streets. Airspace and trespass agreements are required to be in place in the file before the crane can be installed on the property. The crane is prohibited from swinging over neighboring properties and streets loaded or unloaded without prior approval. Flaggers are required when approval is granted if crane will affect Right of Way.

22. **Limits of Disturbance Fence.** Chain link fencing is required on sites in some areas with excavations deeper than 4 feet. Plastic construction fencing is acceptable on sites that are not being excavated. Comments: six foot chain link fence will be used on this site.

23. **Special Delivery Hours.** The applicant has agreed that it will not accept truck deliveries during the two peak times of 8:30 am to 10:00 am in the mornings and 3:30 to 4:30 pm in the afternoon hours. As a matter of the spirit of this particular restriction, it was meant for the busy ski season period times when skier traffic would be most impactful.

See MPD/CUP Finding of Fact No. 136: Applicant agrees to not deliver materials during the busiest tourist times of Christmas week, MLK weekend, Sundance week, MLK weekend, President's Day weekend, Arts Fest, July 4th weekend, Miner's Day weekend, and Tour de Utah.

See MPD/CUP Condition of Approval No. 24: Materials shall not be delivered during the busiest tourist times of Christmas week, MLK weekend, Sundance week, MLK weekend, President's Day weekend, Arts Fest, July 4th weekend, Miner's Day weekend, and Tour de Utah.

24. **Winter Restrictions.** The applicant has agreed that it will restrict mass excavation and footings and foundations for a) the road construction, b) the town homes, c) the affordable housing building and d) the condominium building during the very busy winter period of December 24th through April 1st of a particular calendar year in order not to have large fleets of trucks competing with skier traffic. This concession is specific to the excavation and F&F construction activities as it involves large fleets of heavy trucks and is not meant to include the delivery trucks that are a necessary part of a construction project.

See MPD/CUP Finding of Fact No. 135: Applicant has indicated that they will instruct construction staff to keep delivery trucks off the streets during the peak busy times of between 8:30 am and 10:00 am as well as the peak afternoon times of 3:30 pm through 4:30 pm.

25. **Special Restriction Periods.** The applicant has agreed to not perform outside work except as specially permitted by the Building Department on the following holidays and busy periods:

Christmas Week, Sundance Film Festival, Presidents Weekend, The Fourth of July Weekend and Arts Fest Weekend.

See Finding of Fact No. 134: As a Condition of Approval, the applicant has indicated that they would not undergo excavation or footings and foundation work on the multi-family buildings or the access road during the winter season from Christmas through April 1st.

26. **Special Material Placement.** The applicant has agreed to place all excess material that is not re-used as site fill to be placed on the adjacent Resort property. The applicant and the City recognize that the land is owned by a third party and have agreed that in the unlikely event that such excess fill may not be placed on the resort property, the applicant will present other plans for approval. Such plans to take place prior to soil removal and pending the evaluation of the CUP/MPD approved by the Planning Commission. Also truck routes require approval by the Park City Engineering Department.

See MPD/CUP Finding of Fact No. 126: The Applicant provided Exhibit R - Proposed Export Fill Placement Exhibit and Possible Fill Locations, with the placement, volume and height of on-mountain waste rock on a map showing the placement areas for waste rock. See Applicant indicates a verbal agreement with Park City Mountain representatives to place the material from the multi-unit buildings and road construction on Park City Mountain.

See MPD/CUP Finding of Fact No. 127: Applicant indicates a verbal agreement with Park City Mountain representatives to place the material from the multi-unit buildings and road construction on Park City Mountain.

See MPD/CUP Finding of Fact No. 128: Exhibit R - Proposed Export Fill Placement Exhibit and Possible Fill Locations also shows the proposed study of the corresponding volumes and depths of the waste material on adjacent property.

See MPD/CUP Finding of Fact No. 129: Applicant indicates that all waste material must be certified as environmentally clean, compacted in no more than 2-foot lifts (to achieve a 90%+ compaction) covered with six inches (6") of topsoil, seeded with a native grass mix and sod placed over the grass seeds.

See MPD/CUP Finding of Fact No. 130: Applicant demonstrates that the maximum depth would be 5 feet, tapering off to 0 feet.

See MPD/CUP Finding of Fact No. 131: Applicant proposes to transport the excavated material to the neighboring property without the necessity of using City streets. It is the Applicant's responsibility to seek such permission with the neighboring site.

See MPD/CUP Finding of Fact No. 132: Applicant explains that in the highly unlikely case that they are unable to secure a written agreement with the Park City Mountain, the excavation material would be disposed of by the traditional method used in the vast majority of construction projects to be approved by the City prior to issuance of building permits.

See MPD/CUP Finding of Fact No. 133: The applicant estimates 14,400 cubic yards of material

(includes swell) which would equate to 1,440 truckloads (at 10 yds. / truck).

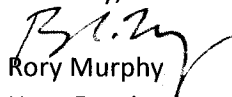
27. **Verbal Agreement from Mountain Resort.** The applicant has communicated with the resort staff and has received verbal agreements to place the material on site. Commentary: Discussion with City Officials and applicant required at this time, written permission required, Park City Mountain Limit of Disturbance (LOD) plan required, at this time.
28. **Organic Material.** The organic material generated (The "Clear and Grub") cannot be taken to the resort property as it will decompose and settle for many years and will create an unstable surface condition for decades. As a result, the resort has indicated that it will not accept organic material. The Findings of Fact (#132) specifically references excavated material.
29. **Large Rocky Excavated Material.** The applicant would like to reserve the option to request from the Planning Staff the ability to export in the traditional method material that is composed of large rocks (approximately 12"-18+" in diameter). The resort personnel have requested that such material NOT be placed on ski runs as it will create too uneven a surface to grade and compact in the future. The applicant is aware that this is a new request and one that bears further discussion with Staff. In order to accommodate the size of material the resort personnel insist upon, a rock-crushing operation would be required. The applicant feels that a rock-crushing operation would be more impactful by far than the truck trips required to remove the material. Commentary: Additional time required to review this item.

FY: Park City Municipal Corporation reserves the right to abate any inactive or abandoned construction site. PCMC gives no guarantee of partial CO's. PCMC may require the contractor to complete neighborhood noticing to their satisfaction as needed.

**** Special Instructions may be given at any time ****

Please let us know if you have questions or concerns with the above items. We can and will adjust any of our construction activities to accommodate the City's needs or wishes. We appreciate the opportunity to submit this report. Any questions can be directed to Rory Murphy at 435-640-5068.

Sincerely,


Rory Murphy

Hans Fuegi

Chuck Heath

CRH Partners, LLC

May 25, 2018

To Whom It May Concern:

Rory Murphy, representing CRH, may deliver and spread excess excavation material on Nastar, LLC property at the Park City Mountain Resort. The soil must be environmentally clean, compacted, covered with topsoil, and reseeded upon completion. This will serve to widen the ski run and fill in depressions.

Soil to be from Kings Crown Excavation only. - RMB
(R)

Sincerely,



David Bernolfo

(801) 230-4061

KING'S CROWN SUBDIVISION

A PRIVATE SKI-IN/SKI-OUT COMMUNITY PROJECT LOCATED IN PARK CITY, UTAH

PREPARED FOR:

CRH PARTNERS
1887 GOLD DUST LANE, SUITE 301
PARK CITY, UTAH 84060

PREPARED BY:

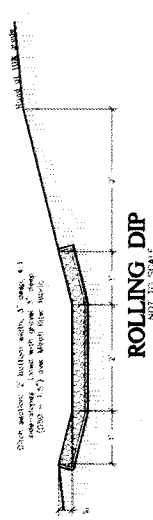
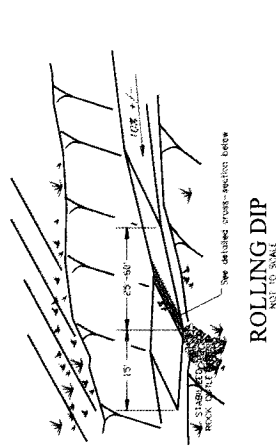
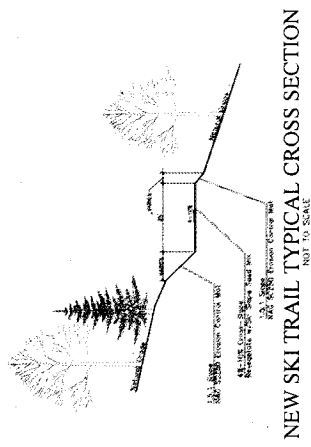
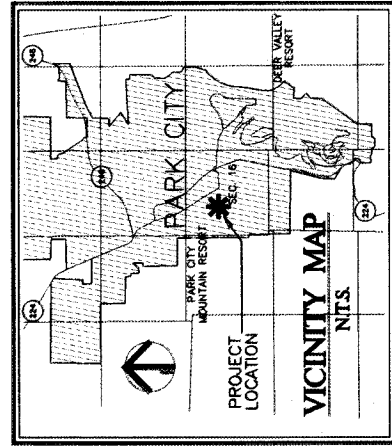


NOTES

1. ALL DISTANCES SHOWN ARE TO THE CENTER LINE OF THE TRAIL UNLESS OTHERWISE NOTED.
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SKI SLOPE MIX

- 10% - 15% - 20% - 25% - 30% - 35% - 40% - 45% - 50% - 55% - 60% - 65% - 70% - 75% - 80% - 85% - 90% - 95% - 100%



SHEET INDEX

- C.501 COVER SHEET
- C.502 PROFILE OF EXISTING TRAIL STA 5+00.00 THRU 8+16.48
- C.503 PROFILE OF NEW TRAIL STA 8+16.48 THRU 13+00.00
- C.504 PROFILE OF KING'S CROWN STA 1+85 THRU 10+36
- C.505 CROSS-SECTIONS



C.501
Drawing the Plans, Profiles, and Cross-Sections
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Planning Commission Staff Report

Subject: Park City Moderate Income Housing Plan
Author: Jason Glidden, Housing Development Manager
Rebecca Ward, Land Use Policy Planner
Date: October 16, 2019
Type of Item: Legislative – Addendum to the 2014 Park City General Plan

Summary Recommendation

The Housing Department requests that the Planning Commission review the 2020 Housing Assessment and Plan, conduct a public hearing, and forward a positive recommendation for City Council's consideration in Council's November 7, 2019 meeting to adopt the 2020 Housing Assessment and Plan as an addendum to the 2014 Park City General Plan.

Description

Project Name: 2020 Housing Assessment and Plan, the Moderate Income Housing Plan
Applicant: Housing Department
Application: GI-19-00419
Proposal: Recommendation of the 2020 Housing Assessment and Plan for Council's consideration to adopt as an addendum to the 2014 Park City General Plan

Reason for Review

Amendments to the General Plan require Commission review, a public hearing, and Commission recommendation to City Council.¹ This year, the Legislature enacted [Senate Bill 34](#) (SB 34), which requires the City to adopt a Moderate Income Housing (MIH) Plan with specific elements as part of the City's General Plan. The State-mandated deadline is December 1, 2019.² The Legislature conditioned funds from the Transit Transportation Investment Fund (TTIF) and the Transportation Investment Fund (TIF) on the City's compliance with the SB 34 requirements.³

To meet the State mandate, Park City's 2017 Housing Assessment and Plan, the MIH component of the Park City General Plan, must be updated, reviewed by the Commission, presented for a public hearing, and recommended to Council with any modifications the Commission deems appropriate. The Council must then review the plan, conduct a public hearing, and adopt the Plan as an addendum to the 2014 Park City General Plan by resolution, along with a Moderate Income Housing Report the Council is now required under State law to submit on an annual basis.

¹ Utah Code [§ 10-9a-403](#).

² Utah Code [§ 10-9a-401\(3\)](#).

³ Utah Code [§ 72-2-124\(5\)](#).

Background

Park City's General Plan and 2017 Housing Assessment and Plan for MIH meet the majority of the requirements stated in SB 34. Park City's Plan will require some minor additions to update data and to better articulate current Affordable Housing initiatives and the link between strategic Affordable Housing initiatives with the City's transit program. The updates to the Housing Assessment and Plan will not impact the direction, current goals, or timeline of the City's Affordable Housing development program. The City will continue developing new units, reviewing and adapting the Land Management Code to remove barriers to affordable housing development, and working with developers in the fulfillment of housing obligations generated by Master Planned Developments and Annexation Agreements.

Analysis

The staff report provided for the October 16, 2019 work session is incorporated herein. Please refer to the work session staff report for the 2020 Housing Assessment and Plan details.

Process

Amendments to the General Plan require Planning Commission review, a public hearing, and Commission's recommendation to City Council. City Council may make any changes the Council deems appropriate and Council adopts final amendments to the General Plan.

Department Review

This report has been reviewed by the Legal Department and Community Development Department.

Notice

Legal notice of the Planning Commission public hearing was posted in the required public spaces and public notice websites on September 30, 2019. Notice was published in the *Park Record* on October 2, 2018. Notice was mailed to affected entities on October 2, 2019.

Public Input

Public hearings are required to be conducted by the Planning Commission and City Council prior to adoption of General Plan amendments. No public comments were received at the time this report was published. The public will have an opportunity to provide feedback in the Planning Commission public hearing on October 16, 2019 and also during the City Council public hearing scheduled for November 7, 2019.

Actions

- The Planning Commission may make any modifications to the 2020 Housing Assessment and Plan the Commission deems appropriate and may recommend the Plan for Council's review and adoption on November 7, 2019;

- The Planning Commission may continue the Housing Assessment and Plan review and public hearing to a date certain and direct staff to conduct further research and analysis.

Recommendation

The Housing Department recommends that the Planning Commission review the proposed 2020 Housing Assessment and Plan, the Moderate Income Housing Plan, conduct a public hearing, make any modifications the Commission deems appropriate, and make a positive recommendation for City Council's consideration to adopt the 2020 Housing Assessment and Plan as an addendum to the 2014 Park City General Plan in Council's November 7, 2019 meeting.

Attachment | Exhibits

Attachment I – RESOLUTION ADOPTING THE 2020 HOUSING ASSESSMENT AND PLAN, THE FIVE-YEAR MODERATE INCOME HOUSING PLAN, AS AN ADDENDUM TO THE 2014 GENERAL PLAN, AND THE 2019 MODERATE INCOME HOUSING REPORT FOR PARK CITY, UTAH

Exhibit A – 2020 Housing Assessment and Plan

Exhibit B – Moderate Income Housing Report

RESOLUTION ADOPTING THE 2020 HOUSING ASSESSMENT AND PLAN, THE FIVE-YEAR MODERATE INCOME HOUSING PLAN, AS AN ADDENDUM TO THE 2014 GENERAL PLAN, AND THE 2019 MODERATE INCOME HOUSING REPORT FOR PARK CITY, UTAH

WHEREAS, the Park City General Plan was first adopted by the City Council in 1985;

WHEREAS, the Park City General Plan was rewritten and adopted by the City Council in 1997;

WHEREAS, the City Council adopted subsequent amendments to the Park City General Plan by resolution in 1999, 2000, 2001, 2002, 2007, and 2011;

WHEREAS, in 2014 the City Council adopted a comprehensive rewrite of the General Plan as a guiding document for City decisions regarding Land Use, Housing, Transportation, Open Space, Resource Conservation, Parks and Recreation, Historic Preservation, Community Facilities, and Economic Development;

WHEREAS, the comprehensive rewrite of the Park City General Plan in 2014 complied with Utah Code § 10-9a-401 et seq. and promoted moderate income housing;

WHEREAS, the 2012 Housing Assessment and Plan, the Moderate Income Housing Plan component of the Park City General Plan, remained in full effect in conjunction with the 2014 Park City General Plan;

WHEREAS, in 2017, the Housing Department updated the Housing Assessment and Plan, the Moderate Income Housing Plan component of the 2014 Park City General Plan;

WHEREAS, in 2019, the Utah Legislature enacted Senate Bill 34 (SB 34), Affordable Housing Modifications, which expanded the requirements the City must follow regarding the Moderate Income Housing Plan component of the 2014 Park City General Plan;

WHEREAS, the 2017 Housing Assessment and Plan was updated as the 2020 Housing Assessment and Plan and complies with the SB 34 Affordable Housing Modifications requirements;

WHEREAS, the Planning Commission scheduled a work session and public hearing for October 16, 2019 to consider the 2020 Housing Assessment and Plan. On

September 27, 2019, notice was posted; on October 2, 2019, notice was published in the *Park Record*; on October 2, 2019, notice was mailed to affected entities;

WHEREAS, on October 16, 2019, the Planning Commission held a work session on the 2020 Housing Assessment and Plan;

WHEREAS, on October 16, 2019, the Planning Commission held a public hearing on the 2020 Housing Assessment and Plan;

WHEREAS, on October 16, 2019, the Planning Commission voted to forward to the City Council a _____ recommendation regarding the 2020 Housing Assessment and Plan as an addendum to the 2014 Park City General Plan;

WHEREAS, the City Council scheduled a public hearing on the 2020 Housing Assessment and Plan for November 7, 2019. On October 24, 2019 the public meeting was duly noticed;

WHEREAS, on November 7, 2019, the City Council reviewed the 2020 Housing Assessment and Plan and held a public hearing pursuant to Utah Code § 10-9a-404 and § 10-9a-408;

WHEREAS, in conjunction with the review of the 2020 Housing Assessment and Plan on November 7, 2019, the City Council reviewed and approved the 2019 Moderate Income Housing Report pursuant to Utah Code § 10-9a-408;

WHEREAS, the City must submit a copy of the Moderate Income Housing Report to the Utah Department of Workforce Services and Mountainland Association of Governments by December 1, 2019;

WHEREAS, the City must publish the Moderate Income Housing Report on the Park City Municipal Corporation website by December 1, 2019;

NOW THEREFORE BE IT ORDAINED by the City Council of Park City, Utah, as follows:

SECTION 1. ADDENDUM TO THE 2014 PARK CITY GENERAL PLAN. The 2020 Housing Assessment and Plan attached as Exhibit A hereto is hereby approved and adopted as the Moderate Income Housing Plan component, an addendum to the 2014 Park City General Plan.

SECTION 2. MODERATE INCOME HOUSING REPORT. The Moderate Income Housing Report attached as Exhibit B hereto is hereby approved and adopted.

SECTION 3. FILING AND POSTING OF THE HOUSING ASSESSMENT AND PLAN AND MODERATE INCOME HOUSING REPORT. The Housing Assessment and Plan attached as Exhibit A hereto and the Moderate Income Housing Report attached as Exhibit B hereto shall be filed with the Utah Department of Workforce Services and Mountainland Association of Governments by November 29, 2019.

SECTION 4. POSTING OF THE HOUSING ASSESSMENT AND PLAN AND MODERATE INCOME HOUSING REPORT. The Housing Assessment and Plan attached as Exhibit A hereto and the Moderate Income Housing Report attached as Exhibit B hereto shall be posted on the Park City Municipal Corporation website by November 29, 2019.

SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this ____ day of November, 2019.

PARK CITY MUNICIPAL CORPORATION

Mayor Andy Beerman

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

Mark D. Harrington, City Attorney



2020 HOUSING ASSESSMENT AND PLAN

The Moderate Income Housing Plan,
an addendum to the 2014 Park City General Plan

Reviewed and recommended by the Planning Commission on XX

Adopted by City Council on XX, Resolution No. 2019-XX

OVERVIEW

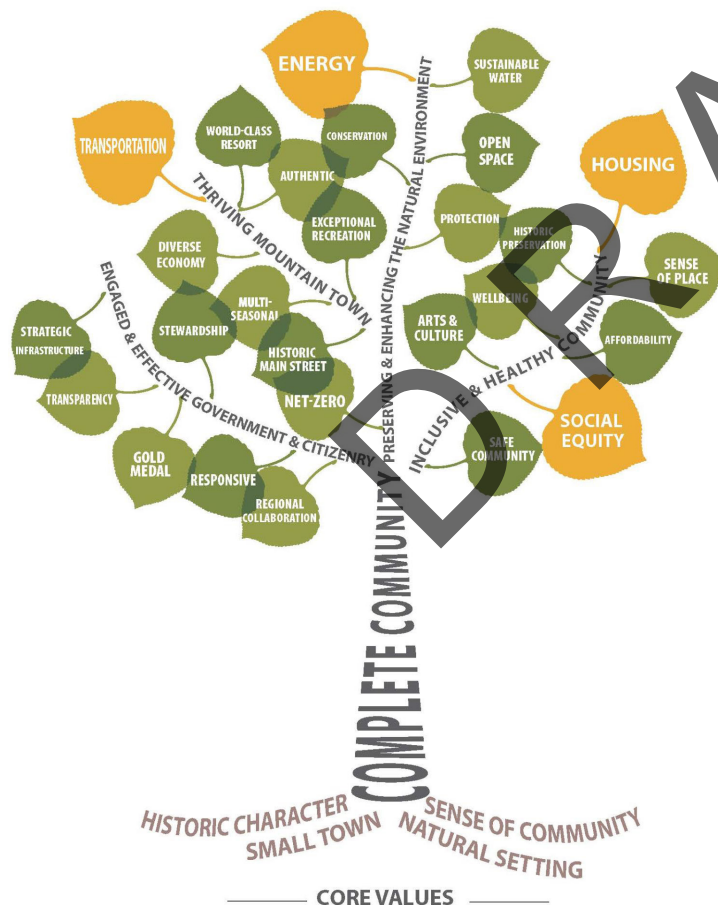
Park City has long been and continues to be committed to housing that is affordable to all sectors of our world-class resort community. The City's Long-Term Strategic Plan guides decision-making and provides structure for incremental, measurable steps to achieve the community's vision. Council deemed Housing a critical priority and the City is working to facilitate a range of affordable, quality housing opportunities that meet the life-cycle needs of Park City households at all economic levels.

The overarching affordable housing goal that guides the City's strategies over the next six years was adopted on November 17, 2016, when Council passed HA 01-2016, *A Resolution Establishing an Affordable Housing Production Goal for the Park City Housing Authority*. The Resolution states "[t]he Mayor and City Council do hereby proclaim an affordable housing goal of 800 units by 2026 with an interim goal of 220 units by 2020."

In addition to the City's Long-Term Strategic Plan, many of the City's affordable housing goals and strategies are outlined in the 2014 Park City General Plan. The General Plan establishes two affordable housing goals to maintain Park City's sense of community.

Goal 7 is to create a diversity of primary housing opportunities to address the changing needs of residents. "By creating a mix of housing stock at varying price ranges, size, and design, residents will have local options, whether they are seasonal workers, young professionals, families, empty nesters, or retirees. Having options on all rungs of the housing ladder ensures opportunities within the community throughout residents' entire lives." Goal 8 is to increase affordable housing opportunities and associated services for the workforce of Park City by providing housing available to a wide range of income levels.

The General Plan also contains a Housing Toolbox, which establishes land acquisition, planning and regulation, financing, and maintenance strategies to achieve the City's affordable housing goals.



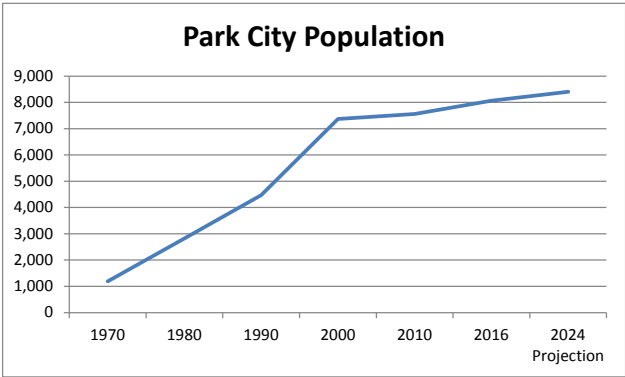
While the City's Long-Term Strategic Plan and General Plan establish the overarching affordable housing policies and goals for the City, the City also maintains a Housing Assessment and Plan that outlines the City's goals for a five-year horizon. The City completed the last Housing Assessment and Plan in 2017 and set forth affordable housing goals through 2022. However, in 2019, the Legislature enacted Senate Bill 34, Affordable Housing Modifications, and now requires that the City's Housing Assessment and Plan be submitted in a certain format with strategies selected from a list of twenty-three options the Legislature set forth in statute. Additionally, the Legislature requires that the City Council review this Plan every year and submit an annual report to the Utah Department of Workforce Services and the Mountainland Association of Governments that outlines the City's progress toward achieving its affordable housing goals.

This 2020 Housing Assessment and Plan ("Plan") captures three of the City's ongoing strategies and four of the City's current affordable housing goals to achieve 800 affordable units for moderate income households by 2026 and serves as an addendum to the General Plan. This Plan was reviewed by the Planning Commission and adopted by the City Council on November 7, 2019. The Plan will be reviewed and adapted as needed on an annual basis.

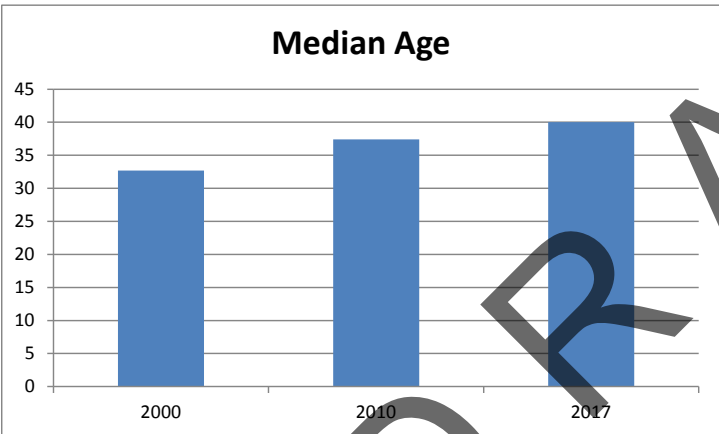


Silver Star is a mixed-use development with a ski-lift to Park City Mountain Resort. The development includes commercial use, mixed-income housing, and an outdoor gathering space at the base of the Park City trail system.

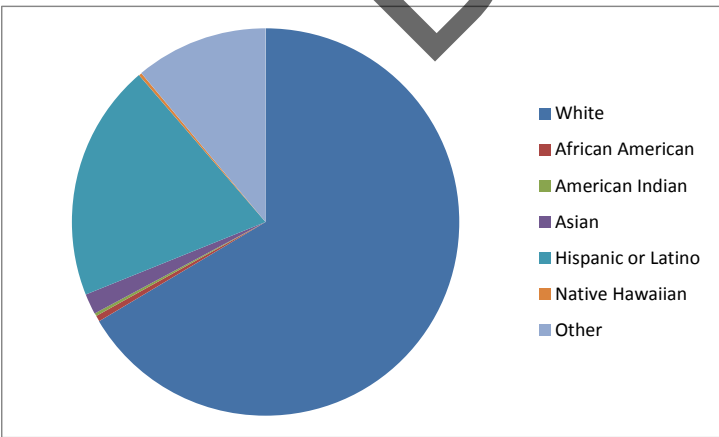
COMMUNITY PROFILE



In the 2010 Census, the permanent, year-round population increased by 187 people for a total population of 7,558. The 2016 ACS estimate accounted for an additional 506 people. By 2024, the Park City population is projected to increase to 8,405, a 4% change.



There has been a considerable increase in the average age of the City's population. The total population of people aged 10 to 54 decreased by 800, but the number of people age 55 and older increased by over 1,300, or 30 percent. The median age for Park City was 32.7 in the 2000 Census, but rose to 37.4 in 2010. According to the 2017 ACE estimates, the median age increased to 40.4.

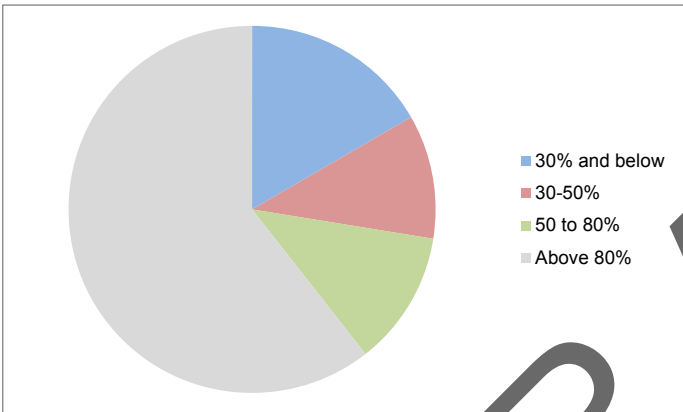


Park City's population continues to be primarily white and in most recent years the Hispanic or Latino population has been decreasing. According to 2017 ACS estimates, Hispanic/Latino persons make up 16 percent of the population, a decline from the 24 percent noted in the 2010 Census. Other population groups such as African American, Asian, or American Indian have changed little and continue to make up less than three percent of Park City's population.

COMMUNITY WORKFORCE

Park City is a world-class resort community that offers world-class amenities, which require a large workforce. According to the Utah Department of Workforce Services *Research & Analysis* based on U.S. Bureau of Labor Statistics 2019 data, the Summit County economy is strong and leisure and hospitality is the primary employment in Summit County. However, in general, the hospitality industry pays 20 percent less than other industries. According to the UDWS, the average monthly wage for leisure and hospitality workers in 2019 was \$2,583, or \$30,996 per year. An annual salary of \$30,996 is only 40 percent of the Summit County Area Median Income (AMI).

Nearly 1,350 Park City households fall at or below 80 percent AMI, as shown below:



- 404 households earn 50 to 80 percent AMI
- 372 households earn 30 to 50 percent AMI
- 567 households earn 30 percent AMI and below

City staff calculates a Workforce Wage (WFW) based on wage data provided by UDWS to more accurately reflect the financial reality of those in need of affordable housing. The WFW is more indicative of the financial constraints under which key community members must live. The data from 2019 reveals that the annual WFW for an average Park City household was \$51,328, 52 percent of AMI.

	100% AMI	100% WFW	WFW as % of AMI
2019	\$98,820	\$51,328	52%
2017	\$93,060	\$57,173	61%
2012	\$90,270	\$55,714	62%
2010	\$83,970	\$51,764	62%
2000	\$61,470	\$42,434	69%

MARKET CONDITIONS

According to the Utah Association of Realtors August 2019 *Local Market Updates by County*, the median sales price for a home in Summit County was \$935,000, with a year-to-date average of \$815,000. A family of three must earn 156 percent AMI to afford a home at the median sales price in Summit County. The Park City Board of Realtors 2019 *2nd Quarter Statistics* found that the median sales price for a home in Park City was \$2.1 million. A family of three must earn 402 percent of AMI to afford to purchase a home at the median sales price in Park City. The Board of Realtors also determined that, while condo sales have declined, the price continues to rise and the median sales price for a condo in Park City is \$810,000. A family of three must earn 155 percent of AMI to afford to purchase a condo at the median sales price in Park City.

The U.S. Department of Housing and Urban Development (HUD) finds that families who pay more than 30 percent of their income for housing are considered cost burdened. For the nearly 1,350 Park City households at or below 80 percent AMI, affordable purchase prices are shown below:

Housing Affordability for a Family of Three			
% of AMI	Annual Income	Monthly Rent/Mortgage	Purchase Price
30%	\$29,646	\$741	\$114,972
50%	\$49,410	\$1,235	\$191,620
60%	\$59,292	\$1,482	\$229,944
80%	\$79,056	\$1,976	\$306,592
100%	\$98,820	\$2,471	\$383,240
120%	\$118,584	\$2,965	\$459,888

Summit County, Utah

AFFORDABLE HOUSING STOCK

An affordable home at 80 percent AMI would have a purchase price of \$305,592. With a median sales price of \$2.1 million, the affordable housing gap is significant. Affordable housing is vital to sustain the City's sense of community and to ensure that at least 15 percent of the workforce can afford to live where they work. Currently, there are 550 affordable units in Park City. The timeline below tracks the development of these units:

- Prior to 2000, 43 units were built by private developers and 326 units were built with the help of the U.S. Department of Agriculture Rural Development program. Additionally, Deer Valley Resort built units to fulfill affordable housing obligations.
- Between 2000 and 2012, 22 units were built by MCHT with a bridge loan from the City, 122 of the 326 units built prior to 2000 were rehabilitated and upgraded using Federal Low-Income Housing Tax Credits and gap loans from the City, 59 units were built by private developers to fulfill affordable housing obligations, 13 were built by the City, and one was built by Habitat for Humanity.
- Between 2012-2017, 17 units were constructed to fulfill developer housing obligations, 13 units were built by the City with a Federal Transportation Administration grant, 14 units were constructed at Park City Heights, and Habitat for Humanity built another unit.
- Since 2018, an additional 21 units were completed at Park City Heights, one unit was completed as a result of a housing obligation, and the City completed 19 affordable units. The City plans to develop an additional 52 units by 2022.



Snow Creek Cottages, a community of thirteen two- and three-bedroom affordable homes.

The City's affordable units have been built – the earliest in 1978 – through a variety of resources, including Federal Low-Income Housing Tax Credits (LIHTC) and USDA Rural Development funds, the efforts of local nonprofits, including Mountainlands Community Housing Trust (MCHT) and Habitat for Humanity, City funding, and private developer fulfillment of housing obligations pursuant to the City's Housing Resolution, which outlines affordable housing requirements for land that is annexed into the City, as well as for residential and commercial Master Planned Developments. The City provides assistance to bring about the success of a majority of the existing projects through gap loans, land donations, and fee waivers.

The table below shows the funding sources for the existing affordable housing stock:

2019 Inventory of Affordable Units			
Sources	Rentals	Owned	TOTAL
Housing Resolution Obligations	190	103	293
LIHTC	196	0	196
City Developed/Sponsored	13	19	22
Local Nonprofits	0	29	29
TOTAL	399	151	550

The majority of the City's 550 affordable housing units are 2- and 3-bedroom homes. However, the housing stock also consists of single-room occupancy, studios, and 1- and 4- bedroom units, as shown below:

Single-Room	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	TOTAL
22	15	70	160	278	5	550
4%	3%	13%	29%	51%	1%	

Twenty-two of the 550 units include accessibility features. Nineteen are Type A units and are wheelchair accessible, and 3 are Type B units and include adaptable features. Of these 22 units, 5 are owner-occupied and 17 are rentals.

The City monitors 189 of the 550 affordable units that have deed restrictions recorded with the City as the beneficiary. Of these 189 units, 129 units are owner-occupied, and 60 units are long-term rentals.

The following is a profile of households occupying these units:

Units located in the Empire Pass and Deer Valley areas are occupied by employees that work in the area and earn between 60 and 80 percent of AMI (\$59,292 to \$79,056)

Units in the Prospector and Old Town neighborhoods are home to resort, retail, and restaurant employees who earn between 40 and 60 percent of AMI (\$39,528 to \$59,292)

Owner-occupied units are scattered throughout the community and are home to employees of the Summit County Health Department, Park City-based nonprofits, property management firms, ski and snowboard industries, Park City Municipal Corporation, the Park City School District, the Park City Medical Campus, the ski resorts, and local retail and restaurants, who earn between 60 and 100 percent of AMI (\$59,292 to \$98,820)

The City's need for affordable housing units has shifted over time. In 2005, the City determined that the available low-cost rental housing was meeting the most critical needs of the target workforce. However, there was a greater need for affordable homeownership opportunities and the City shifted its efforts to affordable homeownership. In 2012, the City assessed its housing stock and determined that Park City was still providing an adequate amount of low-income rental units and the City continued to focus on affordable homeownership.

However, in 2016, the number of properties transferring from long-term rental to nightly rentals increased with the popularity of online rental sites like Airbnb and VRBO. In 2016, James Wood completed a *Park City Housing Needs Assessment*. Wood found that Park City's rental market is difficult to survey. There are "very few traditional apartment projects...[and] the rental market is divided into market segments: apartment units and condominiums for rent, reflecting the needs of the City's economic base: winter sports activities." The study noted that "many of the year-round rental units are within family homes: 35 percent of all rental units in the city are in detached single-family homes. Surveying these units regarding rental and vacancy rates is very difficult..."

While it is difficult to fully survey the City's rental market, occupancy rates in traditional multi-unit rentals that can be tracked hover around 97 percent, which is virtually a fully occupied rental market. The assessment also found that the "rental inventory in Park City is much older than the owner occupied inventory. The typical rental unit was built in 1979...and ten percent of all rental units were built before 1939." As a result, not only is the City focusing on increasing affordable long-term rental units, the City is also working to preserve and rehabilitate existing affordable rental units.

For example, in 2013, the City built 13 studios, known as the Ironhorse Transit Housing, with a grant from the Federal Transportation Administration to provide affordable long-term rentals for transit employees. Additionally, in 2018, the City purchased 23 units that were threatened with foreclosure, renovated the units, and will rent the units to transit employees.



Ironhorse Transit Housing

ONGOING STRATEGIES

(1) STEWARDSHIP OF EXISTING AFFORDABLE HOUSING INVENTORY

Over the past few years, staff has been and continues to establish a program for stewardship over the physical structures and the financial stability of deed-restricted properties. Staff is working to:

- Provide education and technical assistance to HOAs with deed-restricted units;
- Review annual HOA financials;
- Utilize the Building Department to inspect properties on an annual basis when the owner submits the required compliance affidavit;
- Meet annually with HOA boards;
- Establish a quarterly newsletter for owners of affordable units to provide education, announcements, and reminders that they are stewards of a valuable community asset.

(2) REVIEW AFFORDABLE HOUSING RESOLUTION 03-2017

City Council passed the first Housing Resolution in 1991. To date, 293 deed-restricted affordable units have been developed in Park City as a result of the housing obligations required for annexed land and commercial and residential Master Planned Development units pursuant to the Housing Resolution. Staff is evaluating recommended amendments to the Housing Resolution that may provide more equitable distribution of developer housing obligations.

(3) UPDATE AFFORDABLE HOUSING DEED RESTRICTIONS

Affordable housing deed restrictions are critical to carry out the City's affordable housing policy. These legal documents are recorded against affordable housing properties to protect the long-term affordability of the unit. Housing staff is working with the City Attorney's Office to update the template for these documents to impose rental restrictions on certain owner-occupied housing to ensure that affordable units are serving the local workforce. Also, the deed restrictions provide the City with the right of first refusal when a deed-restricted unit is sold so that the City can ensure the unit is sold to a qualified buyer.

2020 GOALS AND STRATEGIES | GOAL 1

The City's ultimate goal is to create 800 affordable housing units by 2026. The 800 affordable housing units will help 15% of the City's workforce live within City limits. The goals and strategies below outline the City's steps to achieve its goal.

GOAL 1: BUILD AFFORDABLE AND ATTAINABLE UNITS ON CITY-OWNED PROPERTY THROUGH PUBLIC-PRIVATE PARTNERSHIPS.

City Council recognizes that private developers alone will never meet the affordable housing needs of the community. Land and construction costs are simply too high, making it difficult to provide affordable prices without subsidies. Current and future housing obligations associated with development agreements are projected to net around 400 units. To achieve the goal of 800 affordable units by 2026, the remaining units will be developed directly by the City, or in partnership with other entities. To that end, in 2016 the City Council committed approximately \$19 million in Lower Park Ave RDA bond funds and \$5 million in resort community tax revenue to launch a multi-year development pipeline. These funds subsidize land costs and up to 20% of construction costs for affordable units, and eighty percent revolves back to fund future affordable housing projects.



Photo Credit: Brooke Wilson (2019).

This year, the City completed Woodside Park, Phase I, shown on the left. This project features eight affordable owner-occupied units.

Woodside Park, Phase II is slated to add 50-60 more affordable units to the affordable housing stock in the next few years.

AFFORDABLE HOUSING PIPELINE

The following affordable housing projects have been completed since the City's last 2017 Housing Assessment and Plan or are in the works:

- Ivory Homes – under a sales agreement with Park City Municipal Corporation – will build 79 affordable homes as part of their larger Park City Heights development in Quinn's Junction. To date, 35 are completed and 33 are in the pipeline for completion this year. The final 11 homes will be completed within the next few years.
- In 2018, the City purchased 11 units in the Central Park Condominiums that were slated for market-rate rental. The units are now deed restricted and occupied by qualified buyers.
- In 2018, the City finished construction of The Retreat at the Park, eight single-family homes. These units are owner-occupied by qualified households.
- In 2018, the City purchased 23 affordable units in the Prospector Condos, renovated the units, and will rent the units to the City's transit employees.
- In 2019, the City completed Woodside Park Phase I, eight owner-occupied units.
- Additionally, the following City-sponsored projects are in progress:
 - 1875 Homestake Drive (50-60 units)
 - Woodside Park Phase II (50-60 units)
 - Arts & Culture District (number of units to be determined)
- A balance of 13.225 units will be built to fulfill the affordable housing obligations of private developers working in the Empire Pass area.
- Affordable housing units will be considered for all the City's future capital projects.

2020 GOALS AND STRATEGIES | GOAL 2

GOAL 2: DEVELOP A FINANCIAL STRATEGY TO USE HOUSING AUTHORITY BONDS TO BUILD HOUSING AUTHORITY-OWNED LOW AND MODERATE INCOME RENTALS.

The most affordable rental units are those built or substantially rehabilitated using federal Low Income Housing Tax Credit (LIHTC) and those subsidized by HUD and USDA programs. HUD programs are in such high demand in more populated areas of Utah, there are limited subsidies for Summit County. LIHTC is no longer serving the lowest income households in the community. According to the 2016 *Park City Housing Needs Assessment* conducted by James Wood, “[o]nly fifty-nine of the tax credit units...are targeted for very low income households” at or below 50 percent of AMI (\$49,410 for a family of three). As a result, more rental units for tenants with a very low income are needed to ensure that people of all income levels are able to live and work in Park City.

The Budget Department is working on a strategy to finance affordable rental units for low and moderate income individuals. The Housing Authority will issue Housing Authority bonds to finance a portion of affordable housing construction on City-owned property with up to a 20% subsidy from City funds. The City subsidized construction value and property will be donated to the Housing Authority. The Housing Authority will own the affordable housing units to be used for low to moderate income rentals to ensure long-term affordability of the units. This strategy will be implemented for an upcoming project that includes affordable units and may be used to fund another City affordable housing project.

2020 GOALS AND STRATEGIES | GOAL 3

GOAL 3: IMPLEMENT ZONING INCENTIVES FOR AFFORDABLE UNITS IN NEW DEVELOPMENTS; REDUCE PARKING FOR CERTAIN AFFORDABLE HOUSING; AMEND THE LAND MANAGEMENT CODE TO INCENTIVIZE AFFORDABLE HOUSING DEVELOPMENT.

In 2017, Planning staff began reviewing the Land Management Code to identify potential impediments to affordable housing development, such as:

- Density and relationship to open space;
- Unit size and relationship to open space;
- Usability of open space; and
- Reduction in parking relative to size of unit.

Staff brought proposed Land Management Code amendments to the Commission and Council in 2018. Upon direction of the Council, the City hired land use consultants Cascadia Partners to investigate the financial feasibility of proposed amendments to the City's Master Planned Affordable Housing Development. Cascadia is in the process of completing their findings report and Planning staff will bring forth recommended amendments to the Master Planned Development affordable housing provisions based on Cascadia's findings.

Also, Planning staff proposed amendments to the Land Management Code parking regulations for Accessory Apartments, the City's Accessory Dwelling Units. Planning staff will continue to work with the Commission and Council to investigate potential amendments to the Land Management Code that may incentivize the construction and rental of affordable Accessory Apartments with reduced parking requirements.

2020 GOALS AND STRATEGIES | GOAL 4

GOAL 4: ENCOURAGE AFFORDABLE HOUSING NEAR TRANSIT. LOCATE CITY HOUSING PROJECTS WITHIN 1/4-MILE OF A FIXED ROUTE TRANSIT STOP.

The 2014 General Plan discusses the importance of planning and creating Transit-Oriented Developments through clustering dense housing and mixed-uses to support a high capacity and efficient mass transit system with access to employment centers, shopping, and government services. The Housing Toolbox recommends locating Affordable Housing in Transit-Oriented Development Zones. Goal 5 of the General Plan is to be a leader in energy efficiency and conservation of natural resources, reducing greenhouse gas emissions by at least fifteen percent (15%) below 2005 levels in 2020. To achieve this goal, Community Planning Strategy 5.2 encourages the identification of locations within existing neighborhoods in which increased density and/or mixed use are compatible, are located within ¼-mile of public transit, and would decrease trip generation and associated vehicle miles traveled.

As the City advances the Critical Community Priority of Transportation, Planning staff will work with Transportation staff to evaluate and recommend potential Land Management Code revisions that support affordable housing units near transit that align with the Park City Long-Range Transportation Master Plan, scheduled for adoption in spring of 2020.



Rendering Credit: Method Studio, Inc. (2019).

Woodside Park Phase II, shown on the left, is slated for construction in the next few years and will provide 50-60 affordable units. The units are located in Old Town and are within walking distance to the City's free transit.

IMPLEMENTATION TIMELINE

GOAL 1: BUILD AFFORDABLE AND ATTAINABLE UNITS ON CITY-OWNED PROPERTY THROUGH PUBLIC-PRIVATE PARTNERSHIPS.

Complete 58 ownership units and 70 rental units by 2022.

Oversight: Jason Glidden, Housing Development Manager

GOAL 2: DEVELOP A FINANCIAL STRATEGY TO USE HOUSING AUTHORITY BONDS TO BUILD HOUSING AUTHORITY-OWNED LOW AND MODERATE INCOME RENTALS.

Finalize the financial strategy by end of 2020 and begin rental unit development.

Oversight: Jason Glidden, Housing Development Manager

Nate Rockwood, Director of Redevelopment & Capital Management

GOAL 3: IMPLEMENT ZONING INCENTIVES FOR AFFORDABLE UNITS IN NEW DEVELOPMENTS; REDUCE PARKING FOR CERTAIN AFFORDABLE HOUSING; AMEND THE LAND MANAGEMENT CODE TO INCENTIVIZE AFFORDABLE HOUSING DEVELOPMENT.

Finalize Code review and revisions of the Land Management Code by the end of 2020.

Oversight: Hannah Tyler, Senior Planner, AICP; Rebecca Ward, Land Use Policy Planner

Jason Glidden, Housing Development Manager

GOAL 4: ENCOURAGE AFFORDABLE HOUSING NEAR TRANSIT. LOCATE CITY HOUSING PROJECTS WITHIN 1/4-MILE OF A FIXED ROUTE TRANSIT STOP.

The Transportation Master Plan is scheduled for adoption in the spring of 2020. Review and revise the Land Management Code by the end of 2021.

Oversight: Hannah Tyler, Senior Planner, AICP; Rebecca Ward, Land Use Policy Planner

Jason Glidden, Housing Development Manager

FAIR HOUSING

The City works with local organizations to distribute information on affordable housing opportunities and to solicit feedback. These organizations include PC Unidos, the Christian Center, Peace House, Planned Parenthood, Holy Cross Ministries, the National Ability Center, and the Park City School District Latino Program. The City translates its affordable housing information to meet the needs of local tourists and populations.

In accordance with state and federal laws, Park City exercises the authority to plan, zone, and regulate land use in promoting the community's health, safety, and welfare. This Plan acknowledges and upholds the Utah Fair Housing Act by promoting the equal protection and equitable treatment of all people who lawfully seek to rent, lease, purchase, or develop real property within Park City. The City's housing policies, plans and Municipal Code strictly prohibit discrimination on the basis of race, color, religion, sex, national origin, familial status, source of income, disability, sexual orientation, or gender identity.

ANNUAL MODERATE-INCOME HOUSING REPORTING FORM

Under the Utah Code, Municipal legislative bodies must annually:

- Update 5-year estimates of moderate-income housing needs UCA 10-9a-408 and 17-27a-408
- Conduct a review of the moderate-income housing element and its implementation; and
- Report the findings of the annual review to the Housing and Community Development Division (HCDD) of the Utah Department of Workforce Services and their Association of Government or Metropolitan Planning Organization no later than December 1st; and
- Post the report on their municipality's website.

In accordance with [UCA 10-9a-401 and 17-27a-401](#) municipalities that must report regularly are:

- Cities of the first, second, third, and fourth class (or have 10,000 or more residents).
- Cities of the fifth class:
 - Having an estimated population greater than or equal to 5,000 residents; **AND**
 - That are located in a county with a population greater than or equal to 31,000 residents.
- Metro Townships:
 - Having an estimated population greater than or equal to 5,000 residents;
 - Having an estimated population less than 5,000 **BUT** is located in a county with a population greater than or equal to 31,000 residents.
- Not a town with fewer than 1,000 residents.

To find out if your municipality must report annually, please visit:

<https://jobs.utah.gov/housing/affordable/moderate/reporting/>

For additional moderate-income housing planning resources:

<https://jobs.utah.gov/housing/affordable/moderate/index.html>

MUNICIPAL GOVERNMENT INFORMATION:

Municipal Government: Park City Municipal Corporation
Reporting Date: November 15, 2019

MUNICIPAL GOVERNMENT CONTACT INFORMATION:

Mayor's First and Last Name: Andy Beerman
Mayor's Email Address: andy.beerman@parkcity.org

PREPARER CONTACT INFORMATION:

Preparer's First and Last Name: Rhoda Stauffer
Preparer's Title: Affordable Housing Program Manager
Preparer's Email Address: rhoda.stauffer@parkcity.org
Preparer's Telephone: 435-615-5152 Extension: _____



When did the municipality last adopt moderate-income housing element of their general plan?

11/7/19

Link to moderate-income housing element on municipality website:

<https://www.parkcity.org/home/showdocument?id=55949>

UCA 10-9a-403 (2)(b)(iii) and 17-27a-403 (2)(b)(ii) requires municipalities to include **three** or more strategies in their moderate income housing element of their general plan. In addition to the recommendations required under **10-9a-403 (2)(b)(iii) and 17-27a-403 (2)(b)(ii)**, for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in **10-9a-403 (2)(b)(iii)(G) or (H) and 17-27a-403 (2)(b)(ii)(G) or (H)**. Municipalities shall annually progress on implementing these recommendations.

STRATEGIES

** Repeat questions 3 or more times

1. State strategy municipality included in the moderate-income housing element of its general plan below.

Use RDA funds to build affordable housing; develop financing to build low or moderate income rental units on City property; implement zoning incentives for affordable units in new developments; reduce parking for affordable housing; encourage affordable housing near transit.

2. Please state the municipality's goal(s) associated with the strategy

Through the strategies listed in 1 above, the City's goal is to facilitate the addition of 800 affordable and attainable units within City limits by 2026.

3. What are the specific outcomes that the strategy intends to accomplish?

The outcome sought by the City is to provide sufficient affordable housing within City Limits to maintain the current level of workforce living locally, 15%.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

The city is self-monitoring the progress of units built through development projects that are completed with municipal funds. The city requires annual compliance affidavits of deed-restricted units. The city also monitors units developed as a requirement of market development under the City's 03-2017 Housing Resolution. Biannual work sessions are held with the Planning Commission and Quarterly progress reports are made to City Council on all housing goals and activities.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.

a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

1. Build affordable and attainable units on city-owned land through public-private partnerships.
2. Develop financial strategy to use Housing Authority bonds to build city-owned low & moderate income rentals.
3. Amend the Land Management Code to incentivize affordable housing development.
4. Locate City affordable housing projects within 1/4-mile of a fixed transit stop.

b. Please identify the parties that are responsible for completing the key tasks of each stage identified in item 5a.

1. Housing Development Manager, Jason Glidden
2. Director of Redevelopment & Capital Management, Nate Rockwood, and Jason Glidden
3. Senior Planner, Hannah Tyler, and Housing Development Manager, Jason Glidden
4. Housing Development Manager, Jason Glidden

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- c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

In 2016, the City committed \$19 million in Lower Park Avenue RDA funds and \$5 million of resort community sales tax revenue to subsidize the inventory of affordable and attainable housing units. Resources from RDA and resort sales tax pools are being utilized to fulfill housing program goals. Utilizing resources from both planning and housing operating budgets, an outside consulting firm has been hired to review Park City's Land Management Code and make recommendations on changes to remove regulatory barriers and provide incentives to build affordable units.

- d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

1. Complete 8 ownership units in 2019, 58 ownership units and 70 rental units in 2022
2. Finalize financial strategy by end of 2020 in order to begin development of rental units.
3. Finalize Code review and revisions of the Land Management Code by the end of 2020.
4. The Transportation Master Plan is scheduled for adoption in the spring of 2020. Review and revise the Land Management Code by the end of 2021.

- e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

The City completed 19 ownership units in 2018 and the Inclusionary Housing program resulted in an additional 8 units. In 2019, we have added 43 units from both programs (City-built and Inclusionary units) and are likely to add between 20 and 30 more. We continue to work on the regulatory barriers and strategies for rental units.

- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

Providing education to the community about the City's affordable housing program and the importance of affordable housing in sustaining Park City's Sense of Community so that the development of affordable housing is a community-supported endeavor.

- g. (Optional) Have you considered efforts to use a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

In 2016, the City committed \$19 million of Lower Park Avenue RDA funds to affordable housing. Currently, Park City primarily uses RDA funds to build the city-sponsored affordable units.

PLEASE SUBMIT DOCUMENTATION FROM THE EVALUATION PERIOD THAT SUPPORTS PROGRESS AS OUTLINED ABOVE.

Municipal legislative bodies are also required to review and submit the following:

UCA 10-9a-408(2)(c)(i):

- A current estimate of the city's rental housing needs for the following income limits:
 - 80% of the county's adjusted median family income No need - Excess of 310 units
 - 50% of the county's adjusted median family income No need - Excess of 230 units
 - 30% of the county's adjusted median family income 65 units

UCA 10-9a-103(41)(b):

- An updated projection of 5-year affordable housing needs, which includes:

-
- Projected growth of households (housing demand)
 - Projected housing stock (housing supply)
 - Projected median housing costs

Projected median household income

To complete the annual reporting requirements above, please download the state's FIVE YEAR HOUSING PROJECTION CALCULATOR: <https://jobs.utah.gov/housing/affordable/moderate/>

SUBMISSION GUIDELINES:

1. Moderate-income housing review reports are due on **December 1, 2020 and annually thereafter.**
2. Emails must include the following items as *separate* attachments:
 - An updated estimate of the municipality's 5-year moderate-income housing needs
 - A findings report of the annual moderate-income housing element review
 - The most current version of the moderate-income housing element of the municipality's general plan
 - Submitted moderate-income housing elements must include their adoption date on a cover page.
3. Acceptable electronic document formats include:
 - (a) DOC orPDF
4. Emails **MUST** be addressed to: [** updated biennialreport email address](#)