

PARK CITY MUNICIPAL CORPORATION PLANNING COMMISSION

CITY HALL, COUNCIL CHAMBERS
445 MARSAC AVENUE, PARK CITY

August 24, 2016



AGENDA

MEETING CALLED TO ORDER AT 5:30PM

ROLL CALL

PUBLIC COMMUNICATIONS – *Items not scheduled on the regular agenda*

STAFF BOARD COMMUNICATIONS AND DISCLOSURES

CONTINUATIONS

158 Ridge Avenue – Steep Slope Conditional Use Permit for a new Single Family Dwelling. PL-16-03149 4
Planner
Hawley
Public hearing and continuation to September 14, 2016

7379 Silver Bird Unit 29 – Plat Amendment to change existing common area to private area. PL-16-03207 6
Planner
Hawley
Public hearing and continuation to September 14, 2016

7700 Stein Way – A Conditional Use Permit for an addition to the Stein Eriksen Lodge, consisting of a 3,600 sf for additional ski lockers, 4,050 sf for a guest recreational amenities, 918 sf for a guest movie and video viewing room, as well as improvements to the exterior pool and deck area and remodel of existing interior ski locker rooms and skier services. PL-16-03176 8
Planner
Whetstone
Public hearing and continuation to September 28, 2016

7700 Stein Way- A condominium plat amendment to identify the additional amenity spaces requested in the Conditional Use Permit. PL-16-03175 10
Planner
Whetstone
Public hearing and continuation to September 28, 2016

1376 Mellow Mountain Road – Appeal of a building permit (BD-16-22329) denial based upon the Planning Directors determination of the proposed addition's square footage that would exceed the maximum house size identified on the recorded plat of First Amendment to Hearthstone Subdivision. PL-16-03247 12
Planner
Hawley
Quasi-Judicial hearing to a date certain

REGULAR AGENDA – *Discussion, public hearing, and possible action as outlined below*

1401 & 1415 Kearns Blvd., 1415, 1635, 1665, 1685, & 1705 Bonanza Dr., 1420 & 1490 W Munchkin Rd., – Bonanza Park East Master Planned Development (MPD) Pre-Application determination in the General Commercial (GC) District. Project consists of a mixed-use development consisting of commercial, office, and residential. Project includes surface parking and one level of underground parking. PL-15-02997 14
Planner
Astorga
Public hearing and continuation to a date certain

ADJOURN

A majority of Planning Commission members may meet socially after the meeting. If so, the location will be announced by the 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 Park City Planning Department at (435) 615-5060 24 hours prior to the meeting.

Planning Commission Staff Report

Subject: 158 Ridge Avenue
Author: Makena Hawley, City Planner
Project #: PL-16-03149
Date: August 24, 2016
Type of Item: Administrative - Conditional Use Permit

Summary Recommendations

Staff recommends the Planning Commission conduct a public hearing and continue the item to September 14, 2016, to allow additional time for internal review of the lot's history.

Description

Applicant: Thaynes Capital Park City LLC – Damon Navarro, represented by Jonathan DeGray
Location: 158 Ridge Avenue
Zoning: Historic Residential Low Density (HRL)
Adjacent Land Uses: Vacant lots, two lots under construction, and residential.
Reason for Review: Construction of structures with greater than 200 square feet of floor area and located on a steep slope (30% or greater) requires a Conditional Use Permit.



PLANNING DEPARTMENT

Planning Commission Staff Report

Subject: Silver Bird Condominiums at Deer Valley Second Amended –
Amending Unit 29 Condominium Plat
Author: Makena Hawley, Planner I
Project Number: PL-16-03207
Date: September 14, 2016
Type of Item: Administrative – Condominium Plat Amendment

Summary Recommendations

Staff recommends the Planning Commission conduct a public hearing and continue the hearing of the Silver Bird Condominiums at Deer Valley Second Amended – Amending Unit 29 Condominium Plat, to September 14, 2016.

Description

Applicant: David & Phyllis Oxman represented by Mike Johnston, Summit Engineering Group and representative of owners and HOA.)
Location: 7379 Silver Bird Drive, Unit 29
Zoning: Residential Development (RD) as part of the Deer Valley MPD
Adjacent Land Uses: Condominium units, hotel, ski terrain of Deer Valley Resort, single family homes.
Reason for Review: Plat amendments require Planning Commission review and City Council action

Summary of Proposal

The applicant is requesting to amend the existing Silver Bird Condominiums plat and Silver Bird Condominiums First Amended. The purpose of this condo plat amendment is to convert existing common area into private area, so that they can enclose an area and convert it to living space for Unit 29.

Planning Commission Staff Report



PLANNING DEPARTMENT

Application: PL-16-03176
Subject: Stein Eriksen Lodge CUP
Author: Kirsten Whetstone, MS, AICP, Senior Planner
Date: August 24, 2016
Type of Item: Administrative – Modification to Conditional Use Permit

Summary Recommendations

Staff recommends the Planning Commission hold a public hearing for proposed modifications to the Stein Eriksen Lodge Conditional Use Permit (CUP) and continue this item to September 28, 2016.

Description

Applicant: Stein Eriksen Lodge Owners Association, Inc.
represented by Russ Olsen, CEO Stein Eriksen Lodge
and Ron Jones, WPA Architects
Location: 7700 Stein Way
Zoning: Residential Development (RD) District as part of the
Deer Valley Master Planned Development (MPD)
Adjacent Land Uses: Deer Valley Resort, condominiums, single family
houses, and support commercial uses.
Reason for Review: Conditional Use Permits and modifications to CUPs
require Planning Commission review and approval

Proposal

The Stein Eriksen Lodge is located at 7700 Stein Way in the Silver Lake area of Deer Valley. As part of the Deer Valley Master Planned Development, each parcel is subject to a Conditional Use Permit (CUP). The Stein Eriksen Lodge Owners Association is requesting approval for modification of the Stein Eriksen CUP for an addition consisting of approximately 3,600 sf for additional guest ski lockers, 4,000 sf for guest recreational amenities (game room) and 900 sf for a guest and employee video and training room, as well as improvements to the exterior pool and deck area.

The proposed addition is for residential accessory uses for the exclusive use of guests and employees. No expansions are proposed to the spa, restaurant, bar, or any other support commercial areas. Proposed changes are to areas identified on the plat as common area. No changes are proposed to any residential uses or residential condominiums.

A condominium record of survey plat amendment amending the common area was submitted on May 17, 2016, for concurrent review. Staff requests continuation in order to complete the analysis and for HOA vote on the plat.

Planning Commission Staff Report

Application #: PL-16-03175
Subject: Stein Eriksen Lodge Common Area- Third Supplemental Sheet for All Phases
Author: Kirsten A Whetstone, MS, AICP
Date: August 24, 2016
Type of Item: Administrative – Amendment to Condominium Record of Survey

Summary Recommendations

Staff recommends the Planning Commission hold a public hearing for the Stein Eriksen Lodge Common Area Third Supplemental Sheet to the Stein Eriksen Lodge condominium record of survey plat and continue this item to September 28, 2016.

Topic

Applicant: Stein Eriksen Lodge Owners Association, Inc. represented by Russ Olsen, General Manager
Location: 7700 Stein Way
Zoning: Residential Development as part of the Deer Valley Master Planned Development (11th Amended) (RD-MPD)
Adjacent Land Uses: Deer Valley Ski Resort; condominium residential to the east, south and west, and commercial to the north
Reason for Review: Supplemental sheets to condominium record of survey plats require Planning Commission review and City Council approval

Project

The Stein Eriksen Lodge Owners Association is requesting an amendment to the Stein Eriksen Lodge condominium record of survey plat, in the form of a Third Supplemental Sheet, to reflect additions to the Lodge for accessory residential uses and for improvements to the outdoor pool area. All proposed additions are within the existing platted common area and will remain designated as common area on the plat.

The proposed addition is for residential accessory uses for the exclusive use of guests and employees. No expansions are proposed to the spa, restaurant, bar, or any other support commercial floor areas. No changes are proposed to any residential uses or residential condominiums or to any support commercial or support meeting space areas. A request to amend the Stein Eriksen Lodge CUP was submitted for concurrent review. Staff requests a continuation to September 28, 2016.



PLANNING DEPARTMENT

Planning Commission Staff Report

Subject: BD-16-22329 Appeal of Square Footage
Calculation at 1376 Mellow Mountain Rd
Application: PL-16-03250
Author: Makena Hawley, City Planner
Date: August 24, 2016
Type of Item: Quasi-Judicial - Appeal of Planning Director's Approval

Summary Recommendations

Staff recommends the Planning Commission conduct a public hearing and continue to a date certain, to allow additional time for internal review.

Topic

Appellant(s): David Camarata represented by Joseph Tesch
Location: 1376 Mellow Mountain Road
Zoning: Estate District (E)
Adjacent Land Use: Residential
Reason for review: Appeals of Planning Director are reviewed by Planning Commission

Planning Commission Staff Report



PLANNING DEPARTMENT

Subject: Bonanza Park East Master Plan
Development Pre-Application
Author: Francisco Astorga, AICP, Senior Planner
Project #: PL-15-02997
Date: 24 August 2016
Type of Item: Master Plan Development Pre-Application Conference –
Updated Plans

Summary Recommendations

Staff recommends the Planning Commission hold a public hearing and discuss preliminary compliance with the General Plan and the General Commercial (GC) District for the Bonanza Park East Master Planned Development (MPD) Pre-Application. The application is for a mixed-use development consisting of approximately 277,387 sf. The proposal includes commercial space, business (office) use, residential (market rate and affordable housing) with surface and underground parking. The proposal is to be located at 1401 & 1415 Kearns Blvd., 1415, 1635, 1665, 1685, & 1705 Bonanza Dr., 1420 & 1490 W Munchkin Rd.

Staff recommends that following discussion and public hearing, the MPD Pre-Application Conference be continued to a date certain.

Description

Applicant: JP's Nevada LLC, Bonanza Park LLC, and Maverick, Park City LLC represented by Mark Fischer and Elliott Workgroup Architecture, Craig Elliott

Location: 1401 & 1415 Kearns Blvd., 1415, 1635, 1665, 1685, & 1705 Bonanza Dr., 1420 W. & 1490 W. Munchkin Rd.

Zoning: GC District

Adjacent Land Uses: The City Cemetery is located to the north (across Kearns Blvd./SR-248). A strip mall and commercial/retail shops are located immediately to the west. Resort storage and parking lot of the Park City Mountain is located to the south (across Munchkin Rd.) Two strip commercial malls are located to the east (across Bonanza Dr.)

Reason for Review: MPD Pre-Applications require Planning Commission review and findings of compliance with the Park City General Plan and Zoning District prior to submittal of

the full MPD application. Any residential project with ten (10) or more residential unit equivalents (20,000 square feet) or ten (10) or more commercial unit equivalents (10,000 square feet) requires a Master Planned Development in this District.

Process

Land Management Code (LMC) § 15-6-4 outlines the following process for a MPD Pre-Application:

- A. *PRE-APPLICATION CONFERENCE. A pre-Application conference shall be held with the Planning Department staff in order for the Applicant to become acquainted with the Master Planned Development procedures and related City requirements and schedules. The Planning Department staff will give preliminary feedback to the potential Applicant based on information available at the pre-Application conference and will inform the Applicant of issues or special requirements which may result from the proposal.*
- B. *PRE-APPLICATION PUBLIC MEETING AND DETERMINATION OF COMPLIANCE. In order to provide an opportunity for the public and the Planning Commission to give preliminary input on a concept for a Master Planned Development, all MPDs will be required to go through a pre-Application public meeting before the Planning Commission except for MPDs subject to an Annexation Agreement. A pre-Application will be filed with the Park City Planning Department and shall include conceptual plans as stated on the Application form and the applicable fee. The public will be notified and invited to attend and comment in accordance with LMC Chapters 15-1-12 and 15-1-21, Notice Matrix, of this Code.*

At the pre-Application public meeting, the Applicant will have an opportunity to present the preliminary concepts for the proposed Master Planned Development. This preliminary review will focus on identifying issues of compliance with the General Plan and zoning compliance for the proposed MPD. The public will be given an opportunity to comment on the preliminary concepts so that the Applicant can address neighborhood concerns in preparation of an Application for an MPD.

The Planning Commission shall review the preliminary information to identify issues on compliance with the General Plan and will make a finding that the project initially complies with the General Plan. Such finding is to be made prior to the Applicant filing a formal MPD Application. If no such finding can be made, the applicant must submit a modified Application or the General Plan would have to be modified prior to formal acceptance and processing of the Application. For larger MPDs, it is recommended that the Applicant host additional neighborhood meetings in preparation of filing of a formal Application for an MPD.

For MPDs that are vested as part of Large Scale MPDs the Planning Director may waive the requirement for a pre-Application meeting. Prior to final approval of an MPD that is subject to an Annexation Agreement or a Large Scale MPD, the Commission shall make findings that the project is consistent with the Annexation Agreement or Large Scale MPD and the General Plan.

[...]

As indicated in the LMC, the MPD Pre-Application is intended to:

- Allow the applicant to have an opportunity to present the preliminary concepts.
- Provide an opportunity for the Planning Commission to give preliminary input on a concept.
- Allow the public to be given an opportunity to comment on the preliminary concepts so that the applicant can address neighborhood concerns.

As indicated on 3rd of LMC § 15-6-4 the preliminary review is to focus on identifying issues of compliance with the General Plan and the Zoning District. The Planning Commission is to review the preliminary information to identify issues on compliance with the General Plan and is to make findings that the project initially complies with the General Plan. **The MPD Pre-Application does not vest any densities, layouts, heights and setback exceptions, etc. It focuses on identifying issues of compliance with the General Plan and Zoning.**

Staff requests input on whether the application generally complies, whether the application should be amended to comply, or whether modifications to the General Plan need to be made to advance any planning principles not addressed in the adopted General Plan.

Several sections of the Bonanza Park General Plan Neighborhood Section refer to a separate area plan and Form-Based Codes. While the references remain in the General Plan, Staff is not advocating for a separate area plan or Form-Based Codes at this time, but may request Design Guidelines from the applicant similar to other MPD approvals to better find alignment with General Plan goals for this section of the neighborhood.

The applicant's representations of size of the project, in terms of height, volume and square footage are based upon several assumptions for which there are not enough information to assess against the General Plan goals, objectives, etc. As presented, the proposal has significantly more commercial area than would be possible if surface parking was proposed. This in itself may, add trip generation, vehicle miles traveled, etc.; if the housing stock is not developed in proportion to the commercial proposed, the potential additional height, in order to support the cost of underground parking, may also have the potential to add "density" to the site. Staff requests the Planning Commission carefully consider the implications of growth in this area against the General Plan Neighborhood Section and current transportation planning issues.

Updated Proposal

The applicant requests review of a MPD Pre-Application. The Planning Commission reviewed this application on May 11, 2016. See Exhibit C – [11 May 2016 Planning Commission Staff Report](#) and Exhibit D – [11 May 2016 Planning Commission Minutes](#). After meeting with the Planning Commission on May 11, 2016 and with Staff several times after that, the applicant updated their plans on July 27, 2016, see Exhibit B – Updated MPD Pre-Application Plans. The entire project is summarized with the following updated outline:

- Seven (7) separate buildings identified as Bldg. A - G.
- Proposed gross floor area of approximately 277,387,060 sf.
 - o Bldg. A – approximately 54,357 gross floor area , 4 stories (including lower level due to grade change)
 - o Bldg. B – approximately 49,251 sf. gross floor area, 4 stories
 - o Bldg. C – approximately 16,640 sf. gross floor area, 3 stories
 - o Bldg. D – approximately 63,346 sf. gross floor area, 4 & 5 stories
 - o Bldg. E – approximately 49,184 sf. gross floor area, 5 stories
 - o Bldg. F – approximately 24,109 sf. gross floor area, 3 stories
 - o Bldg. G – approximately 20,501 sf. gross floor area, 4 stories
- Approximately square footage divided by general use:
 - o Residential: 75,636 sf. (37.82 UEs)
 - o Business (Office): 22,554 sf. (22.55 UEs)
 - o Commercial: 105,868 sf. or (105.87 UEs)
 - o Residential affordable housing: 11,351 sf.
 - o Circulation: 50,124 sf.
 - o Mechanical: 11,333 sf.
- Proposed underground parking area with two (2) access points
 - o One (1) underneath Bldg. D near the Kearns Blvd. access point.
 - o One (1) underneath Bldg. A, through the circular drop off area between Bldg. B and Bldg. C.
- 340 parking spaces proposed
 - o 237 underground parking stalls
 - o 103 surface parking stalls

Background

On November 4, 2015, the City received this MPD Pre-Application. The application was updated on February 5, 2016 and again on July 27, 2016. The property is located within the GC District. The subject property is located at 1401 & 1415 Kearns Boulevard, 1415, 1635, 1665, 1685, & 1705 Bonanza Drive, 1420 W. & 1490 W. Munchkin Road. The subject site contains 224,801 square feet (approx. 5.16 acres).

The subject site consists of nine (9) separate parcels/lots. Table 1 below shows the owner (LLC) name; parcel no.; address; and current tenant/associated use (known as).

Table 1:

Owner	Parcel No.	Address	Known as
JP's Nevada, LLC	PCA-110-G-1	1401 Kearns Blvd.	New Kimball Art Center
Bonanza Park, LLC	PSA-46-RE-C	1685 Bonanza Dr.	Skis on the Run Switchback Sports
	KBC-A	1409 Kearns Blvd.	Silver King Coffee drive through kiosk
	KBC-B	1415 Kearns Blvd.	Vacant site (undeveloped parking lot)- north of Anaya's Market)
	PCA-110-G-2-A	1420 W. Munchkin Rd.	Storage Units
	PCA-110-G-3	1490 W. Munchkin Rd.	Anaya's Market Topmark Floor & Design Soul Poles
	PSA-46-RE-B	1665 Bonanza Dr.	Park City Clinic
	PSA-46-RE-D	1705 Bonanza Dr.	Ol' Miner Self Service Car Wash
Maverick, Park City, LLC	PSA-46-A	1635 Bonanza Dr.	Maverick Gas Station

As indicated in Table 1 above, the subject property, the nine (9) sites consist of an art center and cafe, a strip commercial retail building, a drive-through coffee shop, storage units, a market/retail building, a medical clinic, a car wash, a gas station, and a vacant site/undeveloped parking lot. The proposed mixed-unit MPD would include the demolition of all existing structures on these sites.

Table 2 below shows the address/known as; lot/parcel size; and applicable lot no. & Subdivision name.

Table 2:

Address/ Known as	Lot/Parcel Size	Lot no. & Subdivision
1401 Kearns Blvd. <i>Kimball Art Center</i>	43,962 sf. 1.01 acre	Not applicable <i>Parcel</i>
1685 Bonanza Dr. <i>Skis on the Run</i>	18,300 sf. 0.42 acre	Lot 46-C - Resubdivision of Lot 46 Prospector Square
1409 Kearns Blvd. <i>Silver King Coffee</i>	25,780 sf. 0.59 acre	Parcel A - Kearns Business Center Sub.

1415 Kearns Blvd. <i>vacant site</i>	23,511 sf. 0.54 acre	Parcel B - Kearns Business Center Sub.
1420 W. Munchkin Rd. <i>storage units</i>	13,769 sf. 0.32 acre	Not applicable <i>Parcel</i>
1490 W. Munchkin Rd. Anaya's Market	24,402 sf. 0.56 acre	Not applicable <i>Parcel</i>
1665 Bonanza Dr. <i>Park City Clinic</i>	44,172 sf. 1.01 acre	Lot 46-B - Resubdivision of Lot 46 Prospector Square
1705 Bonanza Dr. <i>Ol' Miner Car Wash</i>	17,497 sf. 0.40 acre	Lot 46-D - Resubdivision of Lot 46 Prospector Square
1635 Bonanza Dr. <i>Maverick Gas Station</i>	13,408 sf. 0.30 acre	Not applicable <i>partial parcel</i>

The proposed MPD would also require the re-platting of the nine (9) lots/parcels. Staff assumes after or during MPD approval, and applicable CUP applications are secured, the applicant would then have to submit Plat Amendment/Subdivision application to be able to accommodate the requested buildings and address property line issues. Furthermore, in order to be able to sell units individually, if requested, the applicant would have to submit Condominium Plat applications for review and approval by the City.

The entire site is relatively flat for its entire size. There is a 2.7% slope across the site running from the southwest corner to the northeast corner.

Purpose

The purpose of the General Commercial (GC) District is to:

- A. allow a wide range of commercial and retail trades and Uses, as well as offices, Business and personal services, and limited Residential Uses in an Area that is convenient to transit, employment centers, resort centers, and permanent residential Areas,
- B. allow Commercial Uses that orient away from major traffic thoroughfares to avoid strip commercial Development and traffic congestion,
- C. protect views along the City's entry corridors,
- D. encourage commercial Development that contributes to the positive character of the City, buffers adjacent residential neighborhoods, and maintains pedestrian Access with links to neighborhoods, and other commercial Developments,
- E. allow new commercial Development that is Compatible with and contributes to the distinctive character of Park City, through Building materials, architectural details, color range, massing, lighting, landscaping and the relationship to Streets and pedestrian ways,
- F. encourage architectural design that is distinct, diverse, reflects the mountain resort character of Park City, and is not repetitive of what may be found in other communities, and
- G. encourage commercial Development that incorporates design elements related

to public outdoor space including pedestrian circulation and trails, transit facilities, plazas, pocket parks, sitting Areas, play Areas, and Public Art.

General Plan Compliance

Park City has nine (9) defined neighborhoods within its corporate boundaries. Each neighborhood represents a unique area of town that is separated from another by definable landmarks. Within the 2014 General Plan, Bonanza Park is included as part of the Bonanza Park & Prospector Neighborhood.

In January 2012, the City prepared the second draft of an Area Plan titled “Bonanza Park, the Evolution of Place” known as the Bonanza Park Area Plan. This document was completely separate from the General Plan. The City also hired Gateway Planning to assist the City in developing a form-based code within Bonanza Park. The City was to undertake a comprehensive approach to the redevelopment of the Bonanza Park District; however, that specific Area Plan was not adopted by the City and neither were form-based codes in Bonanza Park Neighborhood.

Volume I of the General Plan contains Goals, Objectives, and Strategies for each of the four (4) Core Values: Small Town, Natural Setting, Sense of Community, and Historic Character. The General Plan Goals and Objectives are copied under Exhibit E – Volume I General Plan Goals & Objectives.

Volume II of the General Plan contains information that supports the Goals, Objectives, and Strategies outlined in Volume I. This includes the methodology recommended for accomplishing strategies, neighborhood section, and appendix with trends, analysis, and data for the City and region.

Note: The entire Bonanza Park and Snow Creek Neighborhood consists of approximately 197 acres. The subject site is approximately 5.16 acres. Staff recognizes that even though it is a small percentage of the entire neighborhood, the submitted MPD Pre-Application is still considered substantial as the site is on one of Park City’s most prominent corner, the proposal is significant in terms of requested redevelopment square footage, and the impacts of a project this magnitude warrant a thorough and careful review of adopted Zoning Ordinances, policy outlined in the General Plan, applicable studies, etc.

Staff requests to point out the following items listed under the Neighborhood Section copied in underlined italics below:

- **3.1 Bonanza Park and Snow Creek: A mixed use neighborhood in which locals live and work.**
The Bonanza Park & Snow Creek Neighborhood contains a variety of housing types as well as commercial development. Ranging from the single-family dwelling units that make up Snow Creek Cottages located adjacent to the Shopping Center, to the multifamily dwelling units that make up Homestake,

Claimjumper, and Fireside Condominiums, the area is diverse in terms of housing units and is home to many of the City's more affordable units - not all deed restricted, but de facto affordable units.

One of the greatest threats to the relatively affordable Bonanza Park neighborhood is gentrification. As the City adopts new policies to create a diverse neighborhood for locals, it is imperative that the locals be included in the planning. The overriding goal for this neighborhood is to create new housing opportunities while maintaining the existing affordable housing units. In the case of redevelopment, any displacement of existing affordable units should be required to incorporate those units within the new development area. In an effort to support local start-up businesses and services, it is also essential to maintain affordable leases in the area.

This neighborhood is also home to the City's only Light Industrial zoning district where automotive shops can coexist with a car wash, all within walking proximity of residential units. These types of uses should be preserved as the City moves forward with the concept of Form Based Code for this district. The City's draft Bonanza Park Area Plan recommends similar strategies to preserve this neighborhood's character.

As outdated buildings are replaced and existing buildings expand, the neighborhood will evolve into a local, mixed-use district. The Rail Trail State Park provides a main pedestrian spine for connectivity at the eastern end of the district (Prospector Square). As the area redevelops, it is envisioned that this spine will extend through the Bonanza Park Area.

As the neighborhood continues to evolve, multifamily residential uses should be concentrated within the Bonanza Park redevelopment area. By directing higher density redevelopment to this area, the neighborhood has the potential to provide more Life-cycle Housing opportunities for Parkites, including starter and empty nester (step down) housing.

The Area Plan for this neighborhood should include a limit on nightly rentals if this district is to be protected as a locals neighborhood.

The American Planning Association defines gentrification as the following:

The rehabilitation and resettlement of low- and moderate-income urban neighborhoods by middle- and high-income professionals.

As indicated in the second paragraph of this Neighborhood Section principle, the overriding goal for this neighborhood is to create new housing opportunities while maintaining the existing affordable housing units. The proposal consists of the following general uses:

- o Residential: 75,636 sf. or 37.82 UEs
- o Business (Office): 22,554 sf. or 22.55 UEs
- o Commercial: 105,868 sf. or 105.87 UE
- o Residential affordable housing: 11,351 sf.
- o Circulation: 50,124 sf.
- o Mechanical: 11,333 sf.

Once the two (2) non-habitable categories consisting of circulation and mechanical space are removed, the proposal consists of 215,409 square feet and the following applies:

- o Residential: 75,636 sf. (35%)
- o Business (Office): 22,554 sf. (10%)
- o Commercial: 105,868 sf. (49%)
- o Residential affordable housing: 11,351 sf. (5%)

The current site does not contain any existing housing units. The proposal can be summarized as 40% residential (live), 10% business/office (work), and 50% commercial (retail/restaurant).

Discussion requested. This is the only information provided to staff regarding the proposal. While the proposal provides mixed-use development opportunities for locals to live and work, should the City be reviewing additional studies at this time or at MPD stage regarding the long term effects, including the possible effects of gentrification?

The applicant does not request mixed housing types. The applicant currently shows multi-unit dwellings mixed in with the commercial/business uses. While the City is not moving forward with Form Based Code for this District, staff finds that light industrial uses within walking proximity of residential units, mentioned on the third paragraph of this Neighborhood Section principle, can be preserved. The subject site is located near the beginning of the *Rail Trail State Park which does provides walking connectivity. Any possible extension of the Rail Trail west would not go through the subject property* (Neighborhood Section principle 3rd and 4th paragraph).

This fifth paragraph of this Neighborhood Section principle indicates that as *“the neighborhood continues to evolve, multifamily residential uses should be concentrated within the Bonanza Park redevelopment area...the neighborhood has the potential to provide more Life-cycle Housing opportunities for Parkites, including starter and empty nester (step down) housing.”* At this stage the proposal shows a total of 58 residential units, consisting of 13 on-site affordable housing units ranging from approximately 400 to 1,100 sf. and 58 market rate units ranging from approximately 400 to 3,700 sf.

The last paragraph of this Neighborhood Section principle indicates that if this

district is to be protected as a locals neighborhood, it should include a limit on nightly rentals.

Discussion Requested: Does the Planning Commission find that additional information needs to be submitted by the applicant in order to find compliance with this Neighborhood Section principle 3.1? Staff can request that the applicant provide projected Nightly Rental numbers, residential unit specifics, etc.

- **3.2[.1] Bonanza Park: An authentic neighborhood.**
Authenticity during redevelopment can be a challenge. Incentives to further subdivide properties to create multiple property owners within the district will help create a truly authentic place. Also, consideration to human scale, infusion of design elements representative of residents' diverse roots, contemporary design, and consideration for the local history of the district, can add to placemaking and authenticity. The evolution of architectural design created over time will lead to an authentic, diverse district. Also, the introduction of Form Based Code will require incorporation of design elements found in a traditional urban neighborhood, including sidewalks, landscaping, public art, and building interest at pedestrian eye level.

Staff recommends that the applicant in their future MPD Application keeps in mind and demonstrates placemaking and authenticity by emphasizing human scale, infusion of design elements representative of residents' diverse roots, contemporary design, etc.

- **3.2[.2] Bonanza Park and Prospector: The local employment hub.**
To reach the goal of creating more diverse jobs for Parkites, a collaborative partnership approach to redevelopment must exist between the City, property owners, local residents, and business owners. Participation from all parties is necessary to create a desirable mixed use neighborhood in which existing and new businesses choose to call home. The City has a goal to utilize economic development tools to attract new businesses in cooperation with investors. Private property owner participation is necessary for dedication of right-of-ways to transform the neighborhood into a connected neighborhood with public amenities. Infrastructure improvements that attract local residents and businesses must be explored and negotiated, including technology infrastructure, public utilities, sidewalks, bike lanes, trails, public parks, roads, transit, and parking.

The proposed development includes 22,554 sf. (10%) of business (office) development and 105,868 sf. of commercial development (49%) totaling 128,422 sf. (59%).

Discussion Requested. Should staff and the applicant spend additional time reviewing the effects of the requested commercial/business (office)

associated uses and how they related to local employment?

- **3.3 Bonanza Park: A model for sustainable redevelopment.**
The Bonanza Park & Snow Creek Neighborhood will be a model for green, sustainable redevelopment in balance with nature. The Bonanza Park Area Plan is a blueprint for environmentally sensitive development. Many of the principles identified in the Bonanza Park Area Plan reflect those emphasized by the U.S. Green Building Council's Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND) rating system. LEED-ND evaluates neighborhoods on a variety of principles within three categories: Smart Location and Linkage, Neighborhood Pattern and Design, and Green Infrastructure and Buildings. The Bonanza Park Area Plan incorporates all of the highest ranking LEED-ND principles, plus a few extras, from each of these categories. Consideration should be given by the City to expand the Bonanza Park Area Plan and Form Based Code to include the entire Bonanza Park and Prospector neighborhood. Due to limits on density within the Prospector neighborhood, this area could become a receiving zone for TDR credits and further alleviate growth pressures on Greenfield development.

According to the General Plan, the entire neighborhood is to become a model for green sustainable redevelopment. The City is no longer pursuing the Bonanza Park Area Plan, which was supposed to be a blueprint for development and many of its principles were reflected/emphasized by the LEED-ND rating system. The Bonanza Park Area Plan was also to incorporate the highest ranking LEED-ND principles. Because the City was counting on the Bonanza Park Area Plan to assist this neighborhood in providing LEED-ND principles, the only remaining principle in the adopted General Plan specific statement is that that Bonanza Park Neighborhood will be a model for green, sustainable redevelopment in balance with nature as stated in this General Plan Neighborhood Section.

Discussion Requested. Staff recommends that the MPD application address green building practice including LEED-ND. Does the Planning Commission concur with this?

- **3.4 Bonanza Park: Connected via new roadways, sidewalks, trails and a park system.**
Connectivity is lacking throughout the district. The existing pattern of roads is disconnected, yet there is a great opportunity to fix this disconnection as part of an overall redevelopment plan for the area. The BoPa Area Plan introduces new rights-of-way opportunities, sidewalks, an extension of the rail trail leading to a central park, and trails connections within and around the district.

Beyond the importance of creating additional rights-of-way (ROWs) for vehicular access throughout the BoPa district is the need to utilize these ROWs for pedestrian and cyclist movement. This will allow for alternative modes of

transportation thereby creating “complete streets.”

In addition to these connectivity recommendations for Bonanza Park, focus should be given to improving the connection between BoPa and Prospector Square. Bonanza Drive, running north/south within the eastern section of BoPa is heavily trafficked as a vehicular corridor. Improved pedestrian connections across Bonanza Drive should be considered. The idea of a new under (or bridge over) Bonanza Drive to bring the rail trail further west into BoPa could create ease of access as well as a sense of entry to this district.

Discussion Requested. As mentioned in this GP Neighborhood section the Bonanza Park Area Plan (**not adopted**) was to introduce ROWs opportunities, sidewalks, etc. The focus was to allow for alternative modes of transportation thereby creating “complete streets.” The anticipated condition of this subject site per the Bonanza Park Area Plan was to have two (2) new roads going through these properties, see GP page 172 (Volume II). Without a clear direction of the abandoned area plan, Staff does not seem to have appropriate direction regarding this specific Neighborhood Section principle. The current application does not illustrate connectivity with other areas in the vicinity of this proposal and overall circulation for bicycles and major bus drop-offs are not yet incorporated in the plan. Generally, the intent of transit operations would be to move bus and transit load and unload areas off major roads and away from major turning movement areas.

- **3.5 Bonanza Park: Explore as a central hub for public transportation.**
With the neighborhood centrally located within the City, a future public transportation hub should be considered. Transportation routes that save commuters time also result in saving the City money. To realize a change in the preferred transportation options from the car to walking, biking, and public transportation, a new look at the time efficiency of trips should be studied. Connectivity from the Bonanza Park central district to the resorts would alleviate traffic issues throughout the City. For example, a Bus Rapid Transit (BRT) or streetcar/trolley system connecting Bonanza Park to Kimball Junction and Main Street would begin to change local commuting patterns.

Discussion requested. The City was **not** looking at this specific site as the central hub for public transportation in the Bonanza Park Area Plan (not adopted).

- **3.6 Bonanza Park: An important part of the Park City entry experience.**
Due to its location along both of the entry corridors to Park City, the Bonanza Park & Snow Creek Neighborhood is geographically tied to the Park City entry experience. The scenic views that are currently afforded to those entering the City are a defining characteristic of our town and should be preserved and enhanced.

Currently, three sides of the Bonanza Park & Snow Creek Neighborhood are located within the Frontage Protection Zone (FPZ). The FPZ helps to preserve scenic view corridors by providing a significant landscaped buffer between development and highway uses and by restricting the location and height of structures in the zone. The FPZ also allows for future pedestrian and vehicular improvements along the highway corridors.

In addition to investigating measures that would strengthen the FPZ, the City should also look at ways to enhance the entry experience. This might include installing public art, improving lighting or adding other elements that would improve the entry corridors.

The subject area is located along the entry corridors as part of the Frontage Protection Zone. The proposal places two (2) buildings 60 ft. from the ROW line along Kearns Blvd. (SR 248). The FPZ consists of the first 30 ft. being a no-build area and the remaining 70 ft., 100 ft. from the ROW line becomes a CUP for any buildings.

- **3.7: The aesthetic of the Bonanza Park area should be true to the current character and the vision.**

There are a four dominant architectural styles within the Bonanza Park district. The entryway along Park Avenue and Deer Valley Drive emphasizes the ties to the resort with repeated use of shed roofs, gables, and timbers. As one wanders to the center of the district, known locally as Iron Horse, a more industrial design is apparent, with split block, horizontal siding, and metal decorative elements, garage doors, and roofing. Residential areas have front porches with recessed garages. The commercial buildings are traditional with exterior materials of brick, stucco, or horizontal siding with symmetry of windows on the upper stories. The niches within the neighborhoods shall become more defined as the area is redeveloped.

The future MPD/CUP application would have to show a more defined character than the current dominant architectural styles within the District.

General Commercial (GC) District Compliance

Staff has made the following observations during this time and request the following items to be discussed with the Park City Planning Commission identified:

1. Use. All uses listed in LMC § 15-2.18-2(B) Conditional Uses require approval by the Planning Commission.

The MPD Pre-Application is submitted for Planning Commission review prior to submittal of the MPD Application. The applicant has not been specific as to the retail/commercial requested uses other than using general terms such as commercial spaces, business (office), and residential uses. The GC District

allows these specific types of commercial, retail, and office uses:

- o Hotel, Minor
- o Hotel, Major
- o Office, General
- o Office, Moderate Intensive
- o Office, Intensive
- o Office and Clinic, Medical and Veterinary Clinic
- o Financial Institution without a drive-up window
- o Commercial, Resort Support
- o Retail and Service Commercial Minor
- o Retail and Service Commercial, Personal Improvement
- o Retail and Service Commercial, Major
- o Café or Deli
- o Restaurant, General

The GC District allows the following residential and retail conditional uses:

- o Multi-Unit Dwelling
- o Retail and Service Commercial with Outdoor Storage
- o Retail and Service Commercial, Auto Related

Conditional uses require approval of a Conditional Use Permit (CUP) by the Planning Commission. Staff is able to identify that the residential component will require a CUP application. All business (office) uses are allowed. The retail/commercial uses are dependent upon use specificity. The required CUPs have not been submitted to the City for review. Staff acknowledges that the CUPs would be submitted in conjunction with the full MPD application and that all of the uses would be specified at the next stage.

Staff recommends that applicable CUPs be submitted concurrently with the full MPD application. This CUP includes the future conditional use of Multi-Unit Dwellings as well as other foreseen conditional uses. This MPD Pre-Application does not guarantee an approved CUP as specific CUP mitigating criteria has not been reviewed at this time. LMC § 15-6-3 USES indicate the following:

A Master Planned Development (MPD) can only contain Uses, which are Permitted or Conditional in the zone(s) in which it is located. The maximum Density and type of Development permitted on a given Site will be determined as a result of a Site Suitability Analysis and shall not exceed the maximum Density in the zone, except as otherwise provided in this section. The Site shall be looked at in its entirety, including all adjacent property under the same ownership, and the Density located in the most appropriate locations. [...]

The underlined sentence above indicates that the when referring to site entirety, all adjacent property owner the same ownership is to be looked at. The applicant proposes a cross access directly west through private property towards an existing driveway/parking area of a strip mall known as *the Emporium*. This adjacent site is located at 1351 Kearns Blvd., parcel no. PCA-110-G-5-A and its current owner is listed as Emporium Properties LLC, which is controlled by the applicant of this MPD.

Staff acknowledges that the Emporium site to the west has already been developed, and finds that regarding this specific LMC clause the Emporium site can be brought in, in terms of transportation and access, to be addressed within this section of this staff report.

2. Lot Size. No minimum lot size.

The subject site contains 224,801 square feet (approx. 5.16 acres). The proposed MPD also requires the re-platting of the nine (9) lots/parcels. In order for the site planning to work out as requested, the applicant would have to submit Plat Amendment/Subdivision application to be able to accommodate the requested buildings on each lot, etc. Furthermore, in order to be able to sell units individually, if requested, the applicant would have to submit Condominium Plat applications.

Staff recommends that the applicant shall apply for a Plat Amendment/Subdivision application concurrently with the full MPD application. The re-shifting of internal lot line would affect existing lot lines that would need to be shifted in order to place the proposed building on each corresponding site as well as setbacks areas that would have to be complied with. This MPD Pre-Application does not guarantee an approved Plat Amendment/Subdivision as specific subdivision codes have not been reviewed at this time.

3. Setbacks. The minimum setback around the exterior boundary of an MPD is twenty five feet (25') for parcels one (1) acre in size. The combined sites are approximately 5.16 acres. The Planning Commission may decrease the required perimeter Setback to the zone Setback if it is necessary to provide desired architectural interest and variation.

The minimum (zone) front yard setback is twenty feet (20') for all Main and Accessory Buildings and Uses. The twenty foot (20') Front Yard may be reduced to ten feet (10'), provided all on-Site parking is at the rear of the Property or underground. The minimum (zone) Rear Yard and Side Yard setbacks is ten feet (10').

Regarding perimeter setbacks, the applicant proposes the following below:

- 60 ft. from Kearns Blvd. (Bldg. A & C)

- 30 ft. from Bonanza Dr. (Bldg. A)
- 40 ft. from Bonanza Dr. (Bldg. B)
- 20 ft. from Bonanza Dr. (Bldg. G)
- 25 ft. from Bonanza Dr. (Bldg. F)
- 20 ft. from Munchkin Rd. (Bldg. D, E, & F)
- 100 ft. from east neighboring site (Bldg. C)
- 10 ft. from east neighboring site (Bldg. D)

While the proposal complies with the GC District (zone) setbacks, once the MPD application is submitted and deemed complete, the Planning Commission would have to make the findings for such setback reduction from the required 25 ft. for sites that are one (1) acre or bigger to the applicable zone setbacks.

The applicant has not shown any internal property lines at this time separating any of the buildings or sites. The applicant will have to demonstrate that all lots line, if any, can accommodate required setbacks per the GC District.

The applicant assumes that the Planning Commission would allow construction within the Frontage Protection Zone (FPZ) at 60 ft. from the Kearns Right-of-Way (ROW)/north perimeter property line. The FPZ indicates that any construction within the FPZ located 30 to 100 ft. from the ROW/property line requires Planning Commission review through a filed CUP application. The applicant has not submitted such FPZ CUP application. Staff recommends adding a condition of approval indicating that a CUP FPZ application is submitted concurrent with the full MPD application as well as applicable CUP for residential and retail uses.

4. Building Height. The Building Height requirements of the Zoning Districts in which an MPD is located shall apply except that the Planning Commission may consider an increase in Building Height based upon a Site specific analysis and determination. At full MPD Application the Applicant will be required to request a Site specific determination and shall bear the burden of proof to the Planning Commission that the necessary findings can be made. In order to grant Building Height in addition to that which is allowed in the underlying zone, the Planning Commission is required to make the summarized findings:

1. The increase in Building Height does not result in increased square footage or Building volume over what would be allowed under the zone required Building Height and Density...
2. Buildings have been positioned to minimize visual impacts on adjacent Structures. [...]
3. There is adequate landscaping and buffering from adjacent Properties and Uses. [...]
4. The additional Building Height results in more than the minimum Open Space required...
5. The additional Building Height shall be designed in a manner that provides

a transition in roof elements in compliance with Chapter 5, Architectural Guidelines...

The GC District indicates that no Structure shall be erected to a height greater than thirty-five feet (35') from Existing Grade. This is the Zone Height. Applicable building height exceptions include:

- Gable, hip, and similar pitched roofs may extend up to five feet (5') above the Zone Height, if the roof pitch is 4:12 or greater.
- Antennas, chimneys, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building to comply with the International Building Code (IBC).
- Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the height of the Building.
- Church spires, bell towers, and like architectural features, subject to LMC Chapter 15-5 Architectural Guidelines, may extend up to fifty percent (50%) above the Zone Height, but may not contain Habitable Space above the Zone Height. Such exception requires approval by the Planning Director.
- An Elevator Penthouse may extend up to eight feet (8') above the Zone Height.

This is a MPD Pre-Application request. Plans are not required to be shown in detail enough to determine such compliance. It appears that an increase in Building Height based upon a site specific analysis and determination will be requested as five of the seven (5 of 7) buildings are shown to have at least four (4) stories/floors or more. Please note that the exact building height cannot be determined at this time as it has not been shown. Bldg. D and E have been shown with a maximum of 5 stories/floors each. Bldg. A, B, and G have been shown with a maximum of 4 stories/floors each. Bldg. C and F have been shown with a maximum of 3 stories/floors each. The five (5) requested buildings with four (4) or more floors are likely to be over 40 ft., (35 ft. max. + exception #1 above).

Once the MPD application is submitted, the Planning Department will be able to provide a thorough review of the height as specified on the LMC MPD section and will be able to make a recommendation to the Planning Commission.

5. Road Requirements and Design. LMC Chapter 7.3 – Requirements for Improvements, Reservations and Design contain road requirements and road design standards. Staff acknowledges that the pre-Application MPD process is not intended to find compliance with Subdivision/Plat Amendment requirements and standards; however, the applicant's proposal contains a significant amount of property in the current form of nine (9) separate lots/parcels with substantial

review items that would typically be addressed during the Subdivision/Plat Amendment review process.

Staff recognizes that the subdivision road requirements and road design are currently intertwined with the current proposal. Staff further requests that the applicant submit their Subdivision/Plat Amendment application concurrently with the MPD application to ensure that these road requirements and design standards are met. If the applicant does not bring the Subdivision/Plat Amendment application concurrently with the full MPD staff would then recommend that these standards plus any other applicable requirements be reviewed during the full MPD process.

MPD Application

At full MPD Application the City will expect the Applicant to address all of the MPD requirements outlined in LMC §15-6-5 which includes:

- | | |
|-----------------------|-----------------------------------|
| A. Density | H. Landscape/Street Scape |
| B. Footprint | I. Sensitive Lands Compliance |
| C. Setbacks | J. Employee/Affordable Housing |
| D. Open Space | K. Child Care |
| E. Off-street parking | L. Mine Hazards |
| F. Building Height | M. Historic Mine Waste Mitigation |
| G. Site Planning | |

Department Review

This project has gone through an interdepartmental review at a Development Review Committee meeting. The following concerns/comments were made during Development review:

Transportation Planning Department

- 1. What Transportation Demand Management [TDM] strategies are being proposed to reduce reliance on single occupant vehicles and accomplish General Plan Goals? Consider both infrastructure (bike racks, bike share, showers, transit stops, etc.), and strategies such as shared parking or limited/restricted parking for rental units, rideshare for employers, etc.*

Discussion Requested: Staff recommends allowing the applicant to submit TDM strategies to be proposed during the full-MPD application. Does the Planning Commission concur with staff?

Engineering Department

- 1. There appears to be a service drive located off of Bonanza Drive just south of the Prospector Avenue intersection. This service drive requires a "delivery" vehicle to maneuver within the Bonanza Drive Right-of-Way:*

- a. *For a vehicle to maneuver into this drive, they will need to use a proposed paved pull-out located in the Bonanza Drive ROW. This pull-out is located in an easement obtained from Mark Fischer during the reconstruction of Bonanza Drive. It took a couple of years of negotiating for the City to finalize this easement. At this time, the City Engineer is not willing to change the use of this area from a public road, drainage and sidewalk use to a private vehicle use. Without the pull-out, the service drive appears to be useless.*
 - b. *The location of the paved pull-out so a vehicle could use the service drive is immediate to the sidewalk and will create friction with those walking or biking on the sidewalk. The City Engineer does not support this layout which would create this conflict.*
2. *The proposed drive off SR-248 is located immediately east of the existing drive into the Emporium shopping area. The City Engineer requests these two drives be consolidated into one drive that services both the Emporium and Bo-Pa East.*
3. *Storm Detention – The development must address the pre-development versus post-development detention of storm water onsite.*
4. *Traffic impacts of the development – a traffic study will be required to further understand the developments impacts to the surrounding street and intersection network.*
5. *The following Transportation Master Plan Goals have not been addressed/considered:*
 - *GOAL 1: Park City will have a multimodal transportation system with complete streets and balanced availability of pedestrian, bicycle, transit and auto travel,*
 - *GOAL 3: Park City's residents, workers, day visitors and overnight guests will have efficient, direct and convenient regional transit connections from and to area resorts, Salt Lake and Utah Counties, and other communities of the Wasatch Back,*
 - *GOAL 4: Park City will have a complete and well-connected network of trails, bicycle lanes and sidewalks that supports safe, convenient and pleasant walking and bicycling to accommodate the needs of residents, visitors, and guests for short trips within the City and surrounding neighborhoods,*
 - *GOAL 7: Park City's transportation system will contribute positively to public health and quality of life by achieving a high level of travel safety and by creating an environment that supports active living,*
 - *GOAL 8: Park City's transportation system will contribute positively to improved environmental, social and economic sustainability of the community, and*

- *GOAL 9: Park City's transportation system will support development of clustered and diverse land use centers by providing convenient multimodal access to each center concurrent with its development.*

Discussion Requested. Staff recommends allowing the applicant to address storm detention and traffic impacts during the full-MPD application. Staff finds that the outlined Transportation Master Plan Goals need to be address at Pre-Application MPD stage as General Plan compliance is to be found at Pre-Application stage. Staff placed the applicant on notice on April 27, 2016 regarding the Transportation Master Plan Goals outlined above and also reiterated this requirement during the May 11, 2016 staff report. Does the Planning Commission Concur?

Water Reclamation District

The Snyderville Basin Water Reclamation District (SBWRD) has indicated that since a utility plan for the proposal has not yet been submitted by the applicant, they are unable to comment but would provide comments after such plan is submitted for review prior to any formal approvals including a full MPD by the Planning Commission. The applicant has been made aware that they need to reach out to the District separately to ensure compliance with their approval process. The applicant has also been made aware that they are responsible of coordinating the efforts of the various review entities including the City, Water Reclamation District, etc.

Department of Public Utilities / Fire Marshall

Park City Municipal Corporation's (PCMC's) Department of Public Utilities as well as the Park City Fire Marshall, Building Dept., have indicated that since a utility plan for the proposal has not yet been submitted by the applicant, they are unable to comment but would provide comments after such plan is submitted for review prior to any formal approvals including a full MPD by the Planning Commission. The Department of Public Utilities request to identify at this time, that there are concerns with water supply, delivery, fire flow, pressure, demands (as provided by the Fire Marshall), etc., throughout the entire project based on the massing and number of stories being proposed that may exceed existing zoning requirements. The Department of Public Utilities requests that the utility plan to be submitted to the City for review also include how the utility system affects the neighborhood and the City. The utility plan to be submitted shall provide industry standards and shall be detailed enough for the Department of Public Utilities as well as other review entities to have them provide a full thorough review.

Fire District / Fire Marshall

The Park City Fire District has indicated that since a utility plan for the proposal has not yet been submitted by the applicant, they are unable to comment but would provide comments after such plan is submitted for review prior to any formal approvals including a full MPD by the Planning Commission. The Fire District requests to requests to identify at this time, that there are concerns with fire flows throughout the entire project based on the number of stories being proposed that exceed three (3).

The Fire District and Fire Marshall, Building Dept., request to review an emergency vehicle access plan to be submitted including aerial operations, and height of the existing power lines and the exact height of the proposed buildings. The applicant has been made aware that they need to reach out to the Fire District separately to ensure compliance with their approval process and applicable codes. The applicant has also been made aware that they are responsible of coordinating the efforts of the various review entities including the City, Fire District, etc.

PCMC Environmental Division

Park City's Environmental Regulatory Program Manager indicated that the subject property is located within the Park City Landscaping and Maintenance of Soils Cover Ordinance (Soils Ordinance). Per the Ordinance all soil generated as part of development must either remain on site or be disposed of at an approved disposal facility. In addition, final landscaping must meet Soils Ordinance Requirements.

Notice

On April 27, 2016, the property was posted and public hearing courtesy notices were mailed to property owners within three hundred feet (300'). Legal notice was published in the Park Record on April 27, 2016. The public hearing was continued to June 22, 2016. During the June 22, 2016 the public hearing was continued to August 24, 2016.

Public Notice signs were placed throughout the property as a reminder of this meeting continued on June 22, 2016. Reminder letters were also mailed out to property owners within 300 feet.

Public Input

No public input has been received by the time of this staff report. Public input was received during the May 11, 2016 public hearing, which can be found in the following exhibit: Exhibit D – [11 May 2016 Planning Commission Minutes](#).

Recommendation

Staff recommends the Planning Commission hold a public hearing and discuss preliminary compliance with the General Plan and the General Commercial (GC) District for the Bonanza Park East Master Planned Development (MPD) Pre-Application. The application is for a mixed-use development consisting of approximately 277,387. The proposal includes commercial space, business (office) use, residential (market rate and affordable housing) with surface and underground parking. The proposal is to be located at 1401 & 1415 Kearns Blvd., 1415, 1635, 1665, 1685, & 1705 Bonanza Dr., 1420 & 1490 W Munchkin Rd. Staff recommends that following discussion and public hearing, the MPD Pre-Application Conference be continued to a date certain.

Summary of Discussion Requested

- **3.1 Bonanza Park and Snow Creek: A mixed use neighborhood in which locals live and work.**

Discussion requested. This is the only information provided to staff regarding the proposal. While the proposal provides mixed-use development opportunities for locals to live and work, should the City be reviewing additional studies at this time or at MPD stage regarding the long term effects, including the possible effects of gentrification?

Discussion Requested: Does the Planning Commission find that additional information needs to be submitted by the applicant in order to find compliance with this Neighborhood Section principle 3.1? Staff can request that the applicant provide projected Nightly Rental numbers, residential unit specifics, etc.

- **3.2[.2] Bonanza Park and Prospector: The local employment hub.**
Discussion Requested. Should staff and the applicant spend additional time reviewing the effects of the requested commercial/business (office) associated uses and how they related to local employment?
- **3.3 Bonanza Park: A model for sustainable redevelopment.**
Discussion Requested. Staff recommends that the MPD application address green building practice including LEED-ND. Does the Planning Commission concur with this?
- **3.4 Bonanza Park: Connected via new roadways, sidewalks, trails and a park system.**
Discussion Requested. As mentioned in this GP Neighborhood section the Bonanza Park Area Plan (not adopted) was to introduce ROWs opportunities, sidewalks, etc. The focus was to allow for alternative modes of transportation thereby creating “complete streets.” The anticipated condition of this subject site per the Bonanza Park Area Plan was to have two (2) new roads going through these properties, see GP page 172 (Volume II). Without a clear direction of the abandoned area plan, Staff does not seem to have appropriate direction regarding this specific Neighborhood Section principle. The current application does not illustrate connectivity with other areas in the vicinity of this proposal and overall circulation for bicycles and major bus drop-offs are not yet incorporated in the plan. Generally, the intent of transit operations would be to move bus and transit load and unload areas off major roads and way from major turning movement areas.
- **3.5 Bonanza Park: Explore as a central hub for public transportation.**
Discussion requested. The City was not looking at this specific site as the central hub for public transportation in the Bonanza Park Area Plan (not adopted).
- **Use**
Staff recommends that applicable CUPs be submitted concurrently with the full MPD application. This CUP includes the future conditional use of Multi-Unit

Dwellings as well as other foreseen conditional uses. This MPD Pre-Application does not guarantee an approved CUP as specific CUP mitigating criteria has not been reviewed at this time.

- **Lot Size**

Staff recommends that the applicant shall apply for a Plat Amendment/Subdivision application concurrently with the full MPD application. The re-shifting of internal lot line would affect existing lot lines that would need to be shifted in order to place the proposed building on each corresponding site as well as setbacks areas that would have to be complied with. This MPD Pre-Application does not guarantee an approved Plat Amendment/Subdivision as specific subdivision codes have not been reviewed at this time.

- **Setbacks**

While the proposal complies with the GC District (zone) setbacks, once the MPD application is submitted and deemed complete, the Planning Commission would have to make the findings for such setback reduction from the required 25 ft. for sites that are one (1) acre or bigger to the applicable zone setbacks.

The applicant assumes that the Planning Commission would allow construction within the Frontage Protection Zone (FPZ) at 60 ft. from the Kearns Right-of-Way (ROW)/north perimeter property line. The FPZ indicates that any construction within the FPZ located 30 to 100 ft. from the ROW/property line requires Planning Commission review through a filed CUP application. The applicant has not submitted such FPZ CUP application. Staff recommends adding a condition of approval indicating that a CUP FPZ application is submitted concurrent with the full MPD application as well as applicable CUP for residential and retail uses.

- **Building Height**

Once the MPD application is submitted, the Planning Department will be able to provide a thorough review of the height as specified on the LMC MPD section and will be able to make a recommendation to the Planning Commission.

- **Road Requirements and Design**

Staff recognizes that the subdivision road requirements and road design are currently intertwined with the current proposal. Staff further requests that the applicant submit their Subdivision/Plat Amendment application concurrently with the MPD application to ensure that these road requirements and design standards are met. If the applicant does not bring the Subdivision/Plat Amendment application concurrently with the full MPD staff would then recommend that these standards plus any other applicable requirements be reviewed during the full MPD process.

- **Engineering/Transportation Planning**

Discussion Requested: Staff recommends allowing the applicant to submit TDM strategies to be proposed during the full-MPD application. Does the Planning



ELLIOTT WORKGROUP

November 4, 2015

Bonanza Park East

Project Description

The project site is located in the General Commercial Zone (GC). It is surrounded by GC zone and Recreation Open Space (ROS) zone on all property boundaries.

The project consists of a mixed-use development that primarily consists of commercial spaces on the first floor and office or residential uses on the upper levels of the project. Parking for the project is taken care of with surface parking and one level of underground parking.

The Master Planned Development as proposed uses less than 65% of the maximum density of the site and additionally has 51% open space. The increase in open space is achieved by a proposed incremental increase in height for the underlying zone.



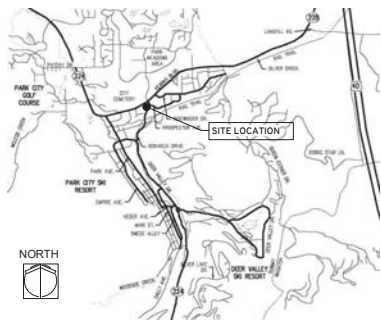
MJF 1998 Investment Partnership, LP

Bonanza Park East

Kearns Blvd. & Bonanza Dr.
Park City, Utah 84068

Pre - MPD
July 27, 2016

VICINITY MAP



PROJECT CONTACT INFORMATION

OWNER	ARCHITECT	BUILDER
MJF 1998 INVESTMENT PARTNERSHIP, LP P.O. BOX 1480 PARK CITY, UT 84068 CONTACT: MARK FISHER	ELLIOTT WORKGROUP 364 MAIN STREET P.O. BOX 3419 PARK CITY, UT 84060 CONTACT: CRAIG ELLIOTT, AIA	
CIVIL ENGINEER	INTERIOR DESIGN	LANDSCAPE ARCHITECTURE
STRUCTURAL ENGINEER	PLUMBING ENGINEER MECHANICAL ENGINEER	ELECTRICAL ENGINEER

SERVICE CONTACTS

Rocky Mountain Power 201 South Main St, Suite 2300 Salt Lake City, UT 84111 (866) 870-3419	Qwest Phone Company Salt Lake City, UT (800) 922-7387
Park City School District 2700 Kearns Blvd Park City, UT 84060 (435) 645-5600	Park City Fire Department 730 Bitter Rd Park City, UT 84098 (435) 649-6706
Park City Municipal Corp 1354 Park Ave Park City, UT 84060 (435) 658-9471	Comcast Cable 1777 Sun Peak Dr. #105 Park City, UT 84098 (435) 649-4020
Questar Gas P.O. Box 45360 Salt Lake City, UT 84145 (800) 541-2824	Division of Water Quality 288 South 1460 East Salt Lake City, UT 84112 (801) 538-6146
Snyderville Post Office 6440 Hwy 224 Park City, UT 84098 (800) 275-8777	Snyderville Basin Water Reclamation District 2800 Homestead Rd Park City, UT 84098 (435) 645-7993

LMC ANALYSIS

Existing Zone
General Commercial (GC)

Total Site Area
5.16 Acres (224, 801 SQ FT)

Total Unit Equivalents (UE)
224, 801 - 67, 440 (30% Open Space)
=157, 361

157, 361 x 3 (Total Floor Levels)
=472, 083

472, 083 / 2000 (LMC 15-6-8 Unit Equivalents)
=236 Allowed UE's

Parking Required
LMC 15-3-11
See MPD-007 for Parking Analysis

***451 Spaces Required**
***465 Spaces Proposed**

MPD DRAWING INDEX

PRE MPD	
MPD - 001	Cover Sheet
MPD - 002	Aerial View
MPD - 003	Project Surrounding Properties
MPD - 004	Existing Site Plan
MPD - 005	Site Suitability
MPD - 006	Landscape / Site Plan
MPD - 007	Proposed Parking Plan
MPD - 008	Street Elevation - Kearns
MPD - 009	Street Elevation - Bonanza
MPD - 010	Street Elevation - Int. North and South
MPD - 011	Street Elevation - Int. East
MPD - 012	Elevations - Bldg A
MPD - 013	Elevations - Bldg B
MPD - 014	Elevations - Bldg C
MPD - 015	Elevations - Bldg D
MPD - 016	Elevations - Bldg E
MPD - 017	Elevations - Bldg F
MPD - 018	Elevations - Bldg G
MPD - 120	Lower Level Area Plan
MPD - 121	Area Plan Level 1
MPD - 122	Area Plan Level 2
MPD - 123	Area Plan Level 3
MPD - 124	Area Plan Level 4
MPD - 125	Area Plan Level 5

Pre - MPD
July 27, 2016

ELLIOTT WORKGROUP

ELLIOTT WORKGROUP ARCHITECTURE, L.L.C.
364 Main Street, P.O. Box 3419
Park City, Utah 84060
(435) 645-0090 or (801) 415-1839
elliottworkgroup.com

MJF 1998 Investment Partnership, LP

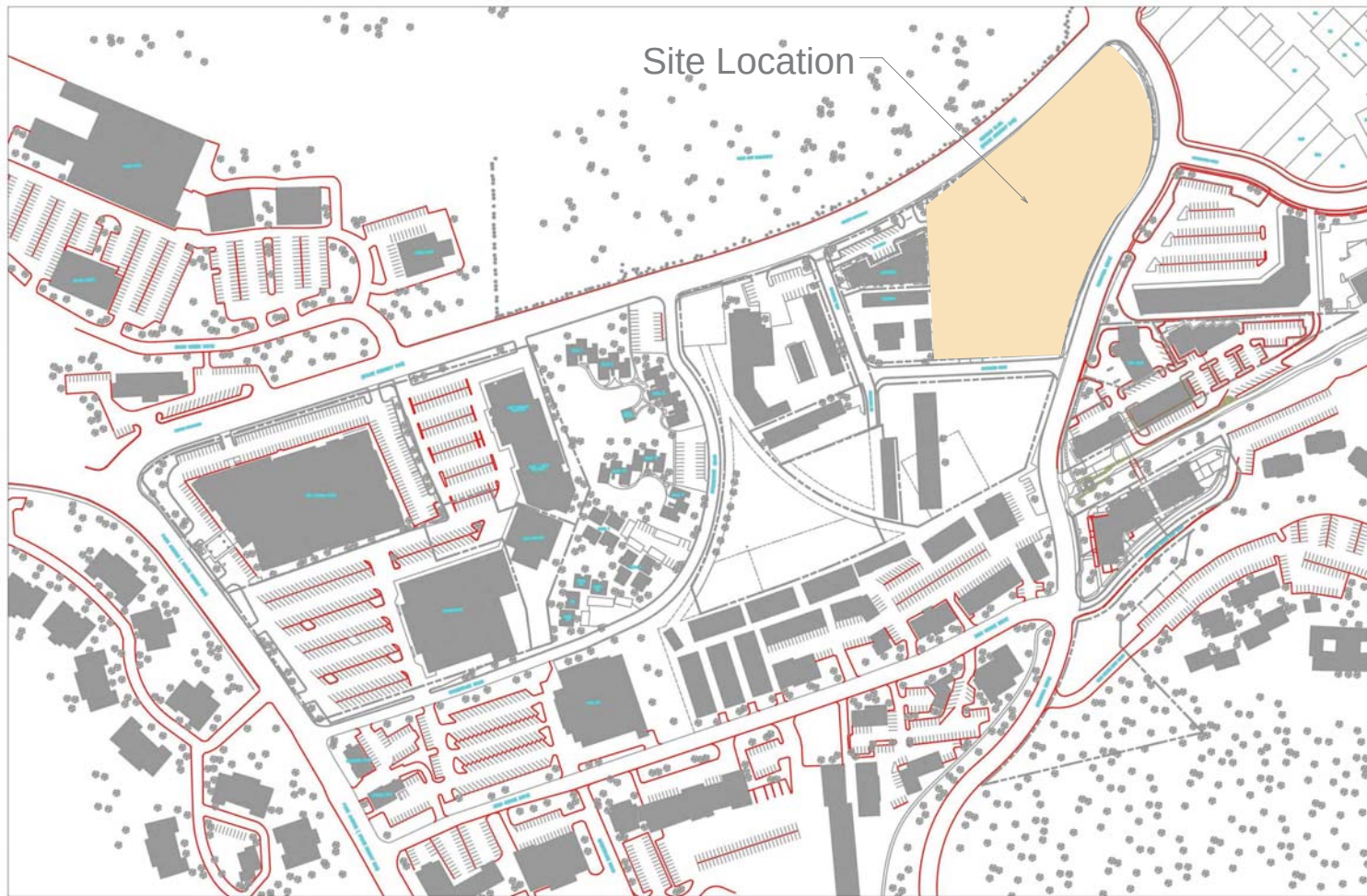
Bonanza Park East

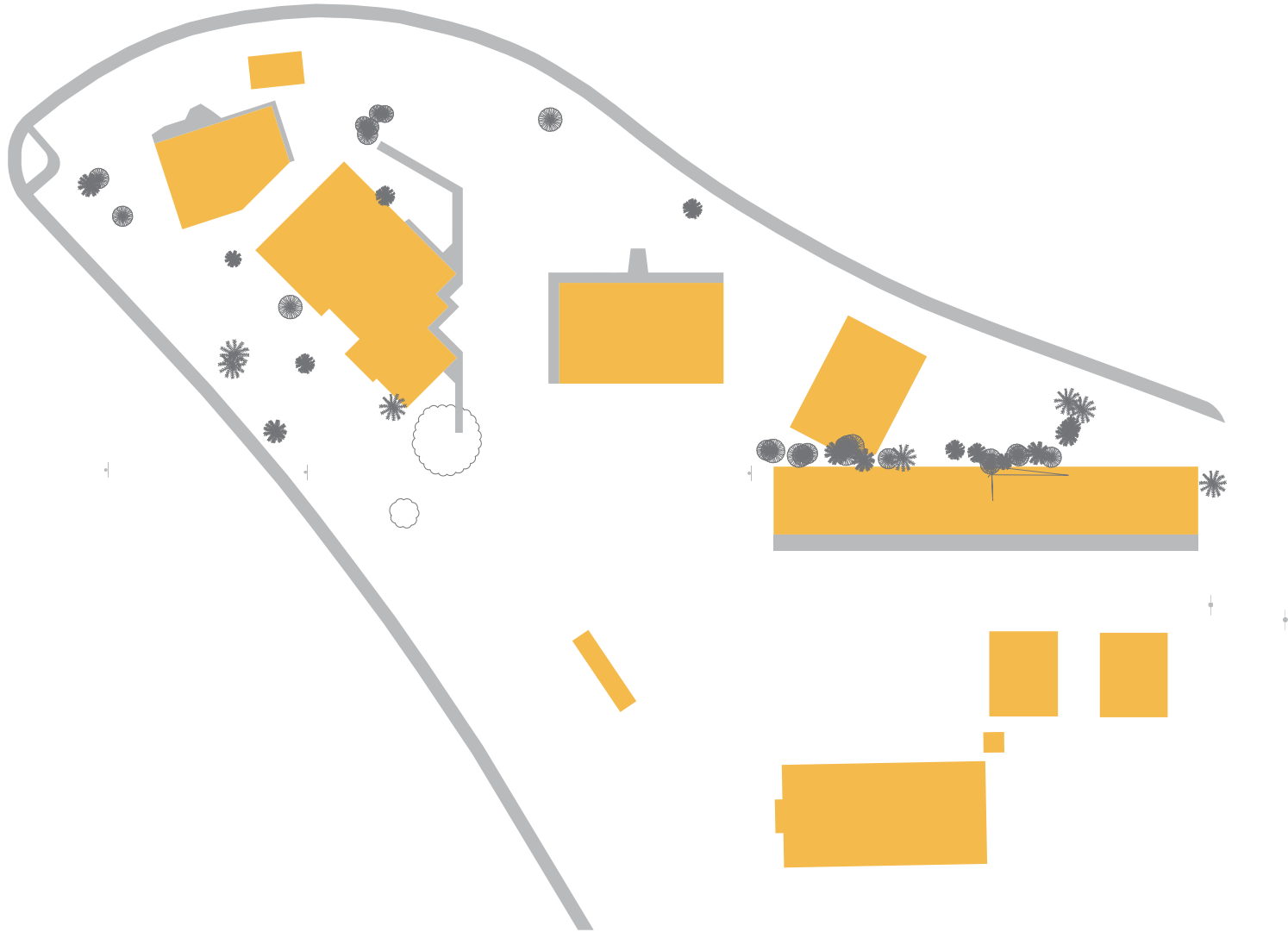
Kearns Blvd. & Bonanza Dr.
Park City, Utah 84068

Cover Sheet

MPD - 001









Property

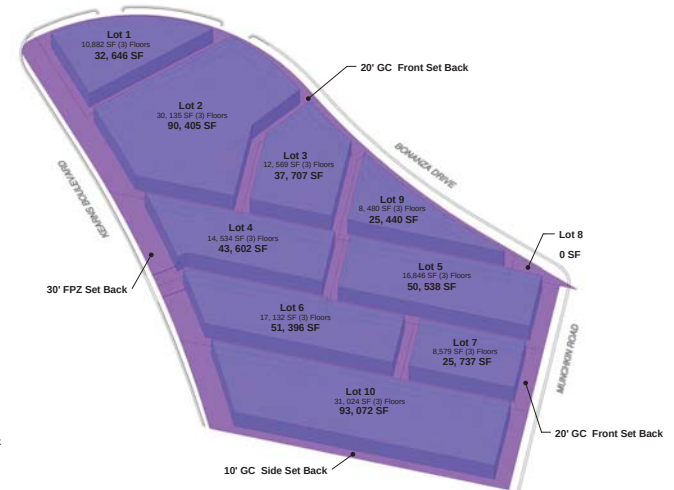
224,801 SQFT = 100%



Buildable Area

150,181 SQFT = 66.8%

74,620 SQFT = 33.2%

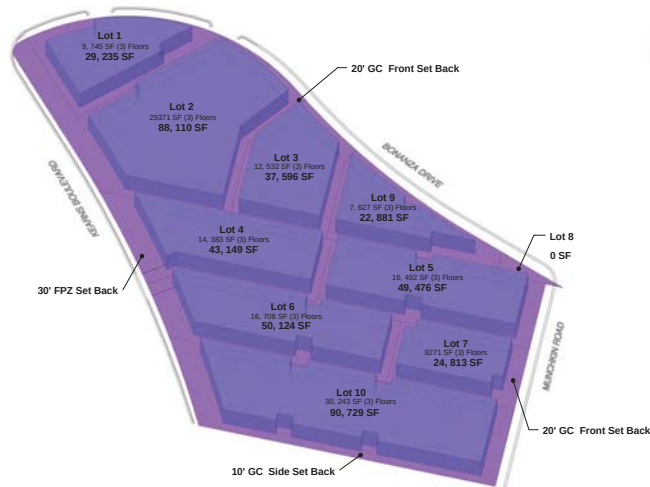


Buildable Volume

450,543 SF

GC Zone Height 40' (35' + 5' Sloped Roof)

MAXIMUM BUILDING DEVELOPABLE AREA



Buildable Volume

with Facade Length & Variations
GC Zone Height 40' (35' + 5' Sloped Roof)

436,113 SF

MAXIMUM BUILDING DEVELOPABLE AREA



Proposed Buildings

281,490 SF

PROPOSED BUILDING AREA

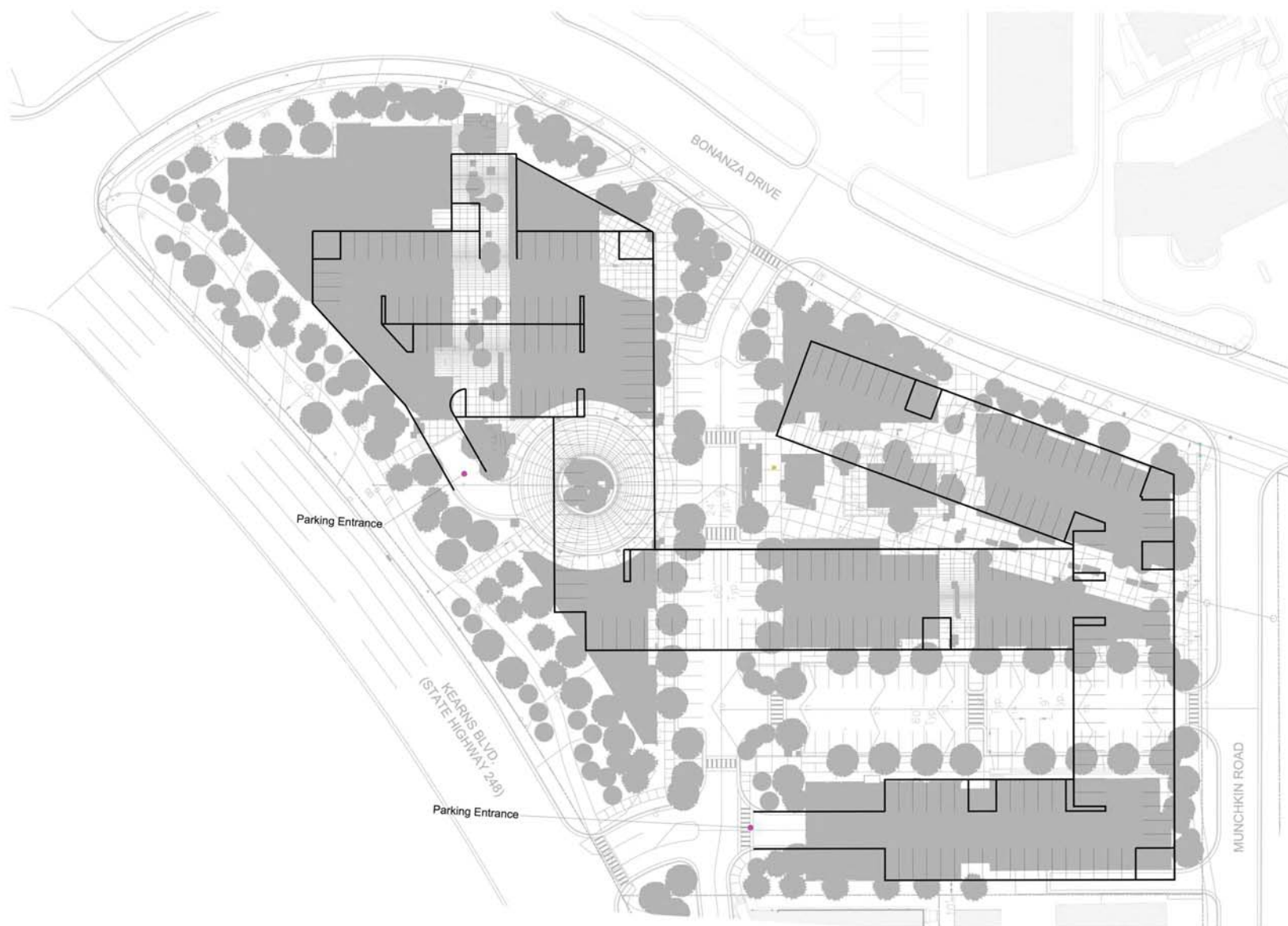


Proposed Open Space

108,841 SQFT = 48%

53,955 SQFT = 24%

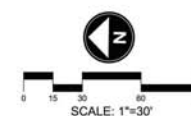




Parking Analysis

	Parking Requirement
Lower Level	48.40
Level 1	218.75
Level 2	154.82
Level 3	91.26
Level 4	24.00
Level 5	9.80
TOTAL REQUIRED STALLS	546
Surface Parking	103
Structure Parking	237
TOTAL PROPOSED STALL	340

Order Parking Stalls Count on Sheets MPD-100 thru MPD-105.
Parking Management Plan 400 for additional with Full MPD Requirements





See Elevation Kearns Boulevard 2 for continuation

Kearns Boulevard Elevation - 1

Scale 1" = 1/16"



See Elevation Kearns Boulevard 1 for continuation

Kearns Boulevard Elevation - 2

Scale 1" = 1/16"



Street Elevation - Kearns
MPD - 008
July 27, 2016

Bonanza Park East

Kearns Blvd. & Bonanza Dr.
Park City, Utah 84068



Bonanza Drive Elevation - 1

Scale 1" = 1/16"



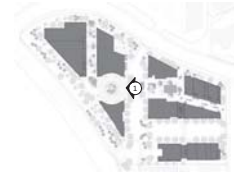
Bonanza Drive Elevation - 2

Scale 1" = 1/16"



Interior North Elevation - 1

Scale 1" = 1/16"



Interior South Elevation - 2

Scale 1" = 1/16"



Street Elevation - Int. North and South
MPD - 010
July 27, 2016

Bonanza Park East

Kearns Blvd. & Bonanza Dr.
Park City, Utah 84068



Interior East Elevation - 1

Scale 1" = 1/16"



Interior East Elevation - 2

Scale 1" = 1/16"



1 Bldg A Elevation - North
SCALE: 1/16" = 1'-0"



2 Bldg A Elevation - East
SCALE: 1/16" = 1'-0"



3 Bldg A Elevation - South
SCALE: 1/16" = 1'-0"



4 Bldg A Elevation - West
SCALE: 1/16" = 1'-0"

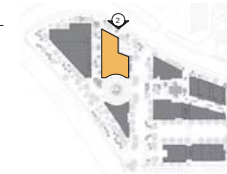




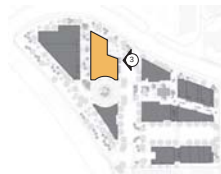
1 Bldg B Elevation - North
SCALE: 1/16" = 1'-0"



2 Bldg B Elevation - East
SCALE: 1/16" = 1'-0"



3 Bldg B Elevation - South
SCALE: 1/16" = 1'-0"



4 Bldg B Elevation - West
SCALE: 1/16" = 1'-0"





1 Bldg C Elevation - North
SCALE: 1/16" = 1'-0"



2 Bldg C Elevation - East
SCALE: 1/16" = 1'-0"



3 Bldg C Elevation - South
SCALE: 1/16" = 1'-0"

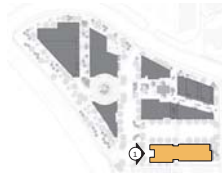


4 Bldg C Elevation - West
SCALE: 1/16" = 1'-0"





1 Bldg D Elevation - North
SCALE: 1/16" = 1'-0"



2 Bldg D Elevation - East
SCALE: 1/16" = 1'-0"



3 Bldg D Elevation - South
SCALE: 1/16" = 1'-0"

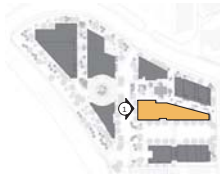


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1 Bldg E Elevation - North
SCALE: 1/16" = 1'-0"



2 Bldg E Elevation - East
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3 Bldg E Elevation - South
SCALE: 1/16" = 1'-0"

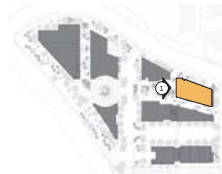


4 Bldg E Elevation - West
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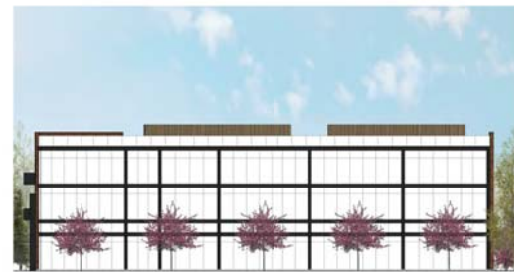
1 Bldg F Elevation - North
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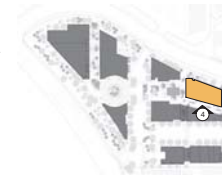
2 Bldg F Elevation - East
SCALE: 1/16" = 1'-0"



3 Bldg F Elevation - South
SCALE: 1/16" = 1'-0"



4 Bldg F Elevation - West
SCALE: 1/16" = 1'-0"





1 Bldg G Elevation - North
SCALE: 1/16" = 1'-0"



2 Bldg G Elevation - East
SCALE: 1/16" = 1'-0"

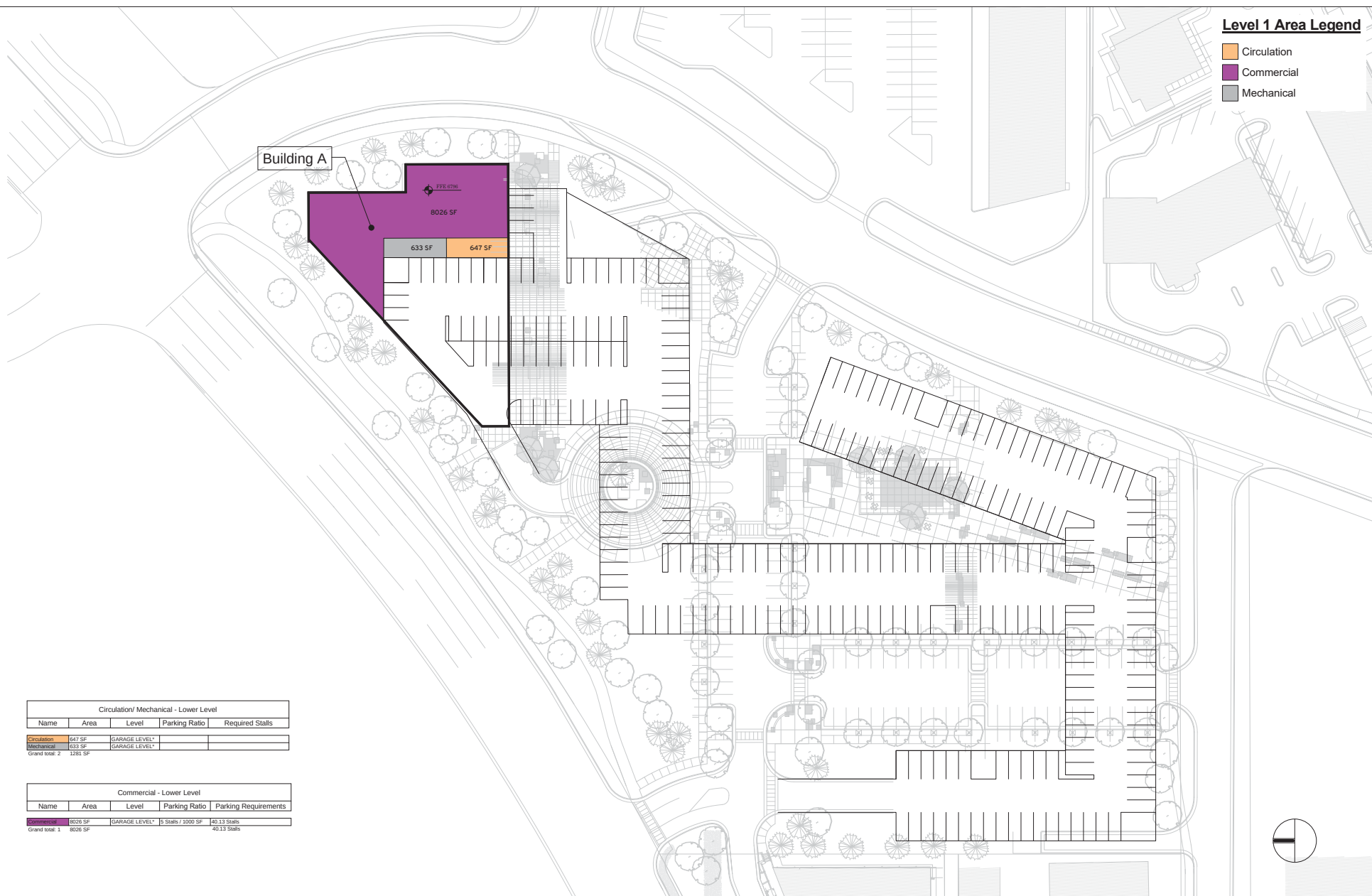


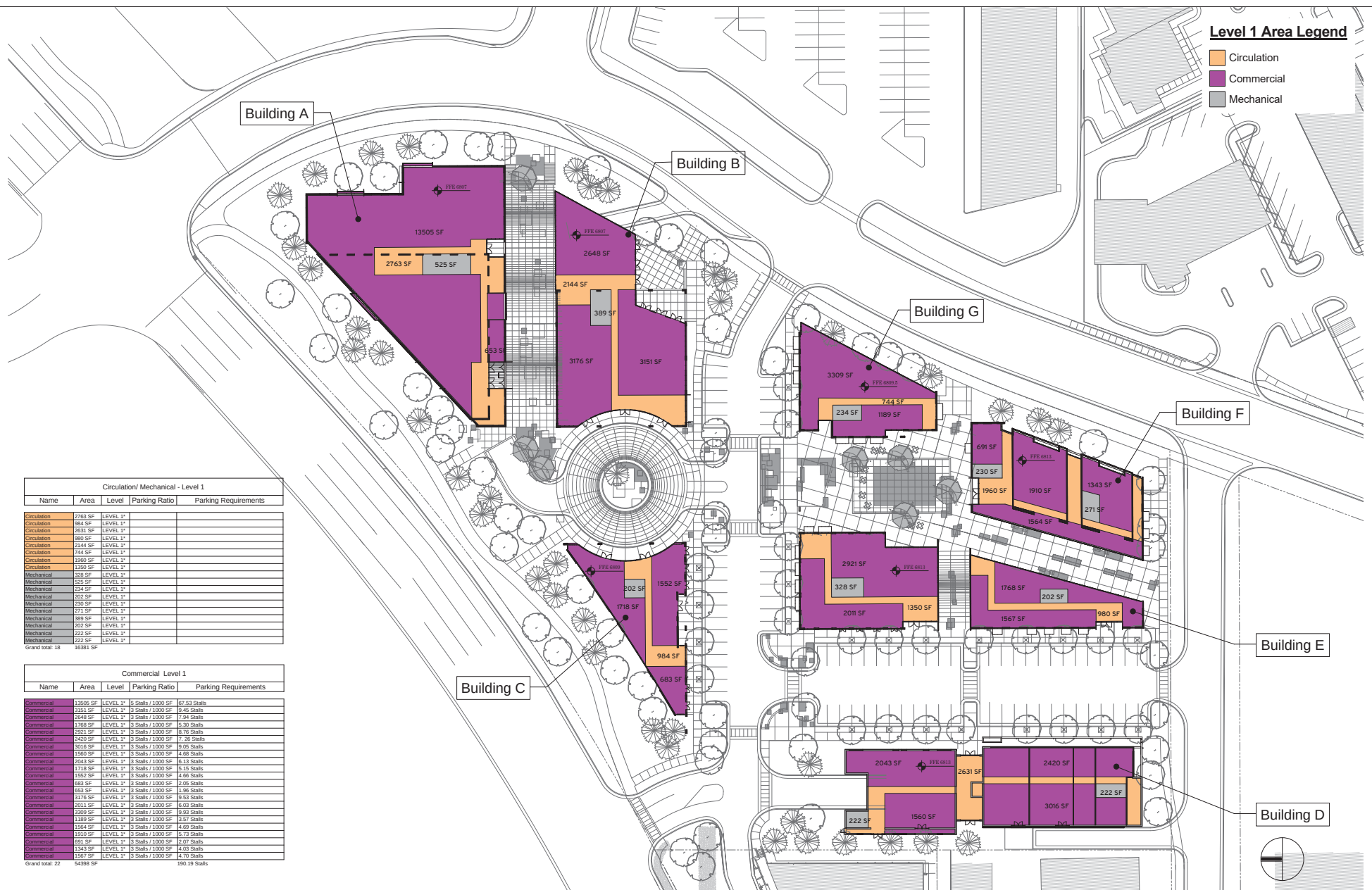
3 Bldg G Elevation - South
SCALE: 1/16" = 1'-0"

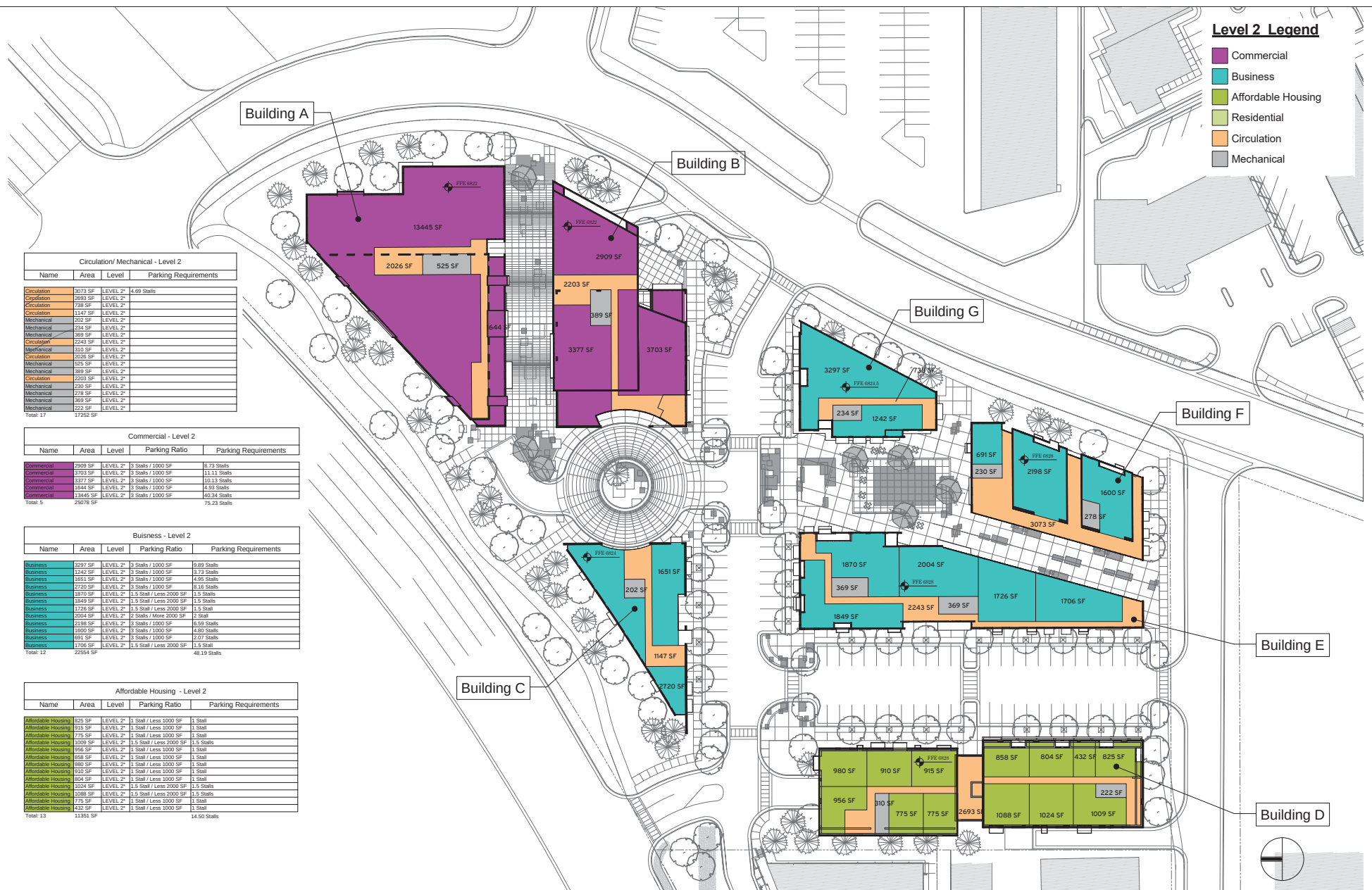


4 Bldg G Elevation - West
SCALE: 1/16" = 1'-0"









Level 2 Legend

- Commercial
- Business
- Affordable Housing
- Residential
- Circulation
- Mechanical

Circulation/ Mechanical - Level 2				
Name	Area	Level	Parking Requirements	
Circulation	3073 SF	LEVEL 2*	4.69 Stalls	
Circulation	2933 SF	LEVEL 2*		
Circulation	738 SF	LEVEL 2*		
Circulation	1147 SF	LEVEL 2*		
Circulation	202 SF	LEVEL 2*		
Mechanical	234 SF	LEVEL 2*		
Mechanical	389 SF	LEVEL 2*		
Circulation	1243 SF	LEVEL 2*		
Mechanical	310 SF	LEVEL 2*		
Circulation	206 SF	LEVEL 2*		
Mechanical	525 SF	LEVEL 2*		
Mechanical	389 SF	LEVEL 2*		
Circulation	2203 SF	LEVEL 2*		
Mechanical	230 SF	LEVEL 2*		
Mechanical	278 SF	LEVEL 2*		
Mechanical	389 SF	LEVEL 2*		
Mechanical	222 SF	LEVEL 2*		
Total:	17		17252 SF	

Commercial - Level 2				
Name	Area	Level	Parking Ratio	Parking Requirements
Commercial	2909 SF	LEVEL 2*	0 Stalls / 1000 SF	0.73 Stalls
Commercial	3703 SF	LEVEL 2*	0 Stalls / 1000 SF	11.11 Stalls
Commercial	527 SF	LEVEL 2*	0 Stalls / 1000 SF	16.13 Stalls
Commercial	1444 SF	LEVEL 2*	0 Stalls / 1000 SF	4.58 Stalls
Commercial	13445 SF	LEVEL 2*	0 Stalls / 1000 SF	40.34 Stalls
Total:	5			75.23 Stalls

Business - Level 2				
Name	Area	Level	Parking Ratio	Parking Requirements
Business	3297 SF	LEVEL 2*	0 Stalls / 1000 SF	9.89 Stalls
Business	1242 SF	LEVEL 2*	0 Stalls / 1000 SF	3.73 Stalls
Business	1653 SF	LEVEL 2*	0 Stalls / 1000 SF	4.95 Stalls
Business	2720 SF	LEVEL 2*	0 Stalls / 1000 SF	8.16 Stalls
Business	1870 SF	LEVEL 2*	1.5 Stall / Less 2000 SF	1.5 Stalls
Business	1448 SF	LEVEL 2*	1.5 Stall / Less 2000 SF	1.5 Stalls
Business	1726 SF	LEVEL 2*	1.5 Stall / Less 2000 SF	1.5 Stalls
Business	2004 SF	LEVEL 2*	0 Stalls / More 2000 SF	2 Stalls
Business	1188 SF	LEVEL 2*	0 Stalls / 1000 SF	6.59 Stalls
Business	1600 SF	LEVEL 2*	0 Stalls / 1000 SF	4.80 Stalls
Business	691 SF	LEVEL 2*	0 Stalls / 1000 SF	2.07 Stalls
Business	1706 SF	LEVEL 2*	1.5 Stall / Less 2000 SF	1.5 Stalls
Total:	12			48.19 Stalls

Affordable Housing - Level 2				
Name	Area	Level	Parking Ratio	Parking Requirements
Affordable Housing	625 SF	LEVEL 2*	1 Stall / Less 1000 SF	1 Stall
Affordable Housing	1115 SF	LEVEL 2*	1 Stall / Less 1000 SF	1 Stall
Affordable Housing	775 SF	LEVEL 2*	1 Stall / Less 1000 SF	1 Stall
Affordable Housing	1009 SF	LEVEL 2*	1.5 Stall / Less 2000 SF	1.5 Stalls
Affordable Housing	856 SF	LEVEL 2*	1 Stall / Less 1000 SF	1 Stall
Affordable Housing	858 SF	LEVEL 2*	1 Stall / Less 1000 SF	1 Stall
Affordable Housing	980 SF	LEVEL 2*	1 Stall / Less 1000 SF	1 Stall
Affordable Housing	1110 SF	LEVEL 2*	1 Stall / Less 1000 SF	1 Stall
Affordable Housing	804 SF	LEVEL 2*	1 Stall / Less 1000 SF	1 Stall
Affordable Housing	1024 SF	LEVEL 2*	1.5 Stall / Less 2000 SF	1.5 Stalls
Affordable Housing	1088 SF	LEVEL 2*	1.5 Stall / Less 2000 SF	1.5 Stalls
Affordable Housing	775 SF	LEVEL 2*	1 Stall / Less 1000 SF	1 Stall
Affordable Housing	432 SF	LEVEL 2*	1 Stall / Less 1000 SF	1 Stall
Total:	13			14.90 Stalls

Area Plan Level 2
MPD - 122
July 27, 2016

Bonanza Park East

Keams Blvd. & Bonanza Dr.
Park City, Utah 84068





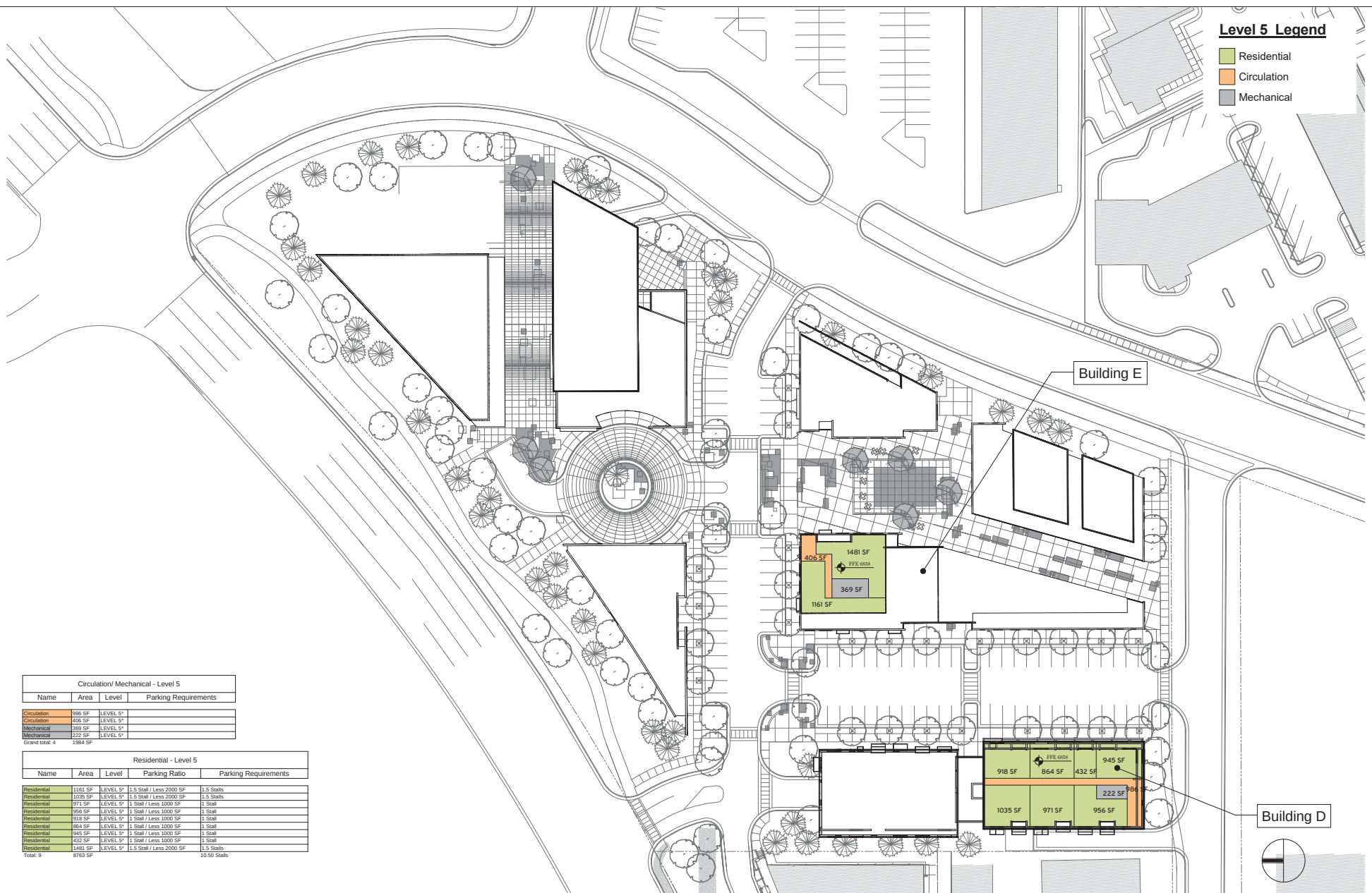


Exhibit C – [11 May 2016 Planning Commission Staff Report](#)

Exhibit D – [11 May 2016 Planning Commission Minutes](#)

Small Town

Goal 1: Park City will protect undeveloped lands, discourage sprawl, and direct growth inward to strengthen existing neighborhoods

Objectives:

1A: Direct complimentary land use and development into existing neighborhoods that have available infrastructure and resource capacity.

1B: Each neighborhood should have a well-defined edge, such as open space or a naturally landscaped buffer zone, permanently protected from development, with the exception of the transition areas where two adjacent neighborhoods merge along an established transportation path.

1C: Primary residential neighborhoods should encourage opportunities to enhance livability with access to daily needs, including: a mini market, a neighborhood park, trails, community gardens, walkability, bus access, home business, minor office space, and other uses that are programmed to meet the needs of residents within the neighborhood and complement the existing context of the built environment.

1D: Increase neighborhood opportunities for local food production within and around City limits. Sustainable agriculture practices should be considered within appropriate areas.

Goal 2: Park City will emphasize and preserve our sense of place while collaborating with the Wasatch Back and Salt Lake County regions through regional land use and transportation planning.

Objectives:

2A: A regional land-use planning structure should be integrated within a larger transportation network built around transit.

2B: Regions should be bounded by and provide a continuous system of greenbelt/wildlife corridors to be determined by natural conditions.

2C: Regional institutions and services (e.g. government, stadiums, museums, etc.) should be located within existing development nodes.

2D: Materials and methods of construction should be specific to the region, exhibiting a continuity of history and culture and compatibility with the local character and community identity.

Goal 3: Park City will encourage alternative modes of transportation on a regional and local scale to maintain our small town character.

Objectives:

3A: Streets, pedestrian paths and bike paths should contribute to a system of fully connected and interesting routes to all destinations. Their design should encourage pedestrian and bicycle use by being small and spatially defined by buildings, trees, signs, and lighting; and by discouraging high-speed traffic.

3B: Prioritize efficient public transportation over widening of roads to maintain the *Small Town* experience of narrow roads, modest traffic, and Complete Streets.

3C: Public transportation routes should be designed to increase efficiency of passenger trips and capture increased ridership of visitors and locals.

NATURAL SETTING

Goal 4: Open Space: Conserve a connected, healthy network of open space for continued access to and respect for the *Natural Setting*.

Objectives:

4A: Protect natural areas critical to biodiversity and healthy ecological function.

4B: Buffer entry corridors from development and protect mountain vistas to enhance the natural setting, quality of life, and visitor experience.

4C: Prevent fragmentation of open space to support ecosystem health, wildlife corridors, and recreation opportunities.

4D: Minimize further land disturbance and conversion of remaining undisturbed land areas to development to minimize the effects on neighborhoods.

4E: Collaborate with neighborhoods to create small parks or passive open space areas.

Goal 5: Environmental Mitigation: Park City will 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.

Objectives:

5A: Encourage development practices that decrease per capita carbon output, decrease vehicle miles traveled, increase carbon sequestration, protect significant existing vegetation and contribute to the community emission reduction goal.

5B: Encourage efficient infrastructure to include water conservation, energy conservation, renewable resource technology, decreased waste production, green public transit, and increased road and pathway connectivity.

5C: Park City Municipal Corporation will be a strong partner in efforts to reduce community GHG emissions, leading by example and providing policy guidance while promoting personal accountability and community responsibility.

5D: Align transportation goals with sustainable goals that reflect all four Core Values of the City.

Goal 6: Climate Adaptation: Park City will implement climate adaptation strategies to enhance the City's resilience to the future impacts of climate change.

Objectives:

6A: Prepare for probable scenarios that could threaten health, welfare, and safety of residents. Implementation of climate adaptation strategies is necessary to become more resilient to wildfire, flood, and drought.

6B: Encourage opportunities for local food production and sales of food produced regionally.

6C: Support ecosystem health, biodiversity, and natural buffers between development and sensitive lands.

6D: Encourage regional planning efforts as a mechanism to mitigate population growth.

Sense of Community

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

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).

Goal 8: Workforce Housing: Increase affordable housing opportunities and associated services for the work force of Park City.

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.

Goal 9: Parks & Recreation: Park City will continue to provide unparalleled parks and recreation opportunities for residents and visitors.

Objectives:

9A: Maintain local recreation opportunities with high quality of service, exceptional facilities, and variety of options.

9B: Locate recreation options within close vicinity to existing neighborhoods and transit for accessibility and to decrease vehicle miles traveled. Grouping facilities within recreational campuses is desired to decrease trips.

9C: Optimize interconnectivity by utilizing bus/transportation services to recreation facilities.

Goal 10: Park City will provide world-class recreation and public infrastructure to host local, regional, national, and international events that further Park City's role as a world-class, multi-seasonal destination resort while maintaining a balance with our sense of community.

Objectives:

10A: Remain competitive as a world-class, multi-season, destination resort community by increasing year-round recreation events and demand for resort support services, such as hotels and restaurants.

10B: Balance tourism events with preservation of small town character and quality of life. Locate larger tourist activities close to resorts and/or existing facilities. Locate community facilities close to primary residential areas.

10C: Public infrastructure improvements and programming should consider the visitor experience to Park City during large events and master festivals.

Goal 11: Support the continued success of the multi-seasonal tourism economy while preserving the community character that adds to the visitor experience.

Objectives:

11A: The vibrancy of Park City's resorts is essential to the success of resort support businesses. The City must provide flexibility to allow the primary resorts to evolve with the tourism industry, increase occupancy rates year round, and create more demand for the resort support industries throughout the City.

11B: Preservation of our community core values of Small Town, Natural Setting, Sense of Community, and Historic Character is essential to maintaining the unique Park City Experience for visitors and residents. Regulate design of new development to compliment the community's core values and protect the Park City Experience.

Goal 12: Foster diversity of jobs to provide greater economic stability and new opportunities for employment in Park City.

Objectives:

12A: Retain and expand existing Park City businesses.

12B: Improve the balance of jobs-to-housing ratio in Park City through efforts to attract higher paying jobs and workforce housing strategies.

12C: Support local owned, independent businesses that reflect the core values of Park City and add to the Park City experience.

12D: Minimize commercial retail chains on Main Street and the impacts of big box and national chains on the unique Park City experience.

Goal 13: Arts & Culture: Park City will continue to grow as an arts and culture hub encouraging creative expression.

Objectives:

13A: Increase cultural, arts, and entertainment-related events that diversify and support our tourism-based economy.

13B: Foster and enhance the vitality of Park City's local arts and cultural sectors.

13C: Encourage the installation of public art on private property, public space, parks, trails, and streets that represent Park City's core values.

Goal 14: Living within Limits: The future of the City includes limits (ecological, qualitative, and economic) to foster innovative sustainable development, protect the community vision, and prevent negative impacts to the region.

Objectives:

14A: Provide reliable public resources to ensure the health, welfare, and safety of residents and visitors.

14B: Manage growth to protect the quality of life and preserve the unique *Park City Experience* by recognizing limits to growth and adopting responsible policies that are consistent with those limits. Look at policies to offset this growth through efficiencies and renewables.

14C: Provide safe drinking water to residents and visitors. Set limits to future demand based on available sources and expense of available sources.

14D: Prevent degradation of air quality through the implementation of best practices for land use, clean energy, regional transportation, and growth management.

Historic Character

Goal 15: Preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations.

Objectives:

15A: Maintain the integrity of historic resources within Park City as a community asset for future generations, including historic resources locally designated on the Park City Historic Sites Inventory and its two National Register Historic Districts – the Main Street Historic District and the Mining Boom Era Residences Thematic District.

15B: Maintain character, context and scale of local historic districts with compatible infill development and additions.

15C: Increase local knowledge of historic preservation principles and accepted standards through increased public education and programming.

15D: Provide additional public education/programming to connect property owners and financial incentives in an effort to offset the high cost of restoration.

15E: Encourage adaptive reuse of historic resources.

Goal 16: Maintain the Historic Main Street District as the heart of the City for residents and encourage tourism in the district for visitors.

Objectives:

16A: Support “adaptive re-use” of buildings along Main Street through incentives to property owners and businesses.

16B: Limit uses within the first story of buildings along Main Street to retail and restaurant establishments that are inviting to the passing pedestrian. Uses that should be discouraged include office space, real estate show rooms, parking, etc.

16C: Utilize Main Street as a backdrop/setting for cultural events, festivals, and celebrations.

Commission concur with staff?

Discussion Requested. Staff recommends allowing the applicant to address storm detention and traffic impacts during the full-MPD application. Staff finds that the outlined Transportation Master Plan Goals need to be address at Pre-Application MPD stage as General Plan compliance is to be found at Pre-Application stage. Does the Planning Commission Concur?

Exhibits

Exhibit A – Applicant's Project Description

Exhibit B – Updated MPD Pre-Application Plans

Exhibit C – [11 May 2016 Planning Commission Staff Report](#)

Exhibit D – [11 May 2016 Planning Commission Minutes](#)

Exhibit E – Volume I General Plan Goals & Objectives

Planning Commission Staff Report



Subject: Park City Heights Design Guidelines
Author: Kirsten Whetstone, MS, AICP
Date: August 24, 2016
Type of Item: Ratification of amended Park City Heights Master Planned Development (MPD) Development Agreement Exhibit G – Park City Heights Design Guidelines

PLANNING DEPARTMENT

Summary Recommendations

Staff recommends the Planning Commission review and ratify the revised Exhibit G (Park City Heights Design Guidelines) of the recorded Amended Park City Heights Master Planned Development (MPD) Development Agreement and direct Staff to record the revised Exhibit G at Summit County.

Topic

Applicant: Ivory Development LLC, owner
Applicant's representative: Brad Mackay and Spencer White
Location: Richardson Flat Road, east of SR 248 and west of US 40
Zoning: Community Transition (CT)
Adjacent Land Uses: Open Space, Rail Trail, US 40, Quinn's Water Treatment Plant, and vacant land

Disclosure: The City retains a security interest as the holder of a Trust Deed in conjunction with a prior transaction regarding the property. However, the City is not an "applicant" and does have any current ownership in the property.

Proposal

Attached are the Park City Heights Design Guidelines (Exhibit A) redlined to show amendments approved by the Planning Commission on November 6, 2013, with additional revisions approved by the Planning Director in 2014, highlighted in yellow. Staff requests the Commission ratify the amended Design Guidelines so that this document can be recorded at Summit County as an amendment to Exhibit G of the recorded Amended Park City Heights Development Agreement (Exhibit B).

Background

The Park City Heights MPD was initially approved by the Planning Commission on May 11, 2011. The original Development Agreement was ratified by the Planning Commission on October 26, 2011, executed on November 18, 2011, and recorded at Summit County on November 23, 2011.

On November 6, 2013, the Planning Commission approved amendments to the Park City Heights MPD and preliminary plat due to soil conditions discovered on the site that necessitated a re-design of the lower site plan and changed the configuration of the Park Home and Cottage units. The Design Guidelines were also amended at that time

to reflect these changes. The amended MPD Development Agreement was ratified by the Commission on September 24, 2104 and recorded at Summit County on November 4, 2014.

During review of building permits in 2014 for the first units and Clubhouse, the applicants and Staff discovered that the recorded Design Guidelines were in black and white, the photos were not clear, and that additional clarifications were needed in terms of descriptions for lots, unit types and configurations due to changes in the MPD site plan and subdivision plat (as further described below).

Because the Design Guidelines are an attachment to the recorded Development Agreement, Staff is requesting Planning Commission review and ratification of the amendments to Exhibit G of the Amended Development Agreement (Design Guidelines), in order to record a clean (un-redlined) and color version of the amended Design Guidelines.

Analysis

The redlined Design Guidelines were recorded at Summit County as a black and white document that is not legible. Additional administrative revisions were approved by the Planning Director in September of 2014 after the Development Agreement and Guidelines were recorded at Summit County. These revisions provided clarity in terms of descriptions of lot types and street patterns to reflect the revised plat and the revised MPD site plan. Descriptions for the amended unit and lot types and configurations were corrected. These further amendments included the following:

- 1) Include setback exceptions (such as for bay windows, eaves, porches, etc.) that apply per the CT zone and in compliance with the LMC;
- 2) Include setbacks for the Clubhouse;
- 3) Include height exceptions that apply per the CT zone (such as 5' for pitched roofs of at least a 4:12 pitch);
- 4) Revise the concept plan illustrations to match the amended MPD and plat;
- 5) Change photos to comply with the amended MPD;
- 6) Delete statements about LEED construction, consistent with the MPD conditions that did not require LEED standards, but conditioned the following: "all units will be constructed to National Association of Builders National Green Building Standards Silver Certification (or other equivalent Green Building certification approved by the Planning Director)" OR reach LEED for Homes Silver Rating (minimum 60 points).; and
- 7) Other administrative design clarifications such as roof materials, articulation, stepping, repetition of design within 300', etc. as highlighted in Exhibit A.

Section 15-6-4 (G) of the Land Management Code states that once the Planning Commission has approved a Master Planned Development for a project (*or an amendment*), 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.

These proposed changes to Exhibit G of the recorded Amended Development Agreement are consistent with the approved amended Master Planned Development and are not contrary to the site and lot requirements of the CT Zone or the LMC. These amendments to the Design Guidelines are considered administrative and do not affect the force and effect of the recorded Development Agreement.

Department Review

The Planning Department has reviewed the amended Design Guidelines for consistency with the November 6, 2013, amended Park City Heights MPD approval and the October 15, 2014 Amended Development Agreement. Planning, Engineering and Legal Departments have reviewed this staff report.

Recommendation

Staff recommends the Planning Commission review and ratify the revised Exhibit G (Park City Heights Design Guidelines) of the recorded Amended Park City Heights Master Planned Development (MPD) Development Agreement and direct Staff to record the revised Exhibit G at Summit County.

Exhibits

Exhibit A- Proposed Amended Exhibit G (Park City Heights Design Guidelines) to the Amended Park City Heights Development Agreement

Exhibit B- Recorded Amended Development Agreement (recorded November 4, 2016) (including recorded Exhibit G Design Guidelines) (note only Exhibits A, B, C and G are included with this report).

Exhibit C- Minutes of November 6, 2013 Planning Commission meeting

Park City Heights

Neighborhood Design Guide

Correct Lot Layout

~~May~~, 2016

August

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Area History

The Park City Heights neighborhood is situated in an area commonly referred to as Quinn's Junction. This area today is home to the United States Ski and Snowboard Association, the National Ability Center and a growing first rate medical community anchored by the Park City Medical Center. Quinn's Junction takes its name from Mr. Quinn who homesteaded the area in the 1920's. He was a cigar maker in Park City.

This area also has a connection to Park City's rich mining history. The intersection of what is today Hwy 248 and Hwy 40 was named Keetley Junction by the Union Pacific railroad after John (Jack) Keetley who was the Superintendent of the Ontario Mine from 1902 until his death in 1912. This was the point where the Ontario Branch of the Union Pacific Railroad left the Park City Branch to serve the station at the Ontario drainage tunnel at Keetley in Wasatch County. This was a major traffic point on the Park City Branch, loading 200 tons per day when in 1925 several mining companies merged to form the Park Utah Consolidated Mining Company. In 1995 this area was flooded as part of the Jordanelle Dam project.

The Union Pacific Park City Branch Railroad grade has been preserved as a 28-mile rail-trail and bikeway providing recreational and alternative transportation options. The "Rail Trail," as it is commonly known, follows the historic route of the Union Pacific railroad spur from the mining town of Park City to the main Union Pacific Railroad line still in use at Echo. A connector trail is provided in the Park City Heights neighborhood to access this historic trail. The Historic Union Pacific Rail Trail has been open since 1992, and is one of America's first 500 rail trails.



The Park City Heights neighborhood is south of Silver Creek and Richardson Flats, areas historically used for mining-related activities including storage of excess ore and excavated materials and currently undergoing remediation. The road currently known as Richardson Flats Road has gone by several names over the years, some more colorful than others including Highway (US) 40, Gun Club Road and Old Dump Road. In 1980 the Utah Department of Transportation built a relocation of US-40 to get it out of the valley that would be filled by the Jordanelle Reservoir. The locally popular name "Old Dump Road" refers to its use as the path to the official county landfill that used to be located by Richardson Flat near what is today the Park and Ride. Local lore attributes the name Gun Club Road to another hobby – shooting at road signs and other items dumped in the area. Today the road is owned by Summit County.

Design Philosophy

Park City has a rich Architectural Heritage that has created a collection of neighborhoods, remarkable for their diversity and unique character. Park City Heights is a new mountain neighborhood that blends a variety of home and lot types, architectural styles and landscapes that use key character elements found in these diverse Park City neighborhoods. Located within an important entry corridor to Park City, Park City Heights must establish itself as a distinct neighborhood while still fitting within the context of the existing and surrounding natural and architectural fabric. It is important to represent an “Old Town” and “Park City” character within the development, but replicating these styles is not desired. Park City Heights strives to become an “authentic” neighborhood designed around neighborhood parks, open spaces and trails, a variety of home types and lot sizes and diverse architectural elements. For homes in Park City Heights, the emphasis is on simple structural expressions using a vocabulary of architectural elements found within Park City including Victorian, Cottage, Arts and Crafts, Prairie Style, and Modern and Contemporary styles. Each Home within Park City Heights with the exception of the 2 lots accessed from Deer Valley will be required to meet and adhere to the following guide with the intent that each and every Home contributes to the community as a whole. The Deer Valley lots must adhere to the C.C. & R’s of the Oaks at Deer Valley.

Applicability

Design Guidelines have been created to ensure all improvements at Park City Heights preserve the natural beauty of the surrounding landscape and generate a unified community design. The Guidelines are intended to provide direction to owners and designers to ensure compatibility with the desired character at Park City Heights. They explain the architectural aesthetics and site considerations that are to guide the design and construction of all new buildings, building additions, site work, and landscaping within Park City Heights. These Guidelines are not intended to create a homogenous, look alike neighborhood of earth tones and mountain timbers, but rather are intended to create a harmonious and diverse community of unique and varied homes that will form the foundation for a vibrant and successful mountain neighborhood.

The Design Guidelines are organized into six sections:

- Overview
- Park Homes
- Cottage Homes
- Homesteads
- Landscape Patterns
- Sustainability

Each section is designed to provide key information that will help homeowners make architectural and site planning decisions for their homes within Park City Heights. Each Lot Type is provided with a set of specific Community and Architectural Patterns. The Community Patterns section provides building setback, street character, garage placement and orientation for each product type within the development. The Architectural Patterns section presents Guidelines for individual architectural elements and key details, materials and applications to help owners create compatible homes within a neighborhood setting.

The Landscape Patterns and Sustainability sections apply to each Lot Type throughout the development. The Landscape Patterns provide a list of appropriate landscape materials for all lot and home types and emphasizes the importance of appropriate plant materials for the various landscape forms and spaces for each home and lot. The Sustainability section focuses on specific sustainable measures that must be incorporated by every home within the project.

Each Lot owner or Builder must also refer to the Park City Heights Codes, Covenants and Restrictions for specific requirements and design review submittal requirements.

Lot Types

Park City Heights is comprised of a variety of architectural styles found within three (3) unique and diverse Lot types: Park Homes, Cottage Homes and Homesteads.



• Park Homes

Park Homes consist of small lot single family homes and 4-unit multi family buildings. All Park Homes are adjacent to or in close proximity to a park or open space and are primarily accessed by rear lanes and rear garages providing a focus on the front doors and front porches.



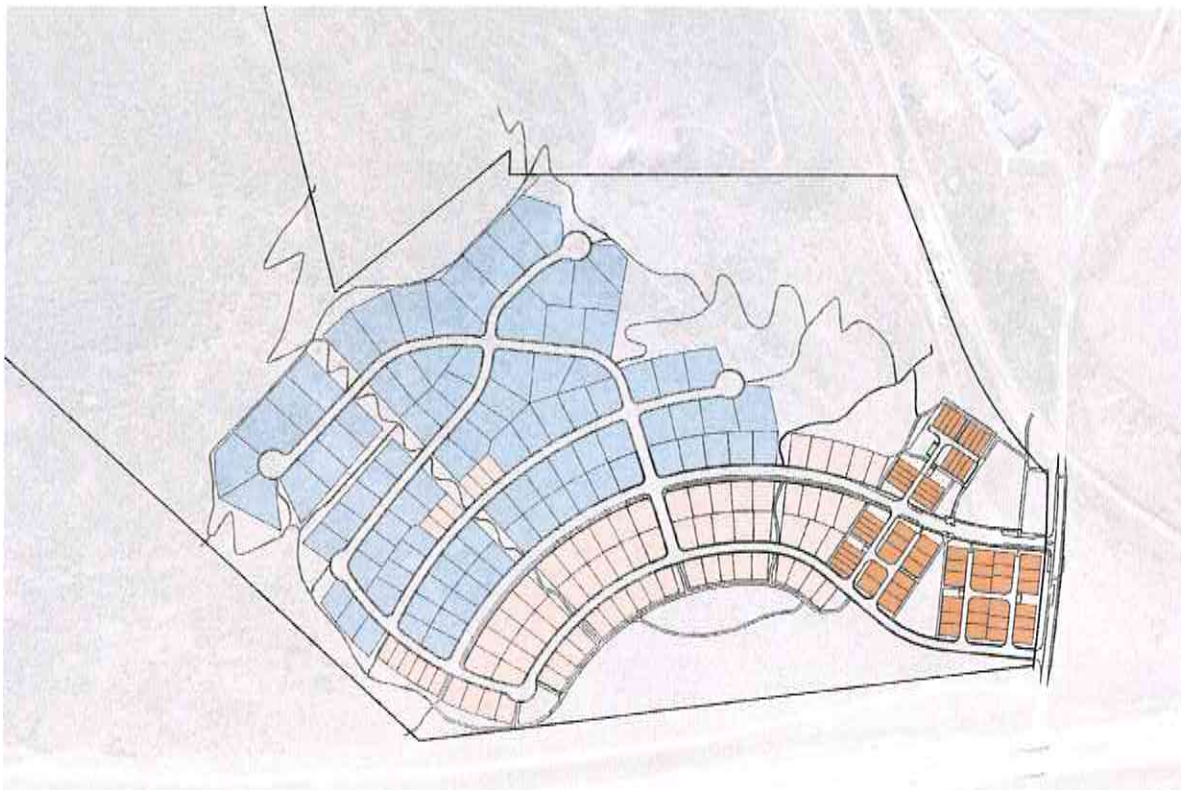
• Cottage Homes

Cottage Homes consist of smaller single family homes on varied lot sizes that generally range from 4,500 square feet to 10,500 square feet. Prominent street oriented entry's and front porches along with semi-recessed garages are used to provide an emphasis on placing people near the street.



• Homesteads

Homesteads consist of larger single family homes generally on lots ranging in size from 8,000 square feet to 25,000 square feet. Homesteads are located across the upper slopes of the development and these lots will form the visual transition to the surrounding open space and will require the most sensitive placement to respect and respond to the existing terrain.



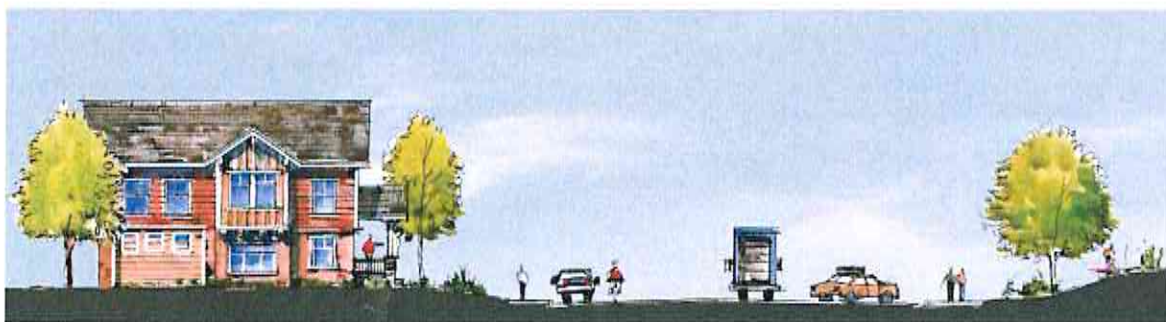
Park Homes

C o m m u n i t y & A r c h i t e c t u r e
P a t t e r n s

Street Patterns



All Park Homes are adjacent to a park or open space. The front facades of these homes are oriented to walkways and trails providing great access to the neighborhood amenities surrounding them. Front porches are critical elements of these homes, helping to reduce the impacts of the mass on the streetscape and surrounding views into the project. Park Homes also utilize on-street parking to provide varied and shared parking alternatives minimizing the impact of the automobile within this neighborhood.



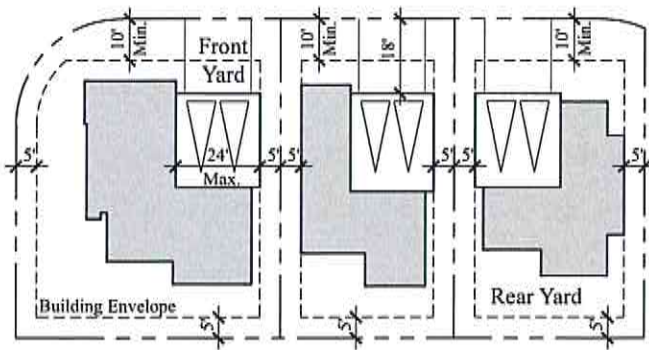
Small Lot Single Family
Park Home

Ledger Way

Neighborhood
Park

Park Homes

Building Placement



Small Lot Single Family Detached:

Park Homes consist of thirty-five (35) small lot single family detached homes and twenty-eight (28) multi-family attached units and clubhouse/amenities.

Small Lot Single Family Detached:

Front Yard Setback: Minimum 10'

Side Yard Setback: Minimum 5'

Side Yard Street Setback (Corner Lot): Minimum 5'

Rear Yard Setback: Minimum 5'

Multi-Family Attached:

Front Yard Setback: Minimum 5'

Interior Unit Side Yard Setback: No minimum
- units are attached

End Unit Side Yard Setback: Minimum 2'

Rear Yard Setback: Minimum 10'

Clubhouse/Amenity Structure(s):

Front Yard Setback: Minimum 3' for main Structure*

Side Yard Setback: No minimum

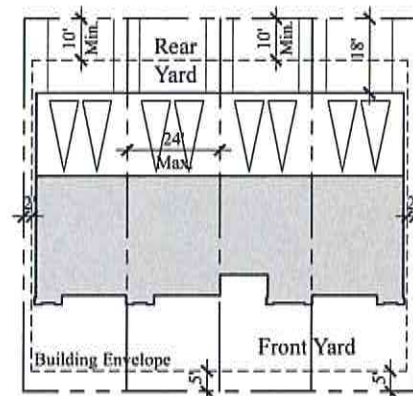
Side Yard Street Setback: No minimum

Rear Yard Setback: No minimum

* Exceptions: Roof overhangs, support structures, posts, footings, patios, steps, sidewalks, balconies, gazebos, and similar Structures are allowed as exceptions.

Garages: Shall be a maximum of 24' wide. Garage doors must be placed at either 10' from the property line or a minimum of 18' from the property line.

Garage Doors: Two (2) car wide garage doors may be a maximum 18' wide. Single doors may be a maximum of 9' wide.



Multi-Family Attached:

Parking: No enclosed structures for the storage or parking of boats and/or motor homes are permitted.

Front Yard Exceptions: (1) Uncovered steps leading to the Main Building provided the steps are not more than four feet (4') in height from Final Grade, not including any required handrails, and do not cause any danger or hazard to traffic by obstructing view of a street or intersection; (2) Roof overhangs, eaves, and cornices projecting not more than three feet (3') into the Front Yard;

Side & Rear Yard Exceptions: (1) Bay Windows not more than twelve feet (12') wide, projecting not more than two feet (2') into the Side/Rear Yard; (2) Chimneys not more than five feet (5') wide projecting not more than two feet (2') into the Side/Rear Yard; (3) Window wells and light wells projecting not more than three feet (3') into the Side/Rear Yard; (4) Roof overhangs and eaves projecting not more than three feet (3') into the Side/Rear Yard; (5) Fire riser rooms extending not more than three feet (3') into the Side/Rear Yard; (6) Window sills, belt courses, cornices, trim, and other ornamental features projecting not more than six inches (6") beyond the window or Structure to which it is attached. In no case shall an exception be allowed if contrary to the International Building Code.

Front, Side & Rear Yard Exceptions: (1) Fences, retaining walls, stairs, pathways, trails, sidewalks, patios, driveways, similar Structures, screened mechanical and utility equipment, and approved Parking Areas are allowed as exceptions in the Front/Side/Rear Yards as approved by the Design Review Board.

Park Homes

Massing & Composition

Scale of Buildings

It is important that the massing of the buildings be scaled in such a way that it relates to the people living there and harmonizes with the area and its natural features. This is especially true in the Park Home area where attached buildings may be larger than in other areas of the development. Park Homes range in size from small lot single family homes to 4-unit multi family attached buildings.

To avoid building forms that are boxy in massing the following criteria should be met.

- No unbroken expanse of building mass may exceed 35'. If the 35' is reached the wall line must step a minimum of 2' (Small Lot Single Family Detached units only).
- No unbroken expanse of building mass may exceed 45'. If the 45' is reached the wall line must step a minimum of 1' (Multi-family Attached units only).

In addition to a horizontal shift, it is encouraged to provide a vertical shift as well. This can be accomplished with the following:

- Roof lines should shift up or down to take on a different ridge alignment.
- Roof areas must provide variation in roof shape. No single roof shape should dominate the total roof area.



Horizontal & vertical variation must occur

Repetition

Buildings of similar plans must offer up differentiation in elevations and color. To ensure diversity, identical building elevations shall not be permitted on the same street frontage or directly across the street for a distance of no less than three-hundred (300) feet. The Design Review Board shall approve the use of similar plans in multi-family attached buildings and require variations in colors and materials between building facades to ensure diversity within the development. These requirements are applied so that the building mass does not become overpowering. Where possible, making changes to wall planes and providing some variety in the roof form will yield diversity and visual interest.



Repetition of identical elevations is prohibited

Unit Size

Units in the Park Homes area will have a minimum square footage of 800 sq. ft. The first floor area shall not be less than 470 sq. ft. for two story units. The maximum square footage for any unit is 2,800 sq. ft. (all areas noted are gross living areas and exclude porches, decks, garages and basements).

as defined by the Park City Land Management Code.)

Building Height

The intent of the height guideline is to present a human-scale roofscape, one that steps with the contours of the terrain and recalls the natural setting. Allowable building heights are limited by Park City Municipal Code. No Structure shall be erected to a height greater than twenty-eight feet (28') from existing grade. Accessory Structures shall not exceed a maximum height of eighteen feet (18') to the peak of the roof.

The following exceptions apply only to the Main Structure:

- (1) A gable, hip or similar pitched roof may extend up to five feet (5') above Building Height, if the roof pitch is 4:12 or greater.
- (2) Chimneys, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building.

Park Homes

Walls

Foundation Walls

Foundation walls form the base or grounding element of the structure. Foundation walls must step down with the grade change so that their exposed surface is minimized. Maximum exposed foundation wall height is four feet (4'). All exposed concrete must be finished for appearance with foundation plaster, stone veneer, board formed concrete or paint.

Building Walls

Building walls are those walls above the foundation walls that form the middle of the structure. The treatment of these walls provides an opportunity to visually unify this phase of the development. The use of different materials is encouraged to give distinction to the varied forms of the building. Materials on building walls will be limited to three different types for any single structure in the Park Homes.

Approved materials are:

- Natural Stone
- Horizontal wood siding
- Board and batten vertical wood siding
- Machine sawn wood shingles
- Composite siding or approved similar
- Stucco (as approved by the Design Review Board)
- Steel (as approved by the Design Review Board)
- Masonry



Vertical siding



Horizontal & vertical siding material combinations

Wall Appurtenances

Detail elements applied to the exterior wall such as wall decoration, shutters, bay windows and flower boxes can add visual interest to the building façade. Care should be taken to not overstate or overly decorate. These elements should be functional and not simply replications of things seen elsewhere.

- Wall Decoration - Painted, relief or trimmed detail work is not recommended.
- Window and Door Shutter - Should be less prominent in the Park Homes. If used they should appear operable and matched to size openings. They may be made of wood or fiberglass that resembles wood. Design should be simple and straightforward, without undue decoration. Painted shutters are encouraged on single windows and fully glazed doors. Hardware shall be corrosion-resistant in a compatible color. Styles may be louvered, raised or flat paneled or planked and awning shutters are permitted.
- Bay Windows and Flower Boxes - These should be designed in a simple and direct manner.



Simple wall decoration



Shutters not prominent in Park Homes

Park Homes

Porches

Porches

A core ideal of the development is the use of covered front porches to promote a human scale, sense of entry and emphasize relationship to the street. Massing of porch elements also can help to further ground the building by forming a base from which the building mass can grow. To this end, porches should be made to convey a sense of human scale and are limited to one-story in height.

Integration of the front porch is required in the Park Homes area.

- Porches often will have deep eaves repeating the same rafter treatment as the main roof.
- Porch roof forms shall be consistent with the architectural style of the home.
- Porches must be a minimum of 8" above finished grade unless ADA access is required to the home. Not all porches will be the same height. Porch height should vary in that porch height is a function of the topography and style of the home. The front porch steps must be designed as an integral element to the design and style of the home and not just "stuck on" the front of the home.
- Porches can be used to wrap the corner of a house or fill the void created by an "L" shaped plan. Wrapped porches are strongly recommended for Corner Lots.
- Creativity consistent with the architectural style of the house shall be used in designing columns, posts, brackets, railing, trim and molding.
- Columns, where provided, must terminate at the porch deck or extend to within 4" of finished grade.
- Minimum porch depth is 5' with a minimum of 40 square feet. In some instances porch depth will be allowed a minimum porch depth of 4'. This will require additional porch length to ensure that porches are functional.

- All porches shall be properly detailed with authentic porch edge conditions, including a cantilevered "lip" or edge. If the porch surface is left as natural or colored concrete the face of the cantilevered lip must also remain as natural or colored concrete. If the porch surface is finished with another material, then that material should wrap the face of the porch lip.

Appropriate Porch flooring surfaces include:

- Wood or Composite Decking
- Natural or Approved Colored Concrete
- Tile or Concrete Pavers



Porches located at front setback



Properly detailed porch elements



Porch reduces impact of building mass to street



Porch height should vary

Park Homes

Windows & Doors

Windows

Windows should be predominantly rectangular in shape and vertical in orientation. Octagonal, circles and hexagons will not be approved. Window heads must be shaped to match roof lines or remain level. No scissor truss windows will be permitted with slopes not matching the roof line.

Windows may be constructed of the following materials:

- Wood
- Wood clad with color fast vinyl or aluminum
- Metal clad windows must be coated with an approved finish
- Vinyl

Note: The glass and frames used in windows and skylights cannot be highly reflective. The lenses of skylights must be clear, gray or bronze. All skylights must be low profile. No bubble type skylights will be permitted. Skylight locations should integrate well with the exterior design and not seem random. Light pollution from skylights will not be permitted. The type and location of skylights are subject to the Design Review Board.

Doors

Exterior door openings into conditioned space should be protected from weather. Porches, overhangs and other architectural features can shield openings and add interest. Doorways should be rectangular in shape. They should be made of a material and finished in a manner that is complimentary to the other exterior materials being used. The use of limited glass in entry doors is encouraged, ex. ½ lights with divided lights. Full glass doors are discouraged.

Trim

Within the Park Home product expressive trim is identified as a key architectural element. Trim shall be proportioned to the size of the opening. Trim shall project a minimum of one-half inch past the leading edge of the adjacent siding. Most trim shall be flat. Any shapes must have a simple profile. Siding must abut trim (trim shall not be installed on top of siding).



Predominantly rectangular



Vertical proportion



Doorway is complimentary to materials of the home



Door is protected from weather



Trim proportion to the size of the openings



Expressive trim



Trim with simple profile

Park Homes

Garages & Garage Doors

Garages

Garages are required in the Park Homes area of the development. They can be attached or detached and must provide a minimum of one car per residential unit. Garages must not dominate the structure when viewed from the street, especially in areas visible from right-of-ways, common areas and adjacent home sites. The use of overhangs and significant architectural details are encouraged to visually lessen the impact of the garage entrance(s).

Garage Doors

Garage doors must be provided with detailing that is tied to the homes overall design themes. Segmented doors are allowed if they are constructed to appear to be one of the traditional door types, or similar, as shown in the images (see images this page) and are subject to Design Review Board approval.

- Doors should be paneled and may incorporate glass.
- Doors are encouraged to be painted or stained colors similar to the body of the home to lessen their visual impact.
- Single garage doors are preferred. The use of single doors allows for more variety in the garage elevation.
- Garages for an individual unit are limited to two (2) garage doors in the Park Home area. A two (2) car tandem garage is allowed.
- No garage door over 9' high will be approved.
- Doors may include Diagonal, X-Bracing or Z-Braced Planks or Panels if consistent with the design of the home.

Driveways

Shared Driveways are allowed and encouraged but their width at the curb must be minimized. Driveways are encouraged to be concrete, colored concrete, stamped colored concrete, unit pavers turf block or other permeable pavers or other pattern and texture methods approved by the Design Review Board. Asphalt drives will be permitted but must be properly maintained.



Paneled doors are encouraged to incorporate glass



Door is painted to match body of the home



Single doors are preferred where feasible



Living area overhangs garage to lessen visual impact



Segmented doors - help to visually appear as two separate doors

Park Homes

Roof Patterns & Materials

Roof Patterns

Roof elements play a major part in how the overall building design relates to human scale and to the topography of the site. Roof forms can also help bring developments together visually through the use of reoccurring underlying principles.

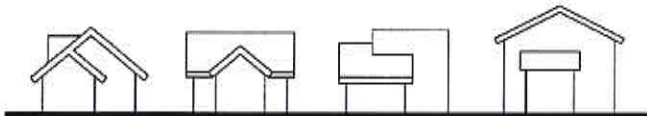
- Allowable roof pitches for sloped roofs are between 3:12 and 12:12 (roof pitch less than 4:12 may not extend up to five feet (5') above the twenty eight foot (28') Building Height)
- Allowable roof types are: gable, hip, partial hip and flat.
- Shed roofs may only be used as secondary roof forms (shed roofs may have a pitch of no less than 2:12)
- Flat roofs are also an allowable roof form (flat roofs may be sloped for drainage)

Roof forms need to be broken down to address human scale so as not to become boxy. Generally roof structures and roof lines should step with the topography of the site creating the appearance that the buildings mass steps with and follows the slope of the site. Flat roofs should be incorporated into the Park Homes where feasible and utilized for snow storage, water collection, reduced roof impacts and the creation of "green" landscaped roofs, roof gardens or patio spaces.

Building designs will incorporate a primary roof form with secondary elements attached to the primary form. See Massing & Composition for additional criteria.

The following roof shapes are not permitted:

- Mansard, fake mansard, Gambrel or Domed



Variation in Roof Forms Contributes to a more Visually Rich Neighborhood

Roof Overhangs

Roof overhangs protect walls and openings and contribute to the buildings character. Roofs should overhang walls a minimum of 12" and a max of 36". Roof overhangs less than 12" requires Design Review Board approval. Overhangs of 0" are allowed on flat roofs. Wood, composite and aluminum are allowed materials for fascia and soffit.



Overhangs protect walls

Appropriate roof overhangs

Roof Materials

Allowed roofing materials are:

- Architectural composition shingles, min.30 year
- Copper, must oxidize and turn bronze
- Zinc, flat finish
- Cor-ten steel
- Membrane roofing (at flat roofs) *added*
- Solar Shingles
- Green roofs

The following materials can be used with approved color selection:

- Aluminum
- Steel

Standing Seam Metal or corrugated roofs shall be primarily allowed on accent and porch roofs.

The following roofing materials are not allowed:

- Wood Shakes
- Highly reflective metals
- Asphalt rolled roofing



Primary roof form broken up with secondary roof elements



Roof is broken up to relate to human scale

Park Homes

Roof Appurtenances

Roof Appurtenances

Approved Dormer Shapes:

- Shed Dormers
- Gable Dormers
- Hip Dormers

• Snow Diverters should be used wherever sufficient amounts of snow may accumulate over occupied areas such as entries, patios, porches, driveways and decks. Special care should be taken with metal roofing as it is prone to releasing snow which can cause injury to people or damage to property.

• Snow Melt Systems should only be considered when all other alternatives have been explored fully. Proper roof design is imperative to eliminate the dependency of snow melt systems and their energy consumption.

• Roof top stairs, mechanical and electrical areas are required to be placed within the roof structure and are not permitted to be placed on the roof unless shielded. Shielding solutions must be approved by the Design Review Board.

• Ornaments like finials, scroll work on the ridge or barge and eave boards or decorative turrets are discouraged.

• Skylights are not to be highly reflective and must be installed flush against the roof. They should not extend to the eave line. As mentioned elsewhere in these guidelines bubble type skylights will not be approved. Light pollution from skylights will not be permitted.

• Horizontal direct vent fireplaces are allowed but chimneys are encouraged. When used, chimneys must be enclosed in a chase. The chase may be clad with wood siding, stucco, stone or approved metal. Chimney caps are required and must be constructed of approved material. Exposed metal chimneys and spark arrestors are not permitted.

• Mechanical vents 6" or larger must be enclosed in an appropriate architectural structure to match building components. When chimneys are required their size, shape and height should match that of other chimney elements on the roof. All other unenclosed exposed vents must be coated to match the roof color.

• Clerestories should be placed within the field of the roof and cannot extend to the eave lines except as approved by the Design Review Board.

• Solar Panels are allowed and encouraged and should be placed to maximize their effectiveness while also minimizing their visual impacts on adjacent owners and the community as a whole.

Gutters and Downspouts

Gutters and downspouts should be metal or copper, have a factory finished metallic patina, painted to match the surface to which they are attached or match the trim color of the home.

Rain Storage Devices

All rain storage devices must be placed underground.



Mechanical vents reflect architectural style



Gutters match surface or trim color



Solar panels located to maximize effectiveness and minimize visual impact



Skylight placed flush to roof and color blends well with roof

Park Homes

Home Appurtenances

Mechanical Equipment

Care must be given in designing a home to the location of utility equipment to avoid prominent exposure of mechanical equipment and meters to public view. Compressors, meters, utility boxes and miscellaneous equipment shall be grouped and located and screened to minimize the impact on neighbors and the community.

Utility meters are typically required to have impact protection. The location and design of this impact protection shall be included on the construction plans. The design shall satisfy the building department and utility provider requirements.

Screens can be comprised of either landscaping or landscaping and wood that is compatibly detailed to harmonize with the homes exterior. Exposed vents, grilles and other mechanical, electrical and plumbing components should be coordinated with building elements. Consider locating the dryer exhaust vent, hose bibs, waterproof outlets etc. below the first floor beam. Conceal these items to the extent possible and coordinate visible items with the foundation piers and screens.

No roof mounted mechanical equipment is allowed unless mounted on a flat roof element and is not visible from public view.

Lighting

Front porch lights should be a primary architectural focus. Outdoor and indoor lighting will be carefully reviewed to assure that neighboring properties are protected from light sources. The intent is to produce an enticing low level throughout the community that creates a warm ambience while maintaining views of the night sky and stars. Exterior lighting shall be kept to a minimum and shall be limited to porches, courtyards, garage entries, addresses and to mark paths.

The light source must conform to Park City Municipal Corporation Municipal Code / Land Management Code standards (found at www.parkcity.org).

Antennae and Satellite Dishes

When possible, satellite dishes, television or radio aerials, or antennas should be installed so as to be screened from the road, adjacent home sites or public areas. No satellite dish may be installed that is larger than 39" in diameter. Removal of trees to improve reception is prohibited. The screen wall is subject to Design Review Board approval and must be an integral component of the house design. In some cases, the enclosure may not be approved due to the location on the home site and its visual effect on the overall street scene or as viewed from adjacent home sites. Umbrella covers over satellite dishes are prohibited.

Trash Containers

Space shall be provided in an adequate and appropriate side or rear yard or interior portion of the garage to accommodate at least one trash and one large recycling container per unit and must be concealed from view from the Street.

Accessory Structures

No accessory structures are permitted.



Lights should complement architectural style but remain simple in form

Park Homes

Example Gallery

Exterior Colors

The Park Homes have a diverse range of building size. With this diversity comes an opportunity to introduce a broad range of color. Smaller buildings should follow the standard established by the Cottage Homes guidelines & utilize primary colors. White & light gray are not considered primary colors. Multi-family buildings should utilize colorful earth tones in an effort to lessen their visible mass.

Key Elements

- Varied Wall Planes & Massing
- Expressive Trim
- Exposed Structural Elements
- Low Sloping/Flat Roofs
- Emphasis on Front Porches
- Mining Meets Modern
- Not Resort Mountain Timber
- Mountain Contemporary
- Simple Forms
- Garages Secondary
- Grouped Windows
- Creative Materials



Park Homes

Cottage Homes

C o m m u n i t y & A r c h i t e c t u r e
P a t t e r n s

Street Patterns



Added

Typical Cottage Homes are single story, story and a half and two story homes placed on traditional lots located in the heart of the neighborhood. The Cottage Homes place an emphasis on the homes front facade with prominent street oriented entry's and front porches and by incorporating recessed garages or detached garages and, where feasible, garages that are accessed from the side street. The Cottage Homes are placed close to the street and sidewalks creating an intimate setting that should include appropriate front yard landscaping and garden fencing common to traditional neighborhoods while still providing on street parking and sufficient snow storage areas.



New map

Added



Piper Way

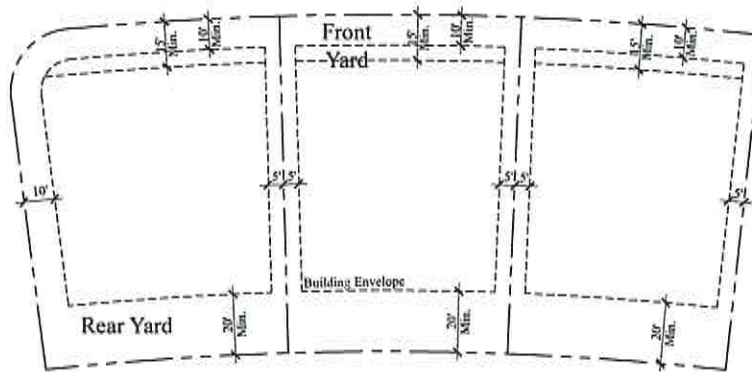
Cottage Home

Cottage Home

Ledger Way

Cottage Homes

Building Placement



Cottage Lots:

Cottage Homes consist of single family detached homes on lots that range in size from approximately 4,200 square feet to 10,500 square feet.

Front Yard Setback: 15' to Main House - 20' to front of garage. Front Porches or Single Story Bays may extend to within 10' of the property line

Side Yard Setback: Minimum 5'

Side Yard Street Setback (Corner Lot): Minimum 10' to Main House - 15' to front of garage (side load garage).

Rear Yard Setback: Minimum 20'

Attached Garages: Garage door width must not exceed 55% of the width of the front facade of the house. Attached Garages shall be a maximum of 26' wide. Garages shall be setback a minimum of 5' behind Facade.

Detached Garages: Shall be a maximum of 24' wide and shall be a maximum of 18' in height. Detached garages shall be setback a minimum of 5' behind facade.

Garage Doors: Two (2) car wide garage doors may be a maximum 18' wide. Single doors may be a maximum of 10' wide.

Parking: No enclosed structures for the storage or parking of boats and/or motor homes are permitted.

Front Yard Exceptions: (1) Uncovered steps leading to the Main Building provided the steps are not more than four feet (4') in height from Final Grade, not including any required handrails, and do not cause any danger or hazard to traffic by obstructing view of a street or intersection; (2) Roof overhangs, eaves, and cornices projecting not more than three feet (3') into the Front Yard; (3) Porches and Bay Windows, not more than ten feet (10') wide, projecting not more than five feet (5') into the Front Yard;

Side & Rear Yard Exceptions: (1) Bay Windows not more than twelve feet (12') wide, projecting not more than two feet (2') into the Side/Rear Yard; (2) Chimneys not more than five feet (5') wide projecting not more than two feet (2') into the Side/Rear Yard; (3) Window wells and light wells projecting not more than three feet (3') into the Side/Rear Yard; (4) Roof overhangs and eaves projecting not more than three feet (3') into the Side/Rear Yard; (5) Hot tubs and decks located at least five feet (5') from the Side/Rear Lot Line; (6) Window sills, belt courses, cornices, trim, and other ornamental features projecting not more than six inches (6") beyond the window or Structure to which it is attached. In no case shall an exception be allowed if contrary to the International Building Code.

Front, Side & Rear Yard Exceptions: (1) Fences, retaining walls, stairs, pathways, trails, sidewalks, patios, driveways, similar Structures, screened mechanical and utility equipment, and approved Parking Areas are allowed as exceptions in the Front/Side/Rear Yards as approved by the Design Review Board.

Cottage Homes

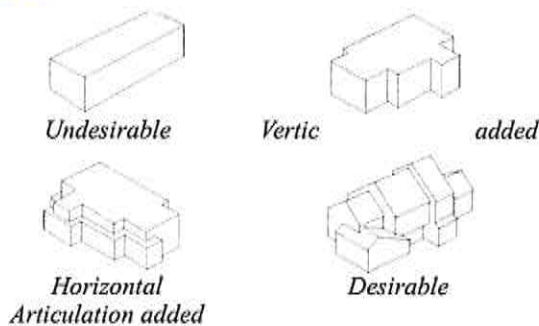
Massing & Composition

Built Forms Follow Contours

Building placement should respect existing land forms. Structures should follow contours and fit into existing land massing, rather than ignore or dominate these forms.

Scale of Buildings

It is important that the massing of the buildings be scaled in such a way that it relates to the people living there and harmonizes with the area and its natural features. No unbroken expanse of building mass may exceed 45' in length on any side elevation and 25' on front and rear elevations without a break or step. If the maximum length is reached, any combination of vertical and horizontal stepping can be added together to achieve a minimum of 3' shift, subject to the architectural style of the home.



This requirement is applied to ensure building mass does not become overpowering. Changing the planes of walls, changing direction, and providing some variety in the roof form yields diversity and visual interest. Additive building volumes give the home an appearance that it was built over time.

Repetition

Buildings of similar plans must offer up differentiation in elevations and color. To ensure diversity, identical building elevations shall not be permitted on the same street frontage or directly across the street for a distance of no less than three-hundred (300) feet. The Design Review Board shall review these requirements on a case-by-case basis per specific site conditions. Homes with similar heights may only occur consecutively along a street three times before a change in massing is required. For example, three adjacent two-story homes must be followed by a one and a half story or one-story home. There should be substantial variation in individual building forms.

Residence Size

Residences in the Cottage Homes area will have a minimum square footage of 900 sq ft for single story structures. The first floor area (defined as that floor that is accessed by the front door) shall not be less than 600 sq. ft. for two-story structures. The maximum square footage for any residence is 3,500 sq. ft. (all areas noted are gross living areas and exclude porches, decks, garages and basements), as defined by the Park City Land Management Code.)

Building Height

The intent of the height guideline is to present a human-scale roofscape, one that steps with the contours of the terrain and recalls the natural setting. Allowable building heights are limited by Park City Municipal Code. No Structure shall be erected to a height greater than twenty-eight feet (28') from existing grade. Accessory Structures shall not exceed a maximum height of eighteen feet (18') to the peak of the roof.

The following exceptions apply only to the Main Structure:

- (1) A gable, hip or similar pitched roof may extend up to five feet (5') above Building Height, if the roof pitch is 4:12 or greater.
- (2) Chimneys, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building.

Side Elevations

All Cottage units with side elevations exposed or clearly visible from a public road shall pay special attention to the massing and composition to ensure appropriate scale and form to fit visually into the landscape and windows should occur in these visible end walls. Additional landscape measures may be required to achieve this requirement.



Avoid Consecutive Massing

Cottage Homes

Walls

Foundation and Retaining Walls

Foundation walls form the base or grounding element of the structure. Foundation walls must step down with the grade change so that their exposed surface is minimized. Maximum exposed foundation wall height is four feet (4'). All exposed concrete must be finished for appearance with foundation plaster, stone veneer, board formed concrete or paint. Retaining Walls should appear to be an extension of the foundation walls of the structure. Retaining Wall materials may include stacked rock or materials to match foundation wall material subject to Design Review Board approval.



Foundation wall too exposed

Building Walls

Building walls are those walls above the foundation walls that form the middle of the structure. The treatment of these walls provides an opportunity to visually unify this phase of the development. The use of different materials is encouraged to give distinction to the varied forms of the building. Materials on building walls will be limited to three different types for any single structure in the Cottage Homes.

Approved materials are:

- Natural Stone
- Horizontal wood siding
- Board and batten vertical wood siding
- Machine sawn wood shingles
- Composite Board siding or approved similar
- Stucco (as approved by the Design Review Board)
- Steel (as approved by the Design Review Board)
- Masonry



Wall Appurtenances

Detail elements applied to the exterior wall such as wall decoration, shutters, bay windows and flower boxes can add visual interest to the building façade. Care should be taken to not overstate or overly decorate. These elements should be functional and not simply replications of things seen elsewhere.

- Wall Decoration - Painted, relief or trimmed detail work is not recommended.
- Window and Door Shutters - They should appear operable and matched to size openings. They may be made of wood or fiberglass that resembles wood. Their design should be simple and straightforward, with out undue decoration. Painted shutters are encouraged on single windows and fully glazed doors. Hardware shall be corrosion-resistant in a compatible color. Styles may be louvered, raised or flat paneled or planked and awning shutters are permitted.
- Bay Windows and Flower Boxes - These should be designed in a simple and direct manner.



Shutters sized to match openings



Shutters are simple and straightforward



Simple Bay Window adds interest to home



Does not appear operable

Cottage Homes

Porches

Porches

A core ideal of the development is the use of covered front porches to promote a human scale, sense of entry and emphasize relationship to the street.

Massing of porch elements also can help to further ground the building by forming a base from which the building mass can grow. To this end porches should be made to convey a sense of human scale and are limited to one story in height.

Integration of the front porch is required in the Cottage Homes area.

- Porches will often have deep eaves repeating the same rafter treatment as the main roof.
- Porch roof forms shall be consistent with the architectural style of the home.
- Porches must be a minimum of 8" above finished grade unless ADA access is required to the home. Not all porches will be the same height. Porch height should vary in that porch height is a function of the topography and style of the home. The front porch steps must be designed as an integral element to the design and style of the home and not just "stuck on" the front of the home.
- Porches can be used to wrap the corner of a house or fill the void created by an "L" shaped plan. Wrapped porches are strongly recommended for Corner Lots.
- Creativity consistent with the architectural style of the house shall be used in designing columns, posts, brackets, railing, trim and molding.
- Columns, where provided, must terminate at the porch deck or extend to within 4" of finished grade.
- Minimum porch depth is 6' with a minimum of 60 square feet.

- All porches shall be properly detailed with authentic porch edge conditions, including a cantilevered "lip" or edge. If the porch surface is left as natural or colored concrete the face of the cantilevered lip must also remain as natural or colored concrete. If the porch surface is finished with another material, then that material should wrap the face of the porch lip.

Appropriate Porch flooring surfaces include:

- Wood or Composite Decking
- Natural or Approved Colored Concrete
- Tile or Concrete Pavers



Appropriate porch detailing



Authentic flooring materials



Porch roof forms are consistent with home



Porches above grade

Cottage Homes

Windows & Doors

Windows

Windows should be predominantly rectangular in shape and vertical in orientation. Windows are often single, paired or in strips of three (3) or more. Octagonal, circles and hexagon shaped windows will not be approved. Window heads must be shaped to match roof lines or remain level. No scissor truss windows will be permitted with slopes not matching the roof line.

Window placement is critical and should be studied carefully for aesthetic appeal, rhythm, and proportion.

Windows may be constructed of the following materials:

- Wood
- Wood clad with color fast vinyl or aluminum
- Metal clad windows must be coated with an approved finish
- Vinyl

Note: The glass and frames used in windows and skylights cannot be highly reflective. The lenses of skylights must be clear, gray or bronze. All skylights must be low profile. No bubble type skylights will be permitted. Skylight locations should integrate well with the exterior design and not seem random. Light pollution from skylights will not be permitted. The type and location of skylights are subject to the review of the Design Review Board.

Doors

Exterior door openings into conditioned space should be protected from weather. Porches, overhangs and other architectural features can shield openings and add interest.

Doorways should be rectangular in shape. They should be made of a material and finished in a manner that is complimentary to the other exterior materials being used.

Doors are encouraged to be colorful architectural focal points. Full glass storm doors are allowed.

The use of limited glass in entry doors is encouraged, ex. ½ lights with divided lights. Full glass doors are discouraged.



Windows predominantly rectangular and vertical in proportion



Window heads must be level

Trim

Within the Cottage Home product expressive trim is identified as a key architectural element. Trim shall be proportioned to the size of the opening with a minimum width of three and one-half inches. Trim shall project a minimum of one-half inch past the leading edge of the adjacent siding. Most trim shall be flat. Any shapes must have a simple profile. Siding must abut trim (trim shall not be installed on top of siding).



Trim proportioned to size of opening



Trim should be simple, flat



Expressive trim



Doors should be colorful, architectural focal points

Cottage Homes

Garages & Garage Doors

Garages

Garages are required in the Cottage Homes area of the development. They can be attached or detached and must accommodate at least one car. Garages must not dominate the residence when viewed from the street, especially in areas visible from right-of-ways, common areas and adjacent home sites. Garages parallel to the street must be setback a minimum of 5' from the front elevation or element of the main structure or be side entry designs. The use of overhangs and significant architectural details are encouraged to visually lessen the impact of the garage entrance(s).

Garage Doors

Garage doors must be provided with detailing that is tied to the homes overall design themes. Segmented doors are allowed if they are constructed to appear to be one of the traditional door types, or similar, as shown in the images (see images this page) and are subject to Design Review Board approval.

- Doors should be paneled and may incorporate glass.
- Doors are encouraged to be painted or stained colors similar to the body of the home to lessen their visual impact.
- Single garage doors are preferred. The use of single doors allows for more variety in the garage elevation.
- Three car garages are permitted in the Cottage Homes area but must incorporate a tandem garage or a front and side entry garage combination to do so.
- No garage door over 9' high will be approved.
- Doors may include Diagonal, X-Bracing or Z-Braced Planks or Panels if consistent with the design of the home.

Driveways

Shared Driveways are allowed and encouraged but their width at the curb must be minimized. Driveways are encouraged to be concrete, colored concrete, stamped colored concrete, unit pavers turf block or other permeable pavers or other pattern and texture methods approved by the Design Review Board. Asphalt drives will be permitted but must be properly maintained.



Single garage doors are preferred



Front loaded garage is secondary to the home



Not this - door dominates visually



Paneled door incorporates glass



Not this - Garage door is dominant element



Segmented doors - help to visually appear as two separate doors

Cottage Homes

Roof Patterns & Materials

Roofing Patterns

Roofscapes dramatically shape a neighborhood and therefore require special design attention. In Historic Neighborhoods, it is obvious that a variety of roof forms, masses and slopes give great diversity to communities. Roof elements play a major part in how the overall residence design relates to human scale and to the topography of the site. Roof forms can also help bring developments together visually through the use of reoccurring underlying principles.

- Allowable roof pitches for sloped roofs are between 3:12 and 12:12 (roof pitch less than 4:12 may not extend up to five feet (5') above the twenty eight foot (28') Building Height)
- Allowable roof types are: gable, hip, partial hip and flat
- Shed roofs may only be used as secondary roof forms (shed roofs may have a pitch of no less than 2:12)
- Flat roofs are also an allowable roof form (flat roofs may be sloped for drainage)
- Roof dormers are encouraged to punctuate second story roof mass

Roof forms should remain simple. All two story homes need to incorporate single story or secondary elements which will help the overall forms to sit within the topography better. Generally roof structures and roof lines should step with the topography of the site creating the appearance that the homes mass steps with and follows the slope of the site. Flat roofs should be incorporated into the Cottage Homes where feasible and utilized for snow storage, water collection, reduced roof impacts and the creation of "green" landscaped roofs, roof gardens or patio spaces. Building designs will incorporate a primary roof form (roof area in excess of 250 sq. ft.) with secondary elements (roof area less than 250 sq. ft.) attached to the primary form.

The following roof shapes are not permitted:

- Mansard, Fake Mansard, Gambrel and Domed



Two story homes incorporate single story elements

Roof Overhangs

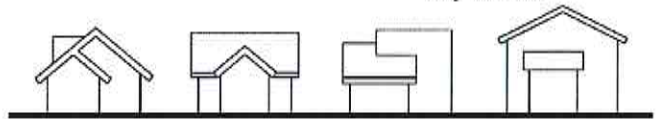
Roof overhangs protect walls and openings and contribute to the buildings character. Roofs should overhang walls a minimum of 12" and a max of 36". Roof overhangs less than 12" requires Design Review Board approval. Overhangs of 0" are allowed on flat roofs. Wood, composite and aluminum are allowed materials for fascia and soffit.



Flat roof elements are appropriate and encouraged



Metal as secondary roof element



Variation in roof forms contributes to a more visually rich neighborhood

Roof Materials

Allowed roofing materials are:

- Architectural composition shingles, min. 30 year
- Copper, must oxidize and turn bronze
- Zinc, flat finish
- Cor-ten steel
- Membrane roofing (at flat roofs) *added*
- Solar Shingles
- Green roofs

The following materials can be used with approved color selection:

- Aluminum
- Steel

Standing Seam Metal or corrugated roofs shall be primarily allowed on accent and porch roofs.

The following roofing materials are not allowed:

- Wood Shakes
- Highly reflective metals
- Asphalt rolled roofing

Cottage Homes

Roof Appurtenances

Roof Appurtenances

Approved Dormer Shapes:

- Shed Dormers
- Gable Dormers
- Hip Dormers

• Snow Diverters should be used wherever sufficient amounts of snow may accumulate over occupied areas such as entries, patios, porches, driveways and decks. Special care should be taken with metal roofing as it is prone to releasing snow which can cause injury to people or damage to property.

• Snow Melt Systems should only be considered when all other alternatives have been explored fully. Proper roof design is imperative to eliminate the dependency of snow melt systems and their energy consumption.

• Roof top stairs, mechanical and electrical areas are required to be placed within the roof structure and are not permitted to be placed on the roof unless shielded. Shielding solutions must be approved by the Design Review Board.

• Ornaments like finials, scroll work on the ridge or barge and eave boards or decorative turrets are discouraged.

• Skylights are not to be highly reflective and must be installed flush against the roof. They should not extend to the eave line. As mentioned elsewhere in these guidelines bubble type skylights will not be approved. Light pollution from skylights will not be permitted.

• Horizontal direct vent fireplaces are allowed but chimneys are encouraged. When used, chimneys must be enclosed in a chase. The chase may be clad with wood siding, stucco, stone or approved metal. Chimney caps are required and must be constructed of approved material. Exposed metal chimneys and spark arrestors are not permitted.

• Mechanical vents 6" or bigger must be enclosed in a chimney. When chimneys are required their size, shape and height should match that of other chimney elements on the roof. All other unenclosed exposed vents must be coated to match the roof color.

• Clerestories should be placed within the field of the roof and cannot extend to the eave lines except as approved by the Design Review Board.

• Solar Panels are allowed and encouraged but must be placed to minimize their visual impact to the neighborhood while maximizing their effectiveness.

Gutters and Downspouts

Gutters and downspouts should be metal or copper, have a factory finished metallic patina or painted to match the surface to which they are attached.

Rain Storage Devices

All rain storage devices must be placed underground.



Skylights are flat to roof and do not extend to eavelines or roof peaks



Solar panels visual impacts are minimized



Gutters match trim or are appropriate for the architectural style

Cottage Homes

Home Appurtenances

Mechanical Equipment

Care must be given in designing a home to the location of utility equipment to avoid prominent exposure of mechanical equipment and meters to public view. Compressors, meters, utility boxes and miscellaneous equipment shall be grouped and located and screened to minimize the impact on neighbors and the community.

Utility meters are typically required to have impact protection. The location and design of this impact protection shall be included on the construction plans. The design shall satisfy the building department and utility provider requirements.

Screens can be comprised of either landscaping or landscaping and wood that is compatibly detailed to harmonize with the homes exterior. Exposed vents, grilles and other mechanical, electrical and plumbing components should be coordinated with building elements. Consider locating the dryer exhaust vent, hose bibs, waterproof outlets etc. below the first floor beam. Conceal these items to the extent possible and coordinate visible items with the foundation piers and screens.

No roof mounted mechanical equipment is allowed unless mounted on a flat roof element and is not visible from public view.

Lighting

Front porch lights should be a primary architectural focus. Outdoor and indoor lighting will be carefully reviewed to assure that neighboring properties are protected from light sources. The intent is to produce an enticing low level throughout the community that creates a warm ambience while maintaining views of the night sky and stars. Exterior lighting shall be kept to a minimum and shall be limited to porches, courtyards, garage entries, addresses and to mark paths.

The light source must conform to Park City Municipal Corporation Municipal Code / Land Management Code standards (found at www.parkcity.org).

Antennae and Satellite Dishes

When possible, satellite dishes, television or radio aerials or antennas should be installed so as to be screened from the road, adjacent home sites or public areas. No satellite dish may be installed that is larger than 39" in diameter. Removal of trees to improve reception is prohibited. The screen wall is subject to Design Review Board approval and must be an integral component of the house design. In some cases, the enclosure may not be approved due to the location on the home site and its visual effect on the overall street scene or as viewed from adjacent home sites. Umbrella covers over satellite dishes are prohibited.

Trash Containers

Space shall be provided in an adequate and appropriate side or rear yard or interior portion of the garage to accommodate at least one trash and one large recycling container per unit and must be concealed from view from the Street.

Accessory Structures

No accessory structures are permitted.



Lights should complement architectural style but remain simple in form

Cottage Homes

Example Gallery

Exterior Colors

With the smaller homes on smaller lots there is a much higher density within the Cottage Home area than in other areas of the development. The use of rich and lively colors will help to add visual interest to this area as well as help create a strong sense of place. Earth tones are allowed but primary colors are encouraged. Building color palletes will be limited to a body, trim and window color.

Key Elements

- Varied Wall Planes & Massing
- Expressive Trim
- Exposed Structural Elements
- Varied Roof Forms
- Emphasis on Front Porches
- Colorful Exteriors
- Vertical Proportions for Windows
- Classic Forms
- Simple Forms
- Garages Secondary
- Grouped Windows
- Use of Special Windows
- Architecture Forward
- Not Mountain Timber



Cottage Homes

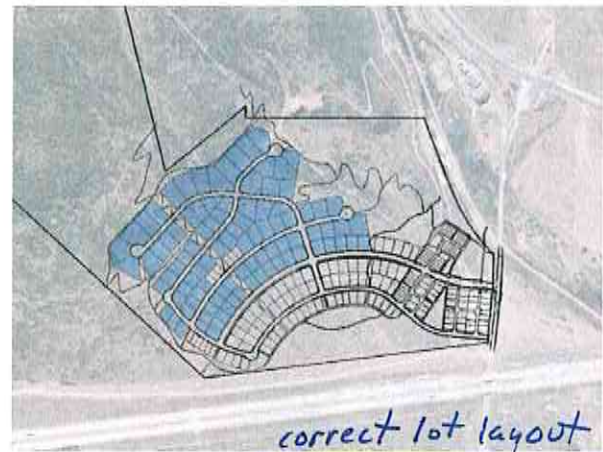
Homesteads

C o m m u n i t y & A r c h i t e c t u r e
P a t t e r n s

Street Patterns



Homesteads are typically one and one-half to two story homes on the largest lots within the neighborhood providing for a varied streetscape. All Homestead lots are accessed from the Street creating a need to vary driveway alignments and garage orientations. Homestead streetscapes must provide for a variety of landscapes while also providing adequate snow storage opportunities. Emphasis should remain on the front facades and the front doors and porches for all Homesteads maintaining a consistency within the project across all product types.



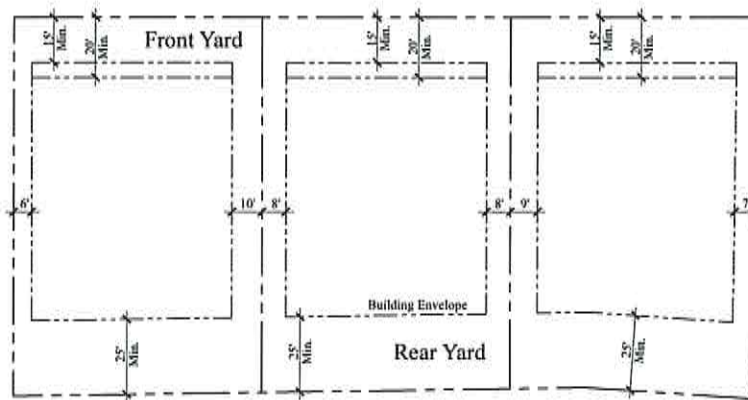
Homestead

Calamity Lane

Homestead

Homesteads

Building Placement



Homestead Lots:

Homesteads consist of larger single family detached homes on lots that generally range in size from 8,000 square feet to 25,000 square feet.

Front Yard Setback: 20' to Main House - 30' to front of garage. Front Porches or Single Story Bays may extend to within 15' of the property line.

Side Yard Setback: Minimum 6' - total combined side yard setbacks shall equal 16'

Side Yard Street Setback (Corner Lot): Minimum 15' to Main House - 25' to front of garage (side load garage). Wrapped porches may extend to within 10' of the property line.

Rear Yard Setback: Minimum 25'

Attached Garages: Garage door width must not exceed 50% of the width of the front facade of the house. Attached Garages shall be a maximum of 38' wide. Garages shall be setback a minimum of 10' behind Facade.

Detached Garages: Shall be a maximum of 24' wide and shall be a maximum of 18' in height. Detached garages shall be setback a minimum of 10' behind Facade.

Garage Doors: Two (2) car wide garage doors may be a maximum 18' wide. Single doors may be a maximum of 10' wide.

Front Yard Exceptions: (1) Uncovered steps leading to the Main Building provided the steps are not more than four feet (4') in height from Final Grade, not including any required handrails, and do not cause any danger or hazard to traffic by obstructing view of a street or intersection; (2) Roof overhangs, eaves, and cornices projecting not more than three feet (3') into the Front Yard; (3) Porches and Bay Windows, not more than ten feet (10') wide, projecting not more than three feet (3') into the Front Yard;

Side & Rear Yard Exceptions: (1) Bay Windows not more than twelve feet (12') wide, projecting not more than two feet (2') into the Side/Rear Yard; (2) Chimneys not more than five feet (5') wide projecting not more than two feet (2') into the Side/Rear Yard; (3) Window wells and light wells projecting not more than three feet (3') into the Side/Rear Yard; (4) Roof overhangs and eaves projecting not more than three feet (3') into the Side/Rear Yard; (5) Hot tubs and decks located at least five feet (5') from the Side/Rear Lot Line; (6) Window sills, belt courses, cornices, trim, and other ornamental features projecting not more than six inches (6") beyond the window or Structure to which it is attached. In no case shall an exception be allowed if contrary to the International Building Code.

Front, Side & Rear Yard Exceptions: (1) Fences, retaining walls, stairs, pathways, trails, sidewalks, patios, driveways, similar Structures, screened mechanical and utility equipment, and approved Parking Areas are allowed as exceptions in the Front/Side/Rear Yards as approved by the Design Review Board.

Homesteads

Massing & Composition

Built Forms Follow Contours

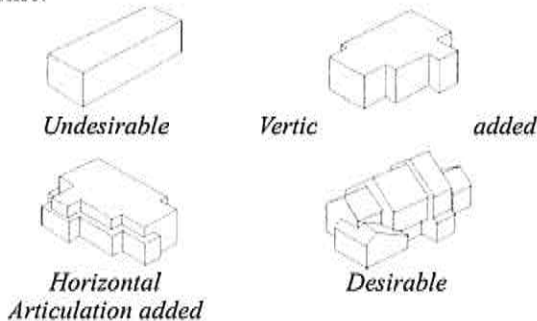
Building placement should respect existing land forms. Structures should follow contours and fit into existing land massing, rather than ignore or dominate these forms.



Home responds to natural grade

Scale of Buildings

It is important that the massing of the buildings be scaled in such a way that it relates to the people living there and harmonizes with the area and its natural features. No unbroken expanse of building mass may exceed 45' in length on any side elevation and 25' on front and rear elevations without a break or step. If the maximum length is reached, any combination of vertical and horizontal stepping can be added together to achieve a minimum of 3' shift, subject to the architectural style of the home.



This requirement is applied to ensure that building mass does not become overpowering. Changing the planes of walls, changing direction, and providing some variety in the roof form yields diversity and visual interest. Additive building volumes give the home an appearance that it was built over time.

Repetition

Buildings of similar plans must offer up differentiation in elevations and color. To ensure diversity, identical building elevations shall not be permitted on the same street frontage or directly across the street for a distance of no less than three-hundred (300) feet. The Design Review Board shall review these requirements on a case-by-case basis per specific site

Homesteads

conditions. Homes with similar heights may only occur consecutively along a street three times before a change in massing is required. For example, three adjacent two-story homes must be followed by a one and a half story or one-story home. There should be substantial variation in individual building forms.



Not this - Similar two-story homes repeated too often

Residence Size

Residences in the Homesteads will have a minimum square footage of 2,000 sq ft for single story structures. The first floor area shall not be less than 1,500 sq. ft. for two story structures and the second level shall be no more than 2/3 the main floor area. The maximum square footage for residences varies throughout the Homesteads (all areas noted are gross living areas and exclude porches, decks, garages and basements). Refer to the recorded community plat for individual lot requirements.

Building Height

The intent of the height guideline is to present a human-scale roofscape, one that steps with the contours of the terrain and recalls the natural setting. Allowable building heights are limited by Park City Municipal Code. No Structure shall be erected to a height greater than twenty-eight feet (28') from existing grade. Accessory Structures shall not exceed a maximum height of eighteen feet (18') to the peak of the roof.

The following exceptions apply only to the Main Structure:

- (1) A gable, hip or similar pitched roof may extend up to five feet (5') above Building Height, if the roof pitch is 4:12 or greater.
- (2) Chimneys, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building.

Side & Rear Elevations

All Homesteads shall pay special attention to the side elevations and shall be treated the same as the front elevation with similar materials, windows, scale, etc...

Walls

Foundation and Retaining Walls

Foundation walls form the base or grounding element of the structure. Foundation walls must step down with the grade change so that the exposed surface is minimized. Maximum exposed foundation wall height is four feet (4'). All exposed concrete must be finished for appearance with foundation plaster, stone veneer, board formed concrete or paint. Retaining Walls should appear to be an extension of the foundation walls of the structure. Retaining Wall materials may include stacked rock or materials to match foundation wall material subject to Design Review Board approval.



Stone wall matches home



Not this

Building Walls

Building walls are those walls above the foundation walls that form the middle of the structure. The treatment of these walls provides an opportunity to visually unify this phase of the development. The use of different materials is encouraged to give distinction to the varied forms of the building. Materials on building walls will be limited to three different types for any single structure in the Homesteads.

Approved materials are:

- Wood shingles
- Natural Stone - Rectilinear stone only (No river rock)
- Horizontal wood siding
- Board and batten vertical wood siding
- Machine sawn wood shingles
- Composite Board siding or approved similar
- Stucco (as approved by the Design Review

Board)*

- Steel (as approved by the Design Review Board)
- Masonry
- Exposed aggregate concrete
- Board formed concrete

* Stucco may only be used as an accent material.

Homesteads



Varied wall materials provide interest and distinction to wall planes

Wall Appurtenances

Detail elements applied to the exterior wall such as wall decoration, shutters, bay windows and flower boxes can add visual interest to the building façade. Care should be taken to not overstate or overly decorate. These elements should be functional and not simply replications of things seen elsewhere.

- Wall Decoration - Painted, relief or trimmed detail work is not recommended.
- Window and Door Shutters - They should appear operable and matched to size openings. They may be made of wood or fiberglass that resembles wood. Their design should be simple and straightforward, with out undue decoration. Painted shutters are encouraged on single windows and fully glazed doors. Hardware shall be corrosion-resistant in a compatible color. Styles may be louvered, raised or flat paneled or planked and awning shutters are permitted.
- Bay Windows and Flower Boxes - These should be designed in a simple and direct manner



Window bay extends over garage to minimize visual impact



Flower boxes detail and charm

Porches

Porches

A core ideal of the development is the use of covered front porches to promote a human scale, sense of entry and emphasize relationship to the street.

Massing of porch elements can also help to further ground the building by forming a base from which the building mass can grow. To this end porches should be made to convey a sense of human scale and are limited to one story in height.

The use of porch elements in the Homestead area is highly encouraged.

- Porches shall usually be located at the front setback line.
- Porches will often have deep eaves repeating the same rafter treatment as the main roof.
- Porch roof forms shall be consistent with the architectural style of the home.
- Porches must be a minimum of 8" above finished grade unless ADA access is required to the home. Not all porches will be the same height. Porch height should vary in that porch height is a function of the topography and style of the home. The front porch steps must be designed as an integral element to the design and style of the home and not just "stuck on" the front of the home.
- Porches can be used to wrap the corner of a house or fill the void created by an "L" shaped plan. Wrapped porches are strongly recommended for Corner Lots.
- Creativity consistent with the architectural style of the house shall be used in designing columns, posts, brackets, railing, trim and molding.
- Columns, where provided, must terminate at the porch deck or extend to within 4" of finished grade.
- Minimum porch depth is 8' with a minimum of 80 square feet.

- All porches shall be properly detailed with authentic porch edge conditions, including a cantilevered "lip" or edge. If the porch surface is left as natural or colored concrete the face of the cantilevered lip must also remain as natural or colored concrete. If the porch surface is finished with another material, then that material should wrap the face of the porch lip.

Appropriate Porch flooring surfaces include:

- Wood or Composite Decking
- Natural or Approved Colored Concrete
- Tile or Concrete Pavers
- Natural Stone



Columns and posts are an integral part of architectural style



Front steps are integral part of home



Porch roof breaks up two story element



Porch raised above finished grade

Homesteads

Windows & Doors

Windows

Windows should be predominantly rectangular in shape and vertical in orientation. Windows are often single, paired or in strips of three (3) or more. Octagonal, circles and hexagon shaped windows will not be approved. Window heads must be shaped to match roof lines or remain level. No scissor truss windows will be permitted with slopes not matching the roof line.

Window placement is critical and should be studied carefully for aesthetic appeal, rhythm, and proportion.

Windows may be constructed of the following materials:

- Wood
- Wood clad with color fast vinyl or aluminum
- Metal clad windows must be coated with an approved finish
- Vinyl

Note: The glass and frames used in windows and skylights cannot be highly reflective. The lenses of skylights must be clear, gray or bronze. All skylights must be low profile. No bubble type skylights will be permitted. Skylight locations should integrate well with the exterior design and not seem random. Light pollution from skylights will not be permitted. The type and location of skylights are subject to the review of the Design Review Board.

Doors

Exterior door openings into conditioned space should be protected from weather. Porches, overhangs and other architectural features can shield openings and add interest.

Doorways should be rectangular in shape. They should be made of a material and finished in a manner that is complimentary to the other exterior materials being used.

Doors are encouraged to be architectural focal points. Full glass storm doors are allowed.

The use of glass in entry doors is encouraged, ex. ½ lights with divided lights. Full glass doors are discouraged.



Windows are rectangular and window heads must remain level



Window is a feature element within this wall plane

Trim

Expressive trim is identified as a key architectural element. Trim, when used, shall be proportioned to the size of the opening with a minimum width of three and one-half inches. Trim shall project a minimum of one-half inch past the leading edge of the adjacent siding. Most trim shall be flat. Any shapes must have a simple profile. Siding must abut trim (trim shall not be installed on top of siding).



Doors should be significant architectural features of the Homestead homes

Homestead Homes

Garages & Garage Doors

Garages

Garages are required in the Homestead area of the development. They can be attached or detached and must accommodate two cars at a minimum. Garages must not dominate the residence when viewed from the street, especially in areas visible from right-of-ways, common areas and adjacent home sites. Side entry garages are preferred where feasible. Side entry garages may be placed at the front setback. Front entry garages must be setback a minimum of 10' from the front facade of the main structure. The use of overhangs and significant architectural details are encouraged to visually lessen the impact of the garage entrance(s).

Garage Doors

- Garage doors must be provided with detailing that is tied to the homes overall design themes.
- Doors should be paneled and may incorporate glass.
- Doors are encouraged to be painted or stained colors similar to the body of the home to lessen their visual impact.
- Single-car garage doors are preferred. The use of single doors allows for more variety in the garage elevation.
- If more than a two car garage is planned, no more than a two-car garage door or two single-car garage doors can occur on the same wall plane. Must offset third door wall plain by a minimum of 24". No more than three garage doors may occur in the same elevation. Tandem garages are allowed.
- No garage door over 9' high will be approved.
- Doors may include Diagonal, X-Bracing or Z-Braced Planks or Panels if consistent with the design of the home.



Segmented doors - help to visually appear as two separate doors



Patio over garage lessens its visual impact



Door stain compliments the homes architectural style



Not this - Garage doors for three cars occur on the same wall plane

Driveways

Driveway accesses are to be a maximum of 14 feet wide, except where they provide a turnaround or parking at a garage. Driveways and parking designs are to consider snow shed and snow storage requirements. Every effort shall be made to minimize the paved areas of driveways and turnarounds while still conforming to parking requirements.

Only one driveway entry is permitted per Homesite. All driveways are to follow alignments that minimize grading, tree/shrub removal, or other disruption of the Homesite.

Driveways that cross challenging slopes may require special grading and/or retaining wall treatments. Owners and their Consultants are to design site-specific solutions that maintain a balance between minimizing site disturbance and creating driveways that do not compromise the community aesthetic.

Driveway and garage layouts are to minimize the visibility of garage doors and driveway parking from off-site.

Driveways are encouraged to be natural stone, unit pavers, concrete, colored concrete, stamped colored concrete, unit pavers, turf block or other permeable pavers or other pattern and texture methods approved by the Design Review Board. Asphalt drives will be permitted but must be properly maintained.

Homesteads

Roof Patterns & Materials

Roofing Patterns

Roof elements play a major part in how the overall residence design relates to human scale and to the topography of the site. Roof forms can also help bring developments together visually through the use of reoccurring underlying principles.

- Allowable roof pitches for sloped roofs are between 3:12 and 12:12 (roof pitch less than 4:12 may not extend up to five feet (5') above the twenty eight foot (28') Building Height)
- Allowable roof types are: gable, hip, partial hip and flat
- Shed roofs may only be used as secondary roof forms (shed roofs may have a pitch of no less than 2:12)
- Flat roofs are also an allowable roof form (flat roofs may be sloped for drainage)
- Roof dormers are encouraged to punctuate second story roof mass

Roof forms should remain simple. All two story homes need to incorporate single story or secondary elements which will help the overall forms to sit within the topography better. Generally roof structures and roof lines should step with the topography of the site creating the appearance that the homes mass steps with and follows the slope of the site. Flat roofs should be incorporated into the ^{Homestead} Cottage Homes where feasible and utilized for snow storage, water collection, reduced roof impacts and the creation of "green" landscaped roofs, roof gardens or patio spaces. Building designs will incorporate a primary roof form (roof area in excess of 250 sq. ft.) with secondary elements (roof area less than 250 sq. ft.) attached to the primary form.

The following roof shapes are not permitted:

- Mansard, Fake Mansard, Gambrel and Domed



Roof dormer punctuates second story mass



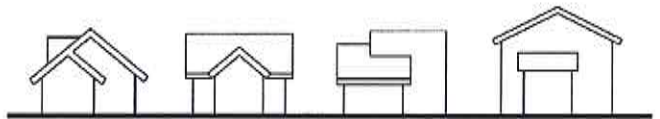
Simple roof forms

Roof Overhangs

Roof overhangs protect walls and openings and contribute to the buildings character. Roofs should overhang walls a minimum of 12" and a max of 36". Roof overhangs less than 12" requires Design Review Board approval. Overhangs of 0" are allowed on flat roofs. Wood, composite and aluminum are allowed materials for fascia and soffit.



Prominent overhangs contribute to a home's character



Variation in roof forms contributes to a more visually rich neighborhood

Roof Materials

Allowed roofing materials are:

- Architectural composition shingles, min. 30 year
- Copper, must oxidize and turn bronze
- Zinc, flat finish
- Cor-ten steel
- Membrane roofing (at flat roofs)
- Solar Shingles
- Green roofs

Added

The following materials can be used with approved color selection:

- Aluminum
- Steel

Standing Seam Metal or corrugated roofs shall be primarily allowed on accent and porch roofs.

The following roofing materials are not allowed:

- Wood Shakes
- Highly reflective metals
- Asphalt rolled roofing

Homesteads

Roof Appurtenances

Roof Appurtenances

Approved Dormer Shapes:

- Shed Dormers
- Gable Dormers
- Hip Dormers

• Snow Diverters should be used wherever sufficient amounts of snow may accumulate over occupied areas such as entries, patios, porches, driveways and decks. Special care should be taken with metal roofing as it is prone to releasing snow which can cause injury to people or damage to property.

• Snow Melt Systems should be only considered when all other alternatives have been explored. Proper roof design is imperative to eliminate the dependency of snow melt systems and their energy consumption.

• Roof top stairs, mechanical and electrical areas are required to be placed within the roof structure and are not permitted to be placed on the roof unless shielded. Shielding solutions will be approved by the Design Review Board.

• Ornaments like finials, scroll work on the ridge or barge and eave boards or decorative turrets are discouraged.

• Skylights are not to be highly reflective and must be installed flush against the roof. They should not extend to the eave line. As mentioned elsewhere in these guidelines bubble type skylights will not be approved. Light pollution from skylights will not be permitted.

• Horizontal direct vent fireplaces are allowed but chimneys are encouraged. When used, chimneys must be enclosed in a chase. The chase may be clad with wood siding, stucco, stone or approved metal. Chimney caps are required and must be constructed of approved material. Exposed metal chimneys and spark arrestors are not permitted.

• Mechanical vents 6" or bigger must be enclosed in a chimney. When chimneys are required their size, shape and height should match that of other chimney elements on the roof. All other unenclosed exposed vents must be coated to match the roof color.

• Clerestories should be placed within the field of the roof and cannot extend to the eave lines except as approved by the Design Review Board.

• Solar Panels are allowed and encouraged but must be placed to minimize their visual impact to the neighborhood while maximizing their effectiveness.

Gutters and Downspouts

Gutters and downspouts should be metal or copper, have a factory finished metallic patina or painted to match the surface they are attached.

Rain Storage Devices

Any above ground rain storage devices should be appropriately screened from neighboring properties and roadways. All devices should be painted to match the building color or be of similar materials to limit the visual impacts. Below grade devices are encouraged where possible.



Chimneys enclosed with stone and wood provide architectural feature



Solar panels visual impacts are minimized



Gutters must complement the homes style

Homesteads

Home Appurtenances

Mechanical Equipment

Care must be given in designing a home to the location of utility equipment to avoid prominent exposure of mechanical equipment and meters to public view. Compressors, meters, utility boxes and miscellaneous equipment shall be grouped and located and screened to minimize the impact on neighbors and the community.

Utility meters are typically required to have impact protection. The location and design of this impact protection shall be included on the construction plans. The design shall satisfy the building department and utility provider requirements.

Screens can be comprised of either landscaping or landscaping and wood that is compatibly detailed to harmonize with the homes exterior. Exposed vents, grilles and other mechanical, electrical and plumbing components should be coordinated with building elements. Consider locating the dryer exhaust vent, hose bibs, waterproof outlets etc. below the first floor beam. Conceal these items to the extent possible and coordinate visible items with the foundation piers and screens.

No roof mounted mechanical equipment is allowed unless mounted on a flat roof element and is not visible from public view.

Lighting

Front porch lights should be a primary architectural focus. Outdoor and indoor lighting will be carefully reviewed to assure that neighboring properties are protected from light sources. The intent is to produce an enticing low level throughout the community that creates a warm ambience while maintaining views of the night sky and stars. Exterior lighting shall be kept to a minimum and shall be limited to porches, courtyards, garage entries, addresses and to mark paths.

The light source must conform to Park City Municipal Corporation Municipal Code / Land Management Code standards (found at www.parkcity.org).

Antennae and Satellite Dishes

When possible, satellite dishes, television or radio aerials or antennas should be installed so as to be screened from the road, adjacent home sites or public areas. No satellite dish may be installed that is larger than 39" in diameter. Removal of trees to improve reception is prohibited. The screen wall is subject to Design Review Board approval and must be an integral component of the house design. In some cases, the enclosure may not be approved due to the location on the home site and its visual effect on the overall street scene or as viewed from adjacent home sites. Umbrella covers over satellite dishes are prohibited.

Trash Containers

Space shall be provided in an adequate and appropriate side or rear yard or interior portion of the garage to accommodate at least one trash and one large recycling container per unit and must be concealed from view from the Street.

Accessory Structures

Accessory structures will be permitted per Park City Municipal Code. It is important that the massing and scale, as well as forms, materials, and other detailing be coordinated with the main buildings. Design and materials shall be consistent with the guidelines for the homes.



Lights should complement architectural style but remain simple in form

Homesteads

Example Gallery

Exterior Colors

Since the sizes of residences in the Homestead area are larger than in other areas of the development the use of earth tone colors are encouraged. The use of earth tone colors will allow the larger forms to blend better with the natural landscape and create some distinction between this area and other areas of the development. The use of accent colors will be allowed and is encouraged at entries and gathering points.

Key Elements

- Varied Wall Planes & Massing
- Expressive Trim
- Exposed Structural Elements
- Varied Roof Forms
- Emphasis on Front Porches
- Stone Integrating Building to Site
- Not Resort Mountain Timber
- Mountain Contemporary
- Simple Forms
- Garages Secondary
- Grouped Windows
- Creative Materials
- Mountain Cottage
- Second Story Porches



Homesteads

Landscape Guidelines

Landscape Appurtenances

Paths, Outdoor Stairs and Terraces

Paths, outdoor stairs and terraces are to follow the natural topography and respond to existing vegetation patterns. Retaining walls and building foundations are to be used together with paths, outdoor stairs and terraces to tie the architecture to the land. All Improvements are to be located within the Enhanced and Transitional Landscape Zones.

Approved materials for outdoor use include stone, chipped stone, decomposed granite and/or wood. The use of stone that is similar to or matches that found naturally within the Wasatch Mountain region is encouraged for terraces, stairs, paths and other landscape structures.

Outdoor Fireplaces

Outdoor wood burning fire pits or fireplaces are prohibited. Apparatus that utilize alternate energy sources are encouraged.

Lighting

All outdoor landscape lighting should be low voltage lighting and meet night sky requirements. All outdoor lighting must be controlled with a timer or motion sensor to limit lighting use and shall conform to Park City Municipal Corporation Municipal Code / Land Management Code standards (found at www.parkcity.org).

Fences, Garden Walls and Gates

The use and placement of fences are to be minimized. In the Park Home and Cottage Home lots fences are allowed in the front, side and rear yards. Front yard fences shall be a minimum of 30" in height and a maximum of 42" in height. Side yard and rear yard fencing may be a maximum of 6 feet in height and may not start until 10 feet behind the front facade of the home.



Fences should be open picket or rail fences

Privacy fences (maximum of 6 feet in height) will be allowed in the small lot single family detached Park Homes in both the side and rear yards. Privacy fences may be allowed in the Cottage Homes in rear yards where lots back other lots and in side yards up to the rear of the home. All other fences should be open picket or rail fencing to provide physical separation but not complete visual separation. Additional screening may be achieved through the use of landscape and/or landscape screens.

No fences are allowed within the Homestead Lots with the exception of pet enclosures or pool fencing. Pool fences shall be a minimum of 6 feet in height or as required by Code. Pool and spa fences may require additional detailing and landscape treatments, as specified by the Design Review Board to mitigate off-site visibility.

Fences used as pet enclosures may likewise extend up to 6 feet in height provided they are not visible from the street. Wire mesh, finished to recede into the landscape, may be added to wood rail fence at pet enclosures. Pet enclosure size and location shall be as approved by the Design Review Board.

Fence and gate designs are to utilize styles consistent with the homes architectural vernacular. Materials may include wood picket, metal picket, wrought iron, stone or a combination. No solid color (black is ok for metal fences) or highly reflective fence materials will be allowed. Gates are permitted only as a component of an approved fence or wall and are to be located within the Enhanced Landscape Zone and not at driveway entries. Vegetation is to be planted in front of and behind fences to blend them with the surrounding vegetation.

Trellises

Trellises are permitted and should occur in the landscape or as an attachment to the home. Trellis material should match materials used on the home and should be appropriately scaled and located to function as a secondary element.

Trellises provide visual interest to the home and landscape



Landscape Appurtenances

Play Structures

Play structures, trampolines, swing sets, slides, or other such devices are allowed only when the application is made in advance with the Design Review Board. Approval for such equipment may be granted when it is proposed to be placed within fenced, rear yard areas, is constructed and finished with materials which are complementary to the structure, is limited in height to eight feet or less, and for which the colors of the equipment are in keeping with the intent of these guidelines.

Tennis, Sports Courts and Basketball Standards

Due to the extensive clearing required by tennis courts, they will not be permitted.

Sport courts will be allowed only when acceptable measures to minimize their impacts are included in the plan. Wall-mounted or freestanding basketball goals may be allowed subject to the Design Review Board approval. Support posts of a freestanding basketball goal shall be painted to blend unobtrusively with its visual backdrop surrounding, and the backboard must be clear. No Lighting may be used for any of the above mentioned uses.

Address Markers

Address marker designs for homes within Park City Heights should meet Park City standards (Title 12).

Sound Barriers

No sound walls or sound prevention structures are permitted within Park City Heights. Sound mitigation may be provided with landscaping, berms, appropriate home and site design incorporating sound mitigation construction practices as approved by the Design Review Board.

Pools, Spas and Water Features

All pools, spas and water features are to adhere to the following Guidelines:

Pools, Spas and other water features are to be located within the Enhanced Landscape Zone only. These must be visually connected to the Residence and designed as an integral part of the house's exterior design.

The introduction of landscaped water features, such as artificial creeks, is not allowed. Small decorative fountains are permitted within courtyards and/or other outdoor spaces.

Swimming pools will be approved within the Homesteads only and on a Lot by Lot basis. Pool safety measures are to be made in accordance with local governmental regulations. All pool heaters or pool heat sources must be powered by alternative energy sources or offsets.

All above ground Spas should be located to minimize the visual impact of the spa structure to adjacent homes and to the street. Privacy screening may be required.



Spa is tucked under a deck and screened with an evergreen shrub hedge

Spa and water feature equipment enclosures are to appear as extensions of the home and/or located in underground vaults to contain noise. Solid noise absorbing covers for equipment will be required after installation if it is discovered that the equipment is audible from adjacent properties.

Grading and Retaining

Site Grading

Mass grading of the property has resulted because of impacted soils and other expansive and fat clays. As continued phases are developed, additional grading and soil mitigation may result in continued mass grading. The impacted soils will be regraded and landscaped or revegetated to prevent erosion. The objective in site grading shall be to preserve the integrity of the natural landscape if/where it exists, by responding sensitively to existing topography, maintaining the natural drainage patterns and conserving the general visual character of the site. Work on roads, driveways or lots shall be done in a manner that minimizes disruption and alteration of existing topography. Grading, clearing and retaining activities shall be in accordance with Park City standards.

Grading shall be limited to what is reasonably necessary. The maximum gradient allowed on cut and fill slopes shall not exceed 2:1. However, because soil on fill slopes as steep as 2:1 is difficult to protect from erosion, it is recommended that these slopes be gentler in gradient wherever the terrain permits (3:1 is a more workable maximum gradient for successful revegetation). All cut and fill slopes shall be revegetated by the placement of topsoil, plant materials, and/or the approved seed mix appropriate for slope stabilization. Topsoil will be the key to the revegetation effort and will require enough thickness so as to be effective in the revegetation success.

Clearing and Grubbing

Clearing and grubbing of vegetation and soils in areas that have not been mass graded, shall be minimized from April thru July to avoid disturbance of nesting birds, unless a detailed search for active nests is conducted and submitted to the Planning Commission for review by a certified wildlife biologist.

Roadway Retaining Walls

Where possible, road cut and fill treatments shall minimize the horizontal length by utilizing a retaining wall. Retaining walls shall be natural rock. No manufactured materials will be allowed. All stone shall be of a consistent color throughout the project and should generally be a beige or light tan sandstone similar to the Sunrise Blend available in Brown's Canyon.



Wall Color

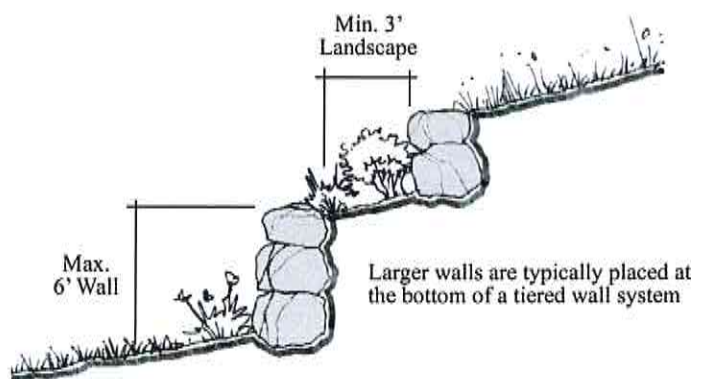


Minimum 3' landscaped shelf between walls

Site/Lot Retaining Walls

Proposed retaining walls shall not exceed 6 feet where they are necessary. A system of 4' to 6' walls (i.e. tiered walls) with no individual wall exceeding 6' may be used. The walls shall be separated by a minimum 3' landscaped area from top back of lower wall to toe of upper wall.

Retaining walls located within property setbacks must be setback from the property line at least the distance equivalent to the height of the wall, e.g. a 4' wall must be located a minimum of 4' from the property line. A maximum 4:1 slope shall also be provided from the bottom of the wall to the property line to ensure a smooth transition between lots.



Tiered Retaining Wall Section

Grading and Retaining

Driveways

Driveways shall be placed along roads to help reduce the visual effects of cuts and fills. Each Homestead lot may be accessed by a single driveway only. Access drives, especially in the Homesteads, shall be located so as to preserve and avoid important natural features, such as large or significant plant materials, drainage ways, and rock outcroppings, so as to minimize disruption of the existing landscape. Retaining walls may be required on driveways to reduce the visual effect and should be incorporated into the design and construction of the road providing access to the lot.

Lot Grading

All lot development must generally conform to the existing landform. Grading shall be minimized where possible. The extent of any site grading shall be approved by the Design Review Board based on a determination not only of its impact on the natural landform and existing vegetation, but also on the determination of the visual impacts that may result from the grading. The construction of cut and fill slopes will be performed to neat and clean lines that are visually appealing. Excavation or fill must be limited to four (4) feet vertically outside of the structure that is exposed to view. Walk-out basements must meet this requirement. The Design Review Board reserves the authority to disapprove of any exposed excavation or fill transition that is abrupt or unnatural in appearance.

Topsoil should be separated from other excavated material and stockpiled on site for later re-use. As much as possible, cut and fill grading quantities should balance to minimize excessive excavation or fill requirements. Every attempt must be made to minimize cut and fill necessary for the construction of a home to reduce heavy truck traffic to the home site. The project developer is providing an on-site excavation storage area for any materials to be re-used. This storage area will be available at a minimum thru Phase 1 and 2 of the development. No excess fill may be placed on a lot. Fill locations within the development may be appropriate for excess fill placement and lot owners are encouraged to coordinate with the master developer for location and timing if possible. If no site is available within the project it is the responsibility of the lot owner to legally dispose of excess fill material outside of the project.

Revegetation

All disturbed areas must be revegetated with approved plant material or seed mix per Park city standards to reduce propagation of noxious weeds and minimize adverse storm water impacts. See Plant List C for the approved Native Grass seed mix and application rate.

Noxious Weeds

Noxious weeds must be managed consistent with the Park City Municipal Code and the Summit County Weed Management Plan.

Noxious weeds which become established on graded land in the project area should be physically removed or herbicide treated to prevent their spread throughout the project area and onto adjacent lands.



Dyer's Woad



Thistle

General Landscape Guidelines

Landscape Improvements should incorporate, rehabilitate and enhance existing vegetation when appropriate, utilize indigenous and/or regional species, and minimize areas of intensive irrigation.

New trees and shrub plantings are to be a mix of sizes that will blend naturally into the surrounding vegetation near the developments edges.

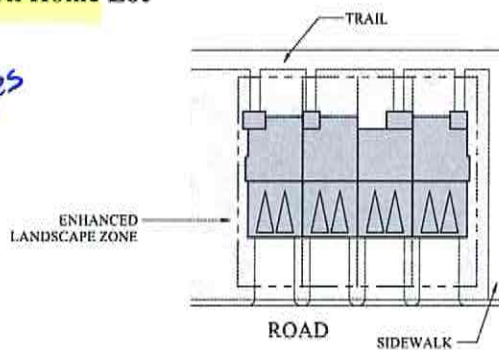
The general landscape design for each Homesite is to gradually transition from the Home to the lot edge or Natural Area to match adjacent landscapes and/or enhance existing native landscape patterns.

Three Landscape Zones have been created within the development areas:

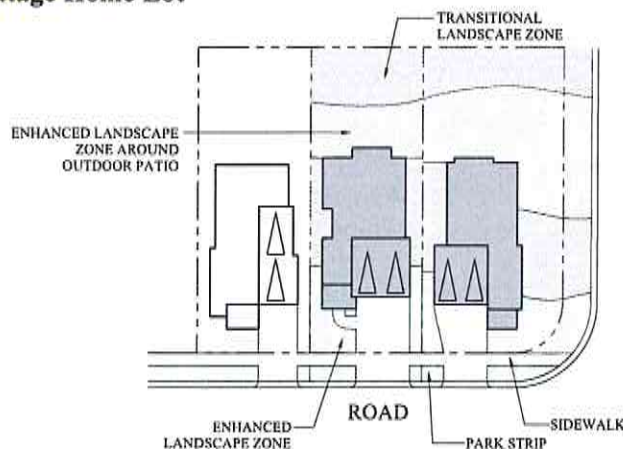
- Enhanced Landscape Zone
- Transitional Landscape Zone
- Natural Landscape Zone

Park Home Lot

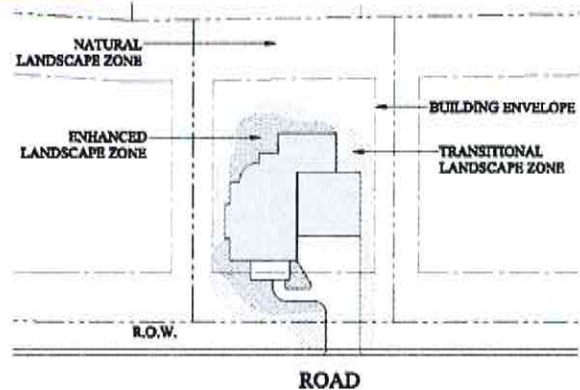
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Cottage Home Lot



Homestead Lot



Wildlife

Due to the proximity to the natural open space surrounding the proposed development and the potential to attract foraging animals, landscape plans should be sensitive to the use and protection of plants that may be desirable to animals.

Approved Plant List

The Design Review Board has approved a list of plants deemed to be inherently compatible with the natural Park City landscape, including indigenous and non indigenous species. Such plants are listed in Plant Lists A, B and C of this Design Guide. Proposed plants not on the Approved Plant List are to be identified on all landscape submissions with a full description of the plant and the intent of its proposed use.



Diverse landscape with minimal irrigation needs



The use of turf should be minimized and placed for maximum use or visual appeal.

Enhanced Landscape Zone

The Enhanced Landscape Zone is that portion of the lot adjacent to the home and exterior living spaces including front porches, patios and terraces. In the Park Home and Cottage Home lots the Enhanced Landscape Zone may extend to the Street right-of-way (ROW). Plant lists A, B and C contains a list of plant materials that are appropriate for use in the Enhanced Landscape Zone.

Plant materials may be planted in more formal planting patterns within the Enhanced Landscape Zone adjacent to the home. Planting beyond this area should begin to transition to a more natural and random planting pattern.

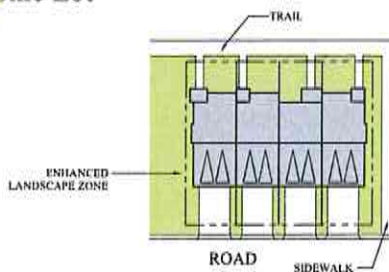


Enhanced landscaping around porches should be emphasized

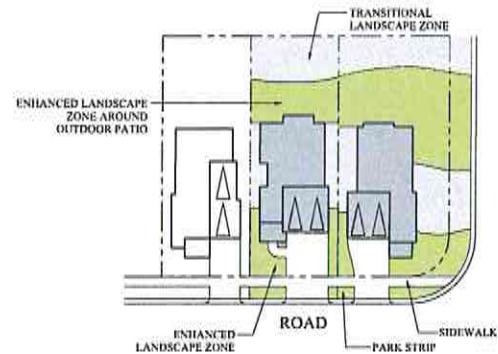
New plantings are to be used to frame important viewsheds, reduce the visual impact of the residence, and screen outdoor service areas and other improvements from adjacent Homesites and off-site views. Larger scale planting materials including trees and large shrubs are to be planted adjacent to buildings to soften the architectural edge and blend buildings with the landscape.

Manicured or groomed yards shall only be located within the Enhanced Landscape Zones. Grasses are to be used only as specimen plants. Plant material and irrigation in the ROW and/or park strip shall be installed and maintained by the Lot Owner and is subject to any requirements of Park City Municipal Code.

Park Home Lot



Cottage Home Lot



Homestead Lot



Park Strip Landscaping

The intent of the park strip landscaping standard is that thirty-three percent (33%) or more of the park strip surface be covered with vegetation within three (3) years of planting or when planting has reached maturity, whichever comes first. For lots with two (2) or more street frontages, this standard shall be applied separately to each adjacent park strip on each street frontage.

It shall be the property owner's responsibility to ensure that erosion does not deposit soil or other material on sidewalks or in the street. Materials such as bark, shredded plant material, and compost, may be used as water conserving mulch for plants and may also be used as the only material in portions of a park strip.

Large diameter rocks and boulders may be used on portions of the park strip. Large diameter rocks and boulders shall be kept a minimum of eighteen inches (18") away from street trees. Organic mulch shall be used near street trees. No annuals are allowed within the park strip landscape.

Transitional Landscape Zone

The Transitional Landscape Zone is that portion of a homesite that falls outside of the Enhanced Landscape Zone but is disturbed during construction and within which an Owner must enhance/revegetate the landscape. All areas of the homesite which were disturbed by construction activity must be restored and revegetated, and must be appropriately tended, until the new landscape and natural vegetation is reestablished. The Transitional Landscape Zone is that area that transitions from the Enhanced Landscape Zone to an adjacent homesite or to a Natural Landscape Zone. Plant lists B and C contain a list of plant materials that are appropriate for use in the Transitional Landscape Zone.

In order to blend improvements with the site, plant materials are to be planted in natural groupings to mimic the natural planting patterns found on and around the site.

The line of interface between this Transitional Zone and the natural landscape or adjacent home shall occur along a soft irregular edge creating a smooth, natural transition.

New plantings are to be used to frame important viewsheds, reduce the visual impact of the residence, and screen outdoor service areas and other improvements from adjacent Homesites and off-site views.

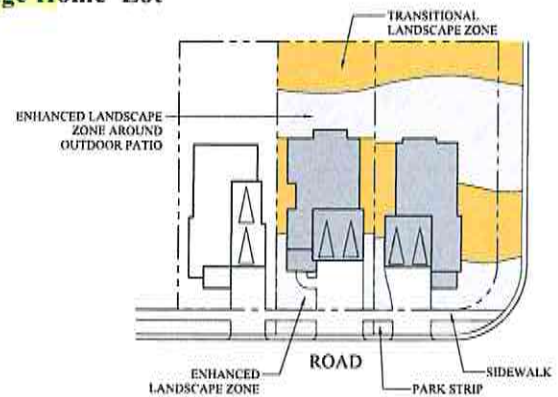
Plant material and irrigation in the ROW shall be installed and maintained by the Lot Owner.

Only Drip Irrigation is allowed in the Transitional Zone.



Landscaping should transition from enhanced plantings to adjacent homes or native areas

Cottage Home Lot



Homestead Lot



Park Strip Landscaping

The intent of the park strip landscaping standard is that thirty three percent (33%) or more of the park strip surface be covered with vegetation within three (3) years of planting or when planting has reached maturity, whichever comes first. For lots with two (2) or more street frontages, this standard shall be applied separately to each adjacent park strip on each street frontage.

It shall be the property owner's responsibility to ensure that erosion does not deposit soil or other material on sidewalks or in the street. Materials such as bark, shredded plant material, and compost, may be used as water conserving mulch for plants and may also be used as the only material in portions of a park strip.

Large diameter rocks and boulders may be used on portions of the park strip. Large diameter rocks and boulders shall be kept a minimum of eighteen inches (18") away from street trees. Organic mulch shall be used near street trees. No annuals are allowed within the park strip landscape.

Natural Landscape Zone

The Natural Landscape Zone is that portion of the lot that lies outside of the homes disturbed area of construction, and must remain as natural area, or revegetated area to the standards outlined in this section.

Most Cottage and Park Home lots will not contain natural landscape zones. Only those lots adjacent to existing natural open space may have natural landscape zones within the lot area.

The Natural Landscape Zone is to be planted only with those plant materials identified within Plant List C.

Landscape transitions to existing open spaces should be carefully planted so as to best create a seamless revegetated landscape. In addition, the density and mix of any added plant material in the Natural Landscape Zone will be required to approximate the density and mix found in the general area.

Excluding trees, permanent irrigation of the Natural Area on homesites with existing vegetation is not permitted, since the indigenous vegetation does not require additional water. Permanent irrigation of the Natural Area can lead to disease and death of the native plants, and aid in the spread of undesirable plant species or weeds.

Temporary irrigation of all revegetation in the Natural Areas is allowed. Permanent irrigation for newly planted trees is permitted.

Plant material and irrigation in the ROW shall be installed and maintained by the Lot Owner.

Homestead Lot



Plant List A

Trees

Celtis reticulata - Western Hackberry
Malus spp. - Crabapple
Pinus contorta - Lodgepole Pine
Prunus padus - Mayday Tree
Pyrus calleryana - Flowering Pear
Robinia pseudoacacia - Black Locust

Shrubs

Cornus alba - Variegated Dogwood
Cornus sericea flaviramea - Yellowtwig Dogwood
Cotoneaster acutifolius - Peking Cotoneaster
Euonymus alatus 'compacta' - Burning Bush
Pinus mugo - Mugo Pine
Pinus mugo - Big Tuna Mugo Pine
Prunus besseyi - Western Sand Cherry
Prunus tomentosa - Nanking Cherry
Syringa vulgaris - Lilac

Perennials

Alcea rosea - Hollyhock
Alchemilla spp. - Lady's Mantle
Armeria maritima - Sea Thrift or Sea Pink
Artemisia spp. - Silermound
Astilbe spp. - Astilbe
Centaurea dealbata - Bachelor Button
Cerastium tomentosum - Snow in Summer
Chrysanthemum spp. - Daisy
Coreopsis - Coreopsis
Delphinium - Larkspur
Dianthus - Dianthus
Dicentra spectabilis - Bleeding Heart
Doronicum spp. - Leopard's Bane
Hemerocallis - Daylily
Heuchera - Coral Bells
Iris missouriensis - Western Blue Flag
Iris siberica - Siberian Iris
Lavendula spp. - Lavender
Liatris spp. - Gayfeather
Lysimachia punctata - Loosestrife
Monarda didyma - Bee balm
Nepeta mussini - Catmint
Papaver orientale - Oriental Poppy
Prunella - Prunella
Pulsatilla vulgaris - Pasque Flower
Rudbeckia spp. - Black-eyed Susan

Sagina subulata - Irish Moss
Salvia spp. - Sage
Tradescantia spp. - Spider Wart
Pulsatilla vulgaris - Pasque Flower
Rudbeckia spp. - Black-eyed Susan
Sagina subulata - Irish Moss
Salvia spp. - Sage
Tradescantia spp. - Spider Wart

Grasses

Aristida purpurea - Purple Threeawn
Bouteloua curtipendula - Side Oats Grama
Elymus cineris - Great Basin Wild Rye
Lolium spp. - Ryegrass
Miscanthus spp. - Maidengrass
Panicum spp. - Switchgrass
Phalaris spp. - Ribbongrass
Poa alpina - Alpine Bluegrass
Poa secunda - Sandberg Bluegrass
Schizachyrium spp. - Little Bluestem

Groundcover

Aegopodium podagraria - Bishop's Weed
Ajuga spp. - Bugleweed
Arctostaphylos uva-ursi - Kinnikinnick
Fragaria sp. - Strawberry
Gallium odoratum - Sweet Woodruff
Hypericum calycinum - St. John's Wort
Juniperus horizontalis - Wiltoni Juniper
Juniperus sabina - Calgary Carpet & Buffalo
Lamium spp. - Nettle
Lysimachia nummularia - Creeping Jenny
Phlox - subulata - Creeping Phlox
Potentilla verna nana - Spring Cinquefoil
Saponaria sp. - Soapwort
Thymus spp. - Thyme
Veronica spp. - Veronica
Vinca minor - Vinca

Vines

Clematis sp. - Clematis
Lonicera x brownii 'Dropmore Scarlet' - Dropmore Scarlet
 Honeysuckle
Parthenocissus quinquefolia - Virginia Creeper

Plant List B

Trees

Abies concolor - White Fir
Acer x freemanii - Autumn Blaze Maple
Acer ginnala - Amur Maple
Acer platanoides - Norway Maple
Acer truncatum - Norwegian Sunset Maple
Acer truncatum - Crimson Sunset Maple
Alnus incana - Thinleaf Alder
Amelanchier x grandiflora - Autumn Brilliance Serviceberry
Crataegus crus-galli 'Inermis' - Thornless Cockspur Hawthorn
Crataegus crus-galli 'Inermis' - Crusader Hawthorn
Picea pungens - Colorado Green Spruce
Pinus flexilis - Limber Pine
Pinus mugo - Tannenbaum Mugo Pine
Pinus nigra - Austrian Pine
Pinus silvestris - Scotch Pine
Populus x acuminata - Lanceleaf Cottonwood
Populus angustifolia - Narrowleaf Cottonwood
Populus tremuloides 'Erecta' - Swedish Aspen
Tilia sp. - Linden

Shrubs

Caragana arborescens - Siberian Pea Shrub
Cornus sericea - Redtwig & Alleman's Compact Dogwood
Cornus sericea - Baileyi Dogwood
Fallugia paradoxa - Apache Plume
Lonicera tatarica - Tatarian Honeysuckle
Mahonia repens - Creeping Oregon Grape
Paxistima myrsinites - Mountain Lover or Oregon Boxwood
Physocarpus malvaceus - Ninebark
Potentilla fruticosa - Shrubby Cinquefoil
Ribes alpinum - Alpine Currant
Ribes aureum - Golden Currant
Rosa Woodsii - Wood's Rose
Salix spp. - Willow
Sorbaria sorbifolia - Ashleaf Spirea
Spiraea sp. - Spiraea

Perennials

Achillea millefolium - Western Yarrow
Aconitum columbianum - Monkshood
Agastache rupestris - Hyssop
Alcea sp. - Hollyhock
Antennaria rosea - Pussy Toes
Aquilegia caerulea - Columbine
Arctostaphylos uva-ursi - Kinnikinnick
Campanula spp. - Bellflower
Fragaria spp. - Strawberry
Gaillardia spp. - Gaillardia
Hosta sp. - Hosta
Linum spp. - Flax
Lupinus spp. - Lupine
Papaver nudicaule - Iceland Poppy
Sedum spp. - Sedum
Solidago sphacelata - Goldenrod
Viguiera multiflora (*Heliomeris multiflora*) - Showy Goldeneye

Bulbs - As appropriate for Region

Plant List C

Trees

Abies lasiocarpa – Subalpine Fir
Acer glabrum - Rocky Mountain Maple
Juniperus scopulorum-Rocky Mountain Juniper
Pinus aristata - Bristlecone Pine
Prunus virginiana – Chokecherry
Populus tremuloides - Quaking Aspen
Pseudotsuga menziesii - Douglas Fir
Quercus gambelii - Gambel Oak

Shrubs

Amelanchier alnifolia - Saskatoon Serviceberry
Artemisia tridentata - Big Sage
Atriplex canescens - Four Wing Saltbrush
Cercocarpus ledifolius - Curleaf Mountain Mahogany
Chrysothamnus nauseosus - Rubber Rabbitbrush
Gutierrezia sarothrae - Snakeweed
Purshia tridentata - Antelope Bitterbrush
Rhus glabra - Smooth Sumac
Rhus trilobata - Three Leaf/Oakbrush Sumac
Sambucus canadensis - Adams Elderberry
Sambucus canadensis aurea - Golden Elderberry
Shepherdia argentea - Buffalo Berry
Symphoricarpos occidentalis - Western Snowberry

Perennials

Allium acuminatum - Tapertip or Wild Onion
Aster spp. - Aster
Balsamorhiza sagittata - Arrowleaf Balsamroot
Calochortus nuttallii - Sego Lily
Castilleja chromosa - Indian Paintbrush
Erigeron spp. - Fleabane
Eriogonum umbellatum - Sulfer Flower
Geranium spp. - Geranium
Helianthus - Sunflower
Oenothera spp. - Evening Primrose
Penstemon spp. - Penstemon
Sphaeralcea spp. - Globemallow
Vicia americana - American Vetch
Wyethia amplexicaulis - Mule's Ear

Grasses

Achnatherum hymenoides - Indian Ricegrass
Bromus marginatus - Mountain Brome
Elymus lanceolatus spp. - Streambank Wheatgrass
Festuca longifolia - Hard Fescue
Festuca ovina - Sheep Fescue
Festuca rubra - Red Fescue
Festuca rubra commutata - Chewing Fescue
Pascopyrum smithii - Western Wheatgrass
Pseudoroegneria spicata - Bluebunch Wheatgrass
Poa bulbosa - Bulbous Bluegrass
Sitanion elymoides - Bottlebrush Squirreltail
Stipa viridula - Needle Grass

Native Grass Seed Mix

15% Slender Wheatgrass (*Agropyrontrachycaulum*)
 10% Nevada Bluegrass (*Poa nevadensis*)
 9% Squirreltail (*Sitanionhystrix*)
 20% Bluebunch Wheatgrass (*Agropyronspicatum*)
 10% Western Wheatgrass (*Agropyronsmithii*)
 10% Thickspike Wheatgrass (*Agropyrondasystachyum*)
 15% Mountain Brome (*Bromuscarinatus*)
 0.25% Yarrow (*Achilleamillifolium*)
 0.5% Blueflax (*Linumperenne*)
 0.25% Silver Lupine (*Lupinusargenteusvar.argenteus*)
 10% Rye (*Loliumperenne*)

Seeding Rate

Broadcast - 30 pls pounds per acre

Seeding shall be applied by broadcast and raked into the top 1/4" of the top layer of soil. Hydro-mulch shall be sprayed over the prepared seeded areas. Hydro-mulch shall consist of fertilizer at the rate of six (6) pounds per one thousand (1000) square feet and "fiber mulch" at the rate of fourteen hundred pounds (1400) per acre of area

Seeding shall occur only during the following seasons:

Spring - Spring thaw to May 1st

Fall - September 15th until consistent ground freeze.

Sustainability

Building Sustainability

Park City Heights has been conceived and planned using sustainable site design concepts and green building principles. The main objectives are: (1) Create a standard where homes are durable, healthy, comfortable, affordable and energy-efficient; and (2) Protect, conserve and ensure the long-term availability of water, one of the community's most precious and scarce natural resources.

Sustainable building is a whole systems approach to the design, construction, and operation of the home and the community. By incorporating sustainable building standards, Park City Heights will ensure that energy and resources are used efficiently.

Sustainable buildings are designed and constructed to incorporate environmental considerations and resource efficiency into every step of the home building and land development process with the goal to minimize the home's environmental impact.

Residential building quality is a very important and integral part of a sustainable community because it directly contributes to the long-term satisfaction of the people who live there. Park City's semi-arid climate makes certain that effective and sustainable water management is a constant priority. Reducing water consumption is critical to water conservation.

To create a more sustainable community and environment the following standards apply:



Revised to match MPD conditions.

Each home shall be constructed to National Association of Home Builders National Green Building Standards Silver Certification (or other equivalent Green Building certification approved by the Planning Director) OR reach LEED for Homes Silver Rating (minimum 60 points). Owners are encouraged to achieve a higher Green Building certification rating when physically and economically viable establishing Park City Heights as the leading example in Park City's sustainability goals and objectives.

IN ADDITION

In order to achieve water conservation goals, each home must either: 1) achieve at a minimum, the Silver performance level points within Chapter 8, Water Efficiency, of the National Association of Home Builders Green Building Standards; OR 2) achieve a minimum combined 10 points within the Sustainable Sites Landscaping (SS2) and the Water Efficiency (WE) sections of LEED for Homes Checklist. Points achieved in these resource conservation categories will count towards the overall score.

An industry standard Third Party inspector shall be mutually agreed upon by the Chief Building Official and the applicant prior to issuance of a building permit to provide third party inspection for compliance with Green Building requirements.



In addition to the requirements above, there are other fundamental elements that may be applied to achieve higher levels of sustainability and should be incorporated into each home. These sustainability elements include design practices that apply to three specific categories within the development:

- Building Sustainability
- Community Sustainability
- Landscape Sustainability

Building Sustainability

Home Size

All homes within Park City Heights should strive to be “modest” in scale and reflect historical development patterns of Old Town. Sustainable building requirements provide incentives for smaller, more efficiently designed homes. The size of a home is directly related to the short and long term material and energy consumption and should be carefully analyzed early in this process.

Building Materials

Designs shall encourage the use of sustainable construction materials and products, including recycled content, salvaged, and FSC-certified materials and shall promote sustainability through building practices that reduce energy consumption, as well as through the continued review of viable alternative energy sources.

Alternative (Renewable) Energy Sources

Alternative energy should be used where physically viable and economically feasible. As financing options for alternative energy systems continue to evolve it may be necessary to amend the Park City Heights Design Guides to accommodate alternative methods for employing these systems into the Park City Heights development, e.g. creation of a solar garden. While energy conservation is an integral component of sustainability, alternative energy sources may provide a more effective solution to reducing the impact and consumption of fossil fuel energy.

Solar

The use of solar equipment (e.g. panels, shingles & cells) is strongly encouraged and can be used as a Solar Electric or Solar Water Heat System. Solar Electric Systems, also known as photovoltaic (PV) systems, use solar panels to convert sunlight into electricity. Federal and State incentive programs are often available, depending on the system type and size. Systems can be roof-mounted, wall-mounted or site-mounted subject to compliance with required health and safety standards and provided that the Solar Electric System is not installed in a manner that will interfere with the solar access of an adjacent property owner. “Building integrated” photovoltaic (PV) systems are also increasingly available. PV and solar thermal systems require direct solar access for extended periods thus, careful planning is required to ensure installations are properly oriented and are not compromised by shading from adjacent buildings or vegetation.

Geothermal

Ground Source Heat Pumps or Geoexchange systems may be allowed where feasible but in no way may it interfere with adjacent properties. Solar Heating and a Ground Source Heat Pump may be combined to form a geosolar system for even greater efficiency. Any above grade equipment must be incorporated into the landscaping and be of similar color.

Wind

Wind energy systems may be allowed but must conform to the Park City Municipal Corporation Land Management Code.

Construction Waste Mitigation & Recycling

Builders are required to reduce, reuse and recycle construction waste to include wood, drywall, metals, concrete, dirt and cardboard. A project construction recycling center will be established on site. Separate recycling bins will be provided for different materials and it will be the responsibility of each contractor to ensure that jobsite material is recycled to the greatest extent possible. Builders are to incorporate strategies such as “efficient framing” techniques and “optimum value engineering” that reduces the amount of wood used in the framing process without compromising structural integrity. Framing with engineered lumber rather than dimensional lumber is encouraged. Engineered lumber makes good use of small trees and wood chips, where dimensional lumber comes from big trees and represent more raw material than alternatives such as roof trusses, I-joists (floor trusses), laminated veneer lumber (LVL), and structural insulated panels (SIPs).



Solar placement may vary to maximize effectiveness

Building Sustainability

In-Home Recycling

It is required to provide an in-home recycling center in each dwelling unit where materials are separated and free from contamination. Encourage the use of available street side recycling service or materials can be taken to the Park City recycling center.



ENERGY STAR®

In addition to each home meeting the required green building requirements, all homes will be built to ENERGY STAR® Standards for the year in which the building permit is issued. All appliances installed should be ENERGY STAR approved.



Skylights

Skylights are an effective way to light and heat a home passively. Low-E glass or triple glazed acrylic units save energy and money while keeping the home more comfortable. Skylights must be integrated with the design of the home. Skylights should be designed as an integral part of the roof. Only flat skylights with clear or bronze glazing will be allowed, while bubble or dome skylights with frosted or colored glazing are not.

Light pollution from skylights will not be permitted. All light sources shall be shielded and both outdoor and indoor lighting will be carefully reviewed to assure that neighboring properties are protected from direct light sources.

Fireplaces

All fireplaces must be non wood burning and comply with Park City Municipal regulations. Apparatus that utilize alternate/renewable energy sources are encouraged.

Non Air-Conditioned Homes

Provide as an environmentally sensitive option to buyers to reduce energy consumption. This can be augmented by installing ceiling fans which improve interior comfort by circulating cold and warm air. Ceiling fans can be adjusted to either draw warm air upward during summer months or push it downward during the winter.

Heated Driveways

Heated Driveways may be allowed, but only if it receives its power from an Alternative Energy Source as specifically approved by the Design Review Board.

Lighting

Develop and design strategies to provide natural lighting in each home. It is encouraged to install high-efficiency lighting systems with advanced lighting controls. Include motion sensors tied to dimmable lighting controls and provide task lighting which reduces general overhead light levels.

All homes are required to install compact fluorescent lamps (CFLs), halogens, or light emitting diodes (LEDs), or other approved bulbs or light source at time of construction. These light bulbs and sources last longer and use less energy than traditional incandescent bulbs. Most states are incorporating new laws that effectively phase out the traditional light bulb. The Department of Energy has set efficiency standard levels for all light bulbs, and today's standard incandescents cannot meet those levels. The traditional incandescent light bulbs will not be allowed.



Community Sustainability

Transportation

Encourage alternative modes of transportation through site planning and building orientation that emphasize connections to sidewalks, bike paths and trail networks. Homes should be placed and built incorporating easy connections for pedestrian and bike access to trails, sidewalks and streets. These options make it easier for people to choose alternative modes of transportation that contribute to a more sustainable environment that is healthier and more enjoyable for everyone.

Open Space

Encourage design that emphasizes the natural connection to open space and parks. Provide maximum continuity of open space and preserve important natural vistas that reinforce a sense of place and relationship to the natural environment. Integrate views and access into the greenway network from homes. Promote the development of site plans that create attractive, comfortable outdoor spaces.

Topography

Integrate natural site features such as topography, views and vegetation into site design. Building placement should follow contours rather than being placed at right angles to the prevailing slope. On sloping sites, staggering placement of homes along opposite sides of the street, rather than siting homes directly opposite one another, can provide better preservation of views. Use topography to create continuous green space connectivity between homes. Retain the maximum possible amount of natural vegetation. Avoid excessive grading and cutting of hillsides.

Water Conservation

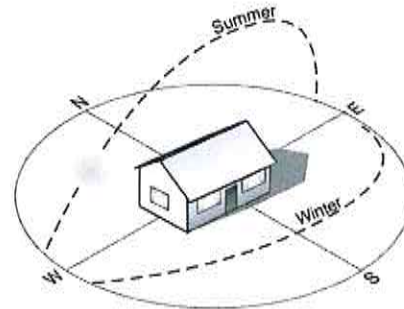
Incorporate the installation of low flow toilets and flow reducers on faucets and shower heads. Flow reducers can cut water usage of faucets by as much as 40% with little noticeable effect. Park City Heights has defined the minimum Low Flow as:

- Toilets - 1.5 gallons per flush
- Kitchen Faucets – 2.0 gallons per minute
- Bathroom Faucets – 1.8 gallons per minute
- Shower Heads – 2.4 gallons per minute

Solar Orientation

Where possible, the longer axis of the home should be oriented east/west. By orienting the home in that direction, the longer dimension of the home faces sunny south. The optimum position for maximum solar benefits is true south but you can vary the orientation within 15-20 degrees of that direction with minimal effect. This placement creates optimum conditions for the use of passive and active solar strategies reducing energy costs substantially.

Design shall encourage site and building placement that improves energy efficiency by incorporating natural cooling and passive solar heating. This may include extended eaves, window overhangs, awnings and tree placement for natural cooling, and building and window orientation to take advantage of passive solar heating.



Proper Home Orientation can substantially reduce Energy Consumption

Stormwater Management

Pervious pavement is designed to allow percolation or infiltration of stormwater through the surface into the soil below where the water is naturally filtered and pollutants are removed. Design that uses alternatives to reduce impervious pavement is a positive step toward improving the quality of our water resource and is highly encouraged. However, pervious pavement is easily compromised by plowing that dislodges pavers and sanding which disrupts the pavements filtration process and should be reviewed carefully.



Permeable pavement options should be explored

Community Sustainability

Fire Protection

Roofing Materials & Fire Sprinklers

Roofing Materials must be non-combustible and have a Class "A" Fire Rating. No wood shake roofing material will be permitted.

All buildings over 750 square feet must be constructed with an Automatic Fire Extinguishing System installed as required and approved by Park City.

Fires

No person shall build, ignite or maintain any outdoor fire of any kind for any purpose with the exception of a permanent barbecue, portable barbecue or grill and they are located a minimum of thirty (30) feet from any combustible material or nonfire-resistant vegetation.

Defensible Space

On all Homestead lots and those lots that are directly adjacent to existing shrub or tree vegetative growth owners should place an emphasis on utilizing fire-resistant vegetation or growth within the planned landscape adjacent to all buildings and structures to minimize the potential of transmitting fire from the native growth to any structure. (generally 30' minimum). Deadwood shall be regularly removed from trees.

Landscape Sustainability

Hydrozoning

Grouping plants that have similar water requirements. Hydrozoning is a key component of a water-efficient irrigation system and landscape. Plant species with similar needs should be selected and grouped within each hydrozone. It is also effective to create microclimate zones so that plants with higher water needs are closest to the house and plants with lower water needs are on the perimeter of the garden or landscape.

Each hydrozone will contain plants that will be irrigated on the same schedule, using the same irrigation method. Generally, each hydrozone is served by one valve or control zone (although more than one valve may be required to service an area due to flow and water pressure). By using controllers with multiple run times that are able to support low-volume systems (cycle and soak) and by dividing the landscape into hydrozones, each area will receive the amount of water it needs without puddling or runoff. The result of hydrozoning is improved plant health and less water use.



Turf not a dominate component of the landscape

Turf

Turf, when used, must not be a dominant component of the landscape. Individual homesites in the Park Home and Cottage Home lots shall not contain turf areas greater than 20% of the total lot area. Individual homesites in the Homestead lots shall not contain turf areas greater than 10% of the homes total lot area. All turf area must be located within the Enhanced Landscape Zone.

Irrigation

All landscape areas within the Enhanced and Transitional Landscape Zones shall be irrigated. All irrigation provided shall be drip irrigation with the exception of turf areas. All drip tubing shall be concealed below plant bed mulch and must remain covered at all times.

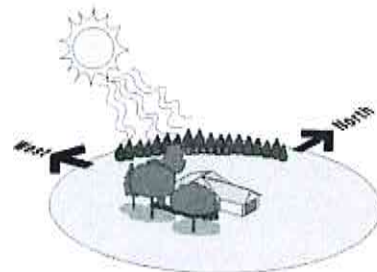
All irrigation systems shall be controlled by an automatic controller which includes a rain sensor. Rain sensors should be utilized to detect the presence of rainfall and disable the irrigation controller from operating during periods of wet weather. Rain Sensors should be adjusted to suit the requirements of the landscape and soil conditions for each home.

Rain Harvesting

Water tanks used for storing harvested rain from roofs are encouraged (see Roof Appurtenances/Rain Storage Devices for approvals). Rainwater tanks are installed to make use of rain water (rain, hail, sleet or snow) for later use especially for landscape watering, thus reducing one's reliance of culinary water for irrigation.

Shade Trees/Heat Gain

Deciduous trees placed on the south and east or west can shade your home in the summer before dropping their leaves in the winter to let the sunlight into your home. Trees can bring the ambient temperature down as much as five degrees on a hot day. This reduces heat gain, allowing for cooler ventilation. Deciduous trees and vines in front of south facing walls and windows will further cool homes.



Properly placed trees can reduce energy consumption throughout the year

Disclaimers

1. Any Commercial or Community structures proposed within the project boundaries are required to follow these Design Guides and should follow all Guides required for Park Homes.
2. Unless addressed in these Guides all additional requirements must follow the projects Codes, Covenants and Restrictions (C.C. & R'S) as adopted and/or the Park City Municipal Codes.
3. Illustrations and Photos are included throughout the Guidelines to help convey the thoughts and concepts described in the document's text. These images are intended to express general design concepts and are not meant to impose specific plans or design solutions.

When recorded, please return to:
Park City Recorder
PO Box 1480
Park City, UT 84060

ENTRY NO. 01006401

11/04/2014 01:34:29 PM B: 2264 P: 1325

Agreement PAGE 1/135

MARY ANN TRUSSELL, SUMMIT COUNTY RECORDER
FEE 278.00 BY IVORY DEVELOPMENT LLC



**AMENDED DEVELOPMENT AGREEMENT
FOR PARK CITY HEIGHTS MASTER PLANNED DEVELOPMENT
PARK CITY, SUMMIT COUNTY, UTAH**

This amended Development Agreement is entered into as of this 15th day of October, 2014, by and between Ivory Development, L.L.C., 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 Park City Heights 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.

PCA-92

RECITALS

- A. Developer is the owner of approximately 239 acres of real property located in Park City, Summit County, Utah, which is more particularly described in Exhibit A, (Legal Description) which is attached hereto and incorporated herein by this reference (the "Property").
- B. Developer has obtained approval for the development of a mixed residential project consisting of 239 residential units, a public park, trails systems, open space, future support commercial uses and additional community and neighborhood amenities known as the Park City Heights Master Planned Development, as more fully described in Exhibit B (Amended MPD Site Plan) and in the Approval Documents (hereinafter defined) as set forth below (the "Project") as described in Exhibit C (November 6, 2013 amended MPD Action Letter); that replaces in its entirety the May 11, 2011 MPD Action Letter.
- C. On May 27, 2010, the City Council of Park City enacted Ordinance No. 10-24 annexing approximately 286.64 acres of the Property into Park City's municipal boundaries and authorized the Mayor to execute an Annexation Agreement between Park City and Developer (Exhibit D) (Ordinance 10-24 and July 2, 2010 Annexation Agreement).
- D. Park City requires development agreements under the requirements of the Park City Land Management Code ("LMC") for all Master Planned Developments.
- E. 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.
- F. Park City reviewed the Project in light of the LMC and determined that, subject to the terms and conditions of this amended Development Agreement; Developer has complied with the provisions thereof, and has found that the Project is consistent with the purpose and intent of the relevant provisions of the LMC and terms of the Annexation Agreement.

G. 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 amended 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. Project Conditions.

1.1. The Annexation Agreement for the Park City Heights Property, executed by the parties on July 2, 2010 and recorded at the Summit County Recorder's office on July 20, 2010/ book # 2040 page # 1107, is attached hereto and incorporated herein by this reference as Exhibit D.

1.2 The amended Final Site Plan reviewed and approved by the Planning Commission on November 6, 2013, attached as Exhibit B, and the Findings of Fact, Conclusions of Law and Conditions of Approval of the approval of the amended Park City Heights Master Planned Development dated November 6, 2013, attached as Exhibit C together with related documents attached thereto, are both hereby incorporated herein by reference (the "Approval Documents") and shall govern the development of Project, subject to any modifications specifically set forth in this amended Development Agreement. The project is located in the Community Transition (CT) zoning district. A final subdivision plat, or phased final subdivision plats, substantially reflecting the final amended Master Planned Development site plan approved by the Planning Commission on November 6, 2013, will be recorded prior to issuance of any building permits.

1.3. Developer agrees 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.

1.4. Developer and any successors agree that the following are required to be entered into and approved by Park City prior to issuance of a Building Permit: (a) a construction mitigation plan, (b) a utility plan, (c) a storm water plan, (d) a grading plan, and (e) a landscape plan in compliance with the conditions of the November 6, 2013 amended master planned development approval.

1.5. 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. Vested Rights and Reserved Legislative Powers.

2.1 Subject to the provisions of this Agreement, Developer is hereby granted the vested right to develop and construct the Project in accordance with the uses, densities, intensities, and general configuration of development approved by this Agreement, in accordance

with and subject to the terms and conditions of the Approval Documents, and subject to compliance with the other applicable ordinances and regulations of Park City.

2.2 Reserved Legislative Powers. Developer acknowledges that the 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 the City all of its police power that cannot be so limited. Notwithstanding the retained power of the 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 the City; and, unless the 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.

3. Subdivision Plat Approval and Compliance with Park City Design and Construction Standards.

3.1 Developer expressly acknowledges and agrees that nothing in this amended Development Agreement shall be deemed to relieve Developer from the obligation to comply with all applicable requirements of Park City necessary for approval and recordation of subdivision plats for the Project, including the payment of fees and compliance with all other applicable ordinances, resolutions, regulations, policies and procedures of Park City, including but not limited to, the Park City Subdivision Ordinance as set forth in the LMC and Design and Construction Standards.

4. Successors and Assigns.

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

4.2 Assignment. Neither this amended Agreement nor any of the provisions, terms nor conditions hereof can be assigned to any other party, individual or entity without assigning the rights as well as the responsibilities under this amended Agreement and without the prior written consent of the City, which consent shall not be unreasonably withheld. Any such request for assignment may be made by letter addressed to the City and the prior written consent of the City may also be evidenced by letter from the City to Developer or their 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.

5. General Terms and Conditions.

5.1 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 amended Agreement. After Construction commences, the Park City Heights Master Planned Development and this

amended Agreement shall continue in force and effect until all obligations hereto have been satisfied. The Master Plan Development approval for the Project shall remain valid so long as construction is proceeding in accordance with the approved phasing plan set forth herein.

5.2 Agreement to Run With the Land. This amended Development Agreement shall be recorded against the Property as described in Exhibit A (Legal Description) 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.

5.3 Assignment. Neither this amended 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 prior written consent of the City directed to the City Recorder, which consent shall not unreasonably be withheld. Any such request for assignment may be made by letter addressed to the City and the prior written consent of the City may also be evidenced by letter from the City to the Developer or its successors or assigns. If no response is given by the City within 14 calendar days following Developer's delivery of a request for consent, the City consent will be deemed to have been granted. 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.

5.4 No Joint Venture, Partnership or Third Party Rights. This amended Development Agreement in and of itself does not create any joint venture, partnership, undertaking or business arrangement between the parties hereto, nor any rights or benefits to third parties.

5.5 Integration. This amended Development Agreement and the Approval Documents collectively contain 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.

5.6 Severability. If any part or provision of this amended 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 amended 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.

5.7 Attorney's Fees. If this amended Development Agreement or any of the Exhibits hereto are breached, the party at fault agrees to pay the attorney's fees and all costs of enforcement of the non-breaching party.

5.8 Minor Administrative Modification. Minor, immaterial administrative modification may occur to the approvals contemplated and referenced herein without revision of this Agreement.

5.9 No Waiver. Failure to enforce any rights under this Agreement or applicable laws shall not be deemed to constitute a waiver of such right.

6. Phasing.

6.1 Project Phasing. The Project may be platted and constructed in phases in accordance with the phasing plan approved together with this amended Agreement (Exhibit E), and in accordance with the LMC. The final plat including utility plans for the last phase of the Project shall be recorded no later than ten years from the date of this amended Agreement. The Developer may proceed by platting and constructing the Project all at one time or by phase for portions of the Project as market conditions dictate, as long as each phase provides a logical extension of the road system, infrastructure and facilities through the Project in conformance with the requirements of this Agreement and the LMC. In the event of such phasing, the issuance of a building permit on the first such phase shall be deemed to satisfy the requirement of issuance of a building permit in Section 5.1 above. Any modifications or elaborations to the approved Phasing Plan must be approved by the Chief Building Official prior to the commencement of construction of the applicable phase. If such proposed modifications or elaborations are substantial as determined by the Chief Building Official and the Planning Director, such modifications or elaborations will come before the Planning Commission for approval. Project amenities including, but not limited to the Club House, Public Park, and trails shall be provided in accordance with the schedule outlined in the Conditions of Approval for the amended Master Planned Development Action Letter (Exhibit C).

6.2 Construction of Access. Developer may commence grading access to the Project as approved by the City Engineer according to the generally accepted engineering practices and standards, and pursuant to permit requirements of the LMC, The International Building and Fire Codes, and the Army Corps of Engineers. Developer shall be responsible for maintenance of any such accesses until they are completed according to City standards and accepted by the City.

7. Water.

7.1 Water Agreement. Pursuant to the July 2, 2010 Water Agreement that is Exhibit C to the July 2, 2010, Annexation Agreement, the developer is not required to dedicate water rights to City in support of this Agreement or the Project. However, Developer acknowledges that water development fees will be collected by Park City in the same manner and in the same amount as with other development within 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.

8.1 Affordable Housing Commitments. There are three distinct affordable housing commitments within this project:

Transferred IHC Units. 44.78 Affordable Unit Equivalents (AUEs) will be constructed in fulfillment of the affordable housing obligation associated with IHC/Burbs Annexation. One AUE is 800 square feet. These AUEs will be configured as 28 townhomes on Lots T1-T28. These units will be provided in accordance with Housing Resolution 17-99.

MPD-Required Affordable Units. The CT Zone requires a residential MPD to provide an affordable housing contribution equivalent to 20 percent of the market rate residential units. The Developers will provide 32 Affordable Unit Equivalents (AUEs) configured as 16 cottage units.

In the first phase the affordable units will be located on the following lots: 36, 39, 42, 54, and 75. Affordable units for subsequent phases will be identified with the Final Subdivision plats for those phases. These units will be provided in accordance with Housing Resolution 17-99.

City Attainable Units. One of the expressed public purposes for the City's participation in this development was to provide additional affordable housing in the community. In addition to the AUEs described above, an additional 35 units will be included in the subdivision. These units will be developed in accordance with Housing Resolution 2007 with the goal of creating a greater diversity of housing type and community access. These units are located on the following lots: Lots 1-35.

The Developer must submit a Housing Mitigation Plan to the Park City Housing Authority for approval prior to the issuance of building permits. The Housing Mitigation Plan shall address the following: 1) the schedule setting forth the phasing of the required AUEs, which will be in conjunction with the overall phasing and development plan of the community; 2) a description of the marketing plan including how the Developer is addressing the City's local preference options; 3) anticipated sale prices by unit type, recognizing that the community will be developed over several years and in a variety of market conditions; 4) the method by which the units will remain affordable; and 5) the term and duration of affordability. A deed restriction shall be recorded against the plat prior to the issuance of building permits. The Developer shall comply with the Affordable Housing requirements prior to receiving any certificates of occupancy, as detailed in the amended Master Planned Development conditions of approval as attached hereto as Exhibit C.

9. Traffic Mitigation.

9.1 **Signalized Intersection Improvements.** Developer shall provide all required improvements in the Annexation Agreement and as further specified in Exhibit C-the amended Park City Heights MPD approval. However, a grade- separated bike lane that connects to the rail trail shall be provided on the north side of Richardson Flat Road in lieu of striped bike lanes on Richardson Flat Road as was initially proposed in the Annexation Agreement. This change is based upon Planning Commission's recommendation to provide the bike lane as grade-separated from the travel lanes to increase safety especially for younger children who may travel to school by bicycle.

The City shall address assignment of costs of the improvements required herein or any latecomer contribution at the time of any subsequent purchase agreement or assignment of this Agreement. At a minimum, should the City retain development responsibility of the Intersection Improvements, any subsequent Developers agree to contribute 18 percent or \$350,000, whichever is less, toward the cost of the intersection improvements.

10. Form of Ownership Anticipated for Project.

The Project will consist of 1) 160 individually owned market rate units distributed as a mix of cottage units on 5,200 to 9,400 square foot lots and detached single family homes on 8,000 to 48,000 square foot lots; 2) Twenty-eight (28) individually owned deed restricted townhouse units; and 3) Fifty-one (51) individually owned deed restricted housing units as a mix of single family detached, cottage homes, and townhomes. All roads are to be dedicated as public roads. All common areas, with the exception of the City Park, are to be owned in common and

maintained by the HOA. Any condominimization of the Project for private ownership and common ownership of land and common ownership of land and common facilities shall be in compliance with applicable law.

11. Physical Mine Hazards.

There are no known Physical Mine Hazards on the property as determined through the exercise of reasonable due diligence by the Owner (see attached Exhibit F).

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 Developers:

Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
Attn: Christopher P. Gamvroulas, President

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.

12. List of Exhibits.

Exhibit A- Legal Description
Exhibit B- Amended MPD Site Plan
Exhibit C- November 6, 2013 amended MPD Action letter
Exhibit D- Ordinance 10-24 and July 2, 2010 Annexation Agreement and Exhibits
Exhibit E- Amended MPD Phasing Plan
Exhibit F- Physical Mine Hazards Letter
Exhibit G- Design Guidelines

IN WITNESS WHEREOF, this amended Development Agreement has been executed by Ivory Development, L.L.C., a Utah limited liability company as Developer and Park City Municipal Corporation, 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 15th day of OCTOBER 2014.

DEVELOPER:

Ivory Development, LLC
A Utah limited Liability Company

By: *Christopher P. Gamvroulas*
Christopher P. Gamvroulas, President

Notary Public:

STATE OF UTAH)
 : ss
COUNTY OF SUMMIT)



SHARON C. BAUMAN
Notary Public
State of Utah
My Commission Expires July 13, 2018
#678273

On this 15 day of Oct, 2014, personally appeared before me Sharon C. Bauman 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 of Ivory Development, a Utah limited Liability Company by Authority of its Bylaws/Resolution of the Board of Directors, and acknowledged to me that said LLC executed the same.

Sharon C. Bauman

PARK CITY MUNICIPAL CORPORATION

By: *Jack Thomas*
Jack Thomas, Mayor

ATTEST:

By: *Marci Heil*
Marci Heil, City Recorder

APPROVED AS TO FORM:

Mark D. Harrington
Mark D. Harrington, City Attorney

EXHIBIT A

BOUNDARY DESCRIPTION

A parcel of land located in the South Half of Section 2 and portions of Section 11, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a Park City Boundary Aluminum Cap marking the West Quarter Corner of Section 11, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running

thence North 00°19'41" East 1,474.01 feet along the West Section Line of said Section 11, also being along the Easterly Boundary Line of the Hidden Meadows Subdivision Annexation Plat recorded as Entry No. 425892 in the Office of the Summit County Recorder;
thence North 63°17'52" East 344.36 feet along the Easterly Boundary Line of said Hidden Meadows Subdivision Annexation Plat;
thence North 75°52'07" East 1,501.92 feet along the Easterly Boundary Line of said Hidden Meadows Subdivision Annexation Plat;
thence North 38°46'13" West 606.70 feet along the Easterly Boundary Line of said Hidden Meadows Subdivision Annexation Plat;
thence North 39°40'23" West 214.68 feet along the Easterly Boundary Line of said Hidden Meadows Subdivision Annexation Plat to the North Section Line of said Section 11;
thence South 88°46'45" East 89.54 feet along the North Section Line of said Section 11 to the 1/16 Corner of said Section 2;
thence North 00°00'41" East 1,415.34 feet along the 1/16th Section Line of said Section 2 to the Southerly Right-of-Way Line of the abandoned Union Pacific Railroad Property;
thence North 88°35'10" East 611.63 feet along the Southerly Right-of-Way Line of said abandoned Union Pacific Railroad Property;
thence Northeastly 622.07 feet along the arc of a 1,532.69 foot radius curve to the left (center bears North 21°24'50" West and the chord bears North 56°57'32" East 617.81 feet with a central angle of 23°15'16") along the Southerly Right-of-Way Line of said abandoned Union Pacific Railroad Property to the Southerly Right-of-Way Line of Richardson Flat Road (UDOT FAP 93-B);
thence South 89°20'19" East 143.65 feet along the Southerly Right-of-Way Line of Richardson Flat Road (UDOT FAP 93-B);
thence Southeastly 252.20 feet along the arc of a 2,614.90 foot radius curve to the right (center bears South 00°39'41" West and the chord bears South 86°46'19" East 252.11 feet with a central angle of 05°08'00") along the Southerly Right-of-Way Line of Richardson Flat Road (UDOT FAP 93-B);
thence South 84°12'19" East 300.22 feet along the Southerly Right-of-Way Line of Richardson Flat Road (UDOT FAP 93-B) to the Westerly Right-of-Way Line of State Highway 40;
thence South 07°02'52" East 965.75 feet along the Westerly Right-of-Way Line of said State Highway 40;
thence South 07°03'48" East 1,299.91 feet along the Westerly Right-of-Way Line of said State Highway 40;
thence South 42°31'04" West 3,012.86 feet;
thence South 103.66 feet to the projection of the Northerly Boundary Line of the Morning Star Estates Subdivision recorded as Entry No. 376821 in the Office of the Summit County Recorder;
thence North 89°30'31" West 1,368.96 feet along the Northerly Boundary Line of said Morning Star Estates Subdivision and its projections thereof to the point of beginning.

Contains 8,518,648 Square Feet or 195.561 Acres

PARCEL 2

Beginning South along the Quarter Section line 1834.13 feet from the North Quarter corner of Section 2, Township 2 South, Range 4 East, Salt Lake Base and Meridian, thence South along the Section line 805.87 feet, more or less, to the Eastwest Quarter Section line of the said Section 2, thence West along the said Quarter Section line 1450.00 feet, more or less, to the Easterly line of Highway Alt 40, thence Northeastly along the highway 880.00 feet, more or less, thence East 1100.00 feet, more or less, to the point of beginning.

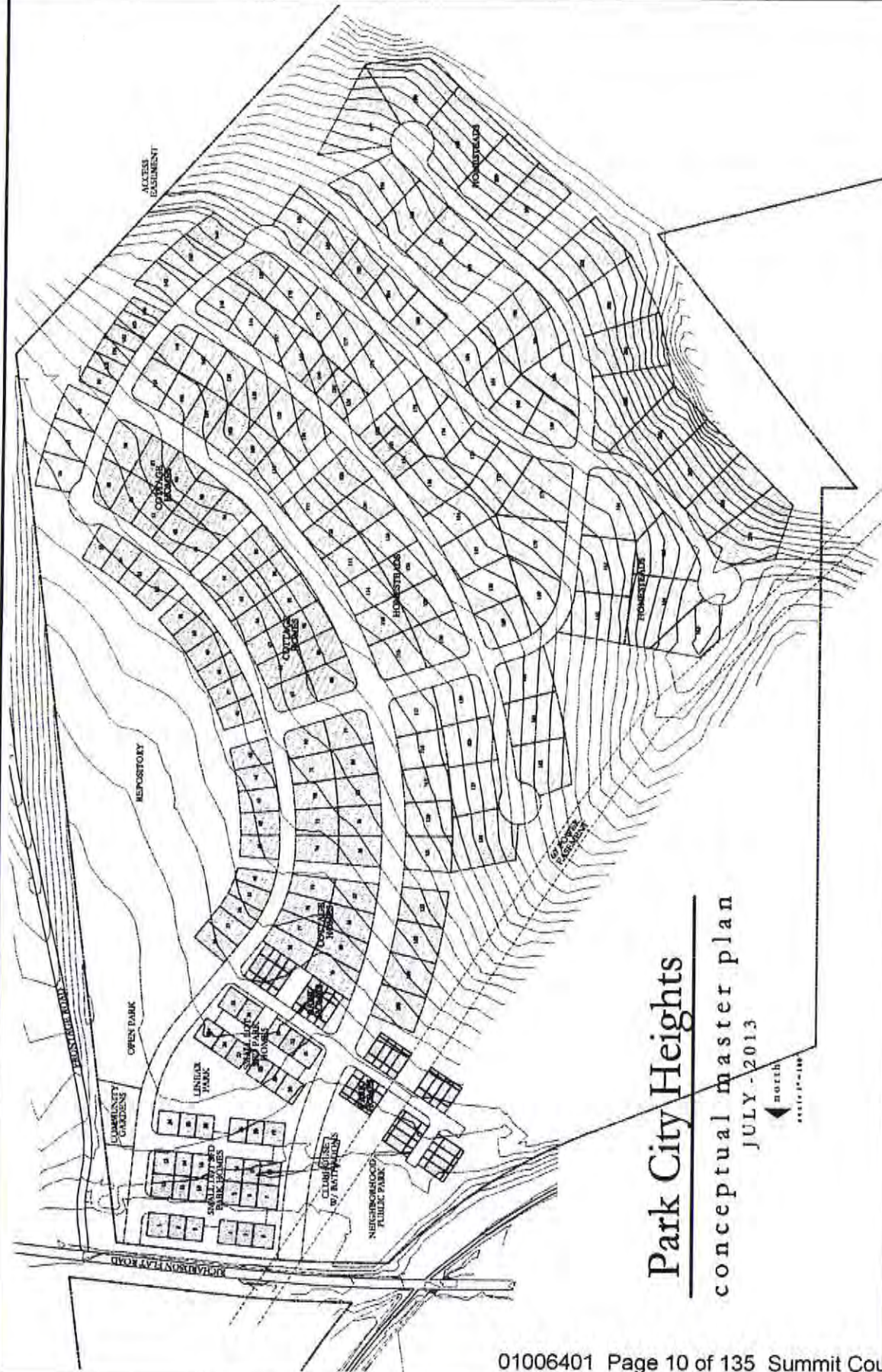
LESS THAT property taken by the United States of America by Declaration of Taking, recorded March 1, 1990, as Entry No. 327133, in Book 571, Page 595, official records of Summit County, Utah.

LESS THAT portion conveyed to the Utah Department of Transportation by Warranty Deed, recorded March 4, 1999, Entry No. 532113, in book 1235, Page 761, and more particularly described as follows:

Beginning at the Southwest corner of said entire tract, which is approximately 804.672 meters (2640.00 feet) South 0°27'25" West along the Quarter Section line to the center Quarter corner of said Section 2 and approximately 440.029 meters (1443.66 feet) North 89°49'09" West along the Quarter Section line from the North Quarter corner of said Section 2, which point is on the Easterly right of way line of said existing highway State Route 248, and running thence North 22°01'00" East 66.512 meters (214.93 feet) along said Easterly right of way line and the Westerly boundary line of said entire tract to a point 19.405 meters (63.68 feet) perpendicularly distant Easterly from control line of said project, thence North 26°18'21" East 122.266 meters (401.14 feet) along said Easterly right of way line and said West boundary line to a point 27.659 meters (90.74 feet) perpendicularly distant Easterly from said control line, thence South 22°01'00" West 183.771 meters (602.92 feet) to the Southerly boundary line of said entire tract at a point 29.001 meters (95.15 feet) perpendicularly distant Easterly from said control line, thence North 89°49'09" West 9.851 meters (32.32 feet) along said South boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Parcel 2 contains 1,048,893 sq. ft., and 24.08 acres

EXHIBIT B



Park City Heights
 conceptual master plan
 JULY - 2013

EXHIBIT C



(Amended April 23, 2014, as redlined, see conditions of approval #36 and #56)

November 18, 2013

Brad Mackay
Ivory Development
978 Woodoak Lane
Salt Lake City, UT 84117

NOTICE OF PLANNING COMMISSION ACTION

Project Description: Park City Heights MPD amendment and preliminary plat revision
Project Numbers: PL-13-02009
Project Address: Richardson Flat Road
Date of Final Action: November 6, 2013

Action Taken

The Planning Commission conducted a public hearing and approved the Park City Heights MPD amendment and revisions to the preliminary plat. Approval was granted in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval as follows:

Findings of Fact

1. The Park City Heights MPD includes the following:

a. 160 market rate units distributed in a mix of: cottage units on smaller lots (lots are approximately 6,000 to 8,600 sf in size); single-family detached units on approximately 8,000 sf to 27,000 sf lots; and single family detached on two upper lots which are approximately 44,000 and 48,000 sf each. The approximate distribution of types of product is identified in the Design Guidelines.

b. 28 deed restricted townhouse units (44.78 affordable unit equivalents or AUE). These 28 units meet the required IHC affordable units under their affordable housing obligation and are configured as seven four-plexes.

c. 16 deed restricted units (32 AUE). These 16 units meet the affordable housing required by the CT zone (LMC 15-2.23-4(A) (8)) and the Affordable Housing Resolution 17-99. These units are configured as a mix of single-family detached, cottage homes, and townhouse units. These units will be configured as Single Family Detached Cottage Homes and dispersed throughout the cottage homes area.

d. 35 additional non-required deed restricted affordable units in a mix of unit types. These units will be configured as small lot Single Family Detached Park Homes.

e. All units (including all deed restricted units) will be constructed to, National Association of Home Builders National Green Building Standards Silver Certification (or other equivalent Green Building certification approved by the Planning Director) OR reach LEED for Homes Silver Rating (minimum 60 points). Green Building Certification or LEED rating criteria to be used shall be those applicable at the time of the building permit submittal.

In addition to meeting Green Building or LEED for Homes checklists and in order to achieve water conservation goals, each house must either: 1) achieve at a minimum, the Silver performance Level points within Chapter 8, Water Efficiency, of the National Association of Home Builders National Green Building Standards; OR 2) achieve a minimum combined 10 points within the 1) Sustainable Sites (SS2) Landscaping and 2) Water Efficiency (WE) categories of the LEED for Homes Checklist. Points achieved in these resource conservation categories will count towards the overall score. Third party inspection will be provided. An industry standard Third Party inspector shall be mutually agreed upon by the Chief Building Official and the applicant prior to building permit issuance.

f. A total of 171.5 acres of open space (not including open space within individual lots) is provided. This is approximately 72% of the entire 239 acres. This total includes the 24 acre parcel located adjacent to Highway 248 that is deeded to the City for open space.

g. An additional 5 acres of deeded open space is provided on Round Valley Drive adjacent to US 40 south of the Park City Medical Center. This open space is not included in the 72% figure. This is in exchange for transferring the 28 IHC deed restricted townhouse units to the PC Heights neighborhood. This parcel is deed restricted per requirements of the Burbidge/IHC Annexation and Development Agreements.

h. A dedicated 5.70 acres () of public neighborhood parklands with fields, tot lot and playground equipment, shade structure, paths, natural areas, and other amenities to be designed and constructed by the developer and maintained by the City. This parkland is included in the open space calculations. Bathrooms are proposed in the club house with exterior access for the public park users. Community gardens may be developed by the HOA in close proximity to the parkland within open space areas adjacent to the small lot Park Homes or the Park Homes.

i. intentionally left blank

j. 3 to 4 miles of soft surface trails within and around the property and an additional mile or so of hard surfaced sidewalks and paths along the Project's streets.

k. Trail connections to the Rail Trail and Quinn's trail, including trail on the north side of Richardson Flat Road from the 248 underpass to the Rail Trail and trail on the south side of the Road from the project to the Rail Trail. Trail connections to the south property line for future connections to the Jordanelle area. Trail easements on north side of Richardson Flat Road from Rail Trail to the east property line. Trail connections to the Park City and Snyderville Basin back country trails system. Trails are further described in Finding #11.

l. A Transit bus shelter along Richardson Flat road including "dial-a-ride signs" (City bus service is expected to be extended to Park City Heights and the Park and Ride).

m. Bike racks at the club house and Public Park.

n. Cross walk across Richardson Flat road at the rail trail.

- o. A 3,000 sf community center/club house shall be constructed by the developer; Exterior access bathrooms will be available for park users.
 - p. Water infrastructure improvements that enhance the City's overall water system and provide redundancy as required by the Water Agreement executed as part of the Annexation Agreement. Water shares were dedicated to the City as part of a pre-annexation agreement.
 - q. Transportation improvements to the Richardson Flat/248 intersection including lane improvements and installation of a traffic signal to provide intersection safety (controlled left turn) and putting the Park and Ride facility and Park City Heights on the City bus route. These transportation improvements meet the requirements in the Annexation Agreement.
 - r. Following Wildlife recommendations as identified in the Biological Resources Overview prepared by Logan, Simpson Design, Inc. amended March 17, 2011.
 - s. Design Guidelines approved as part of this MPD apply to all lots, with the exception of the 2 upper lots proposed to be subject to the CCRs for the Oaks at Deer Valley, or equivalent.
 - t. No sound barrier walls or structures along US 40 within or related to the MPD.
 - u. Construction of support commercial such as a daycare facility, café, or other support commercial/offices would be the responsibility of the owner/developer of said property.
2. The Park City Heights MPD is subject to the Park City Heights Annexation Agreement approved by the City Council on May 27, 2010. The Annexation Agreement sets forth terms and conditions of annexation, zoning, affordable housing, land use, density, transportation and traffic, phasing, trails, fire prevention, road and road design, utilities and water, fiscal impact analysis, snow removal, fees, and sustainable development requirements for the 239 acre Park City Heights MPD. The MPD as conditioned is in compliance with the requirements of the Annexation Agreement.
 3. The Park City Heights Annexation Agreement includes a Water Agreement as an integral component. The Water Agreement sets forth terms and conditions related to water facilities, restrictions regarding water, and phasing of development as it relates to completion of water infrastructure. The MPD as conditioned is in compliance with the Water Agreement.
 4. On June 17, 2010, the applicants submitted a pre-MPD application based on the annexation approval and agreement. The Planning Commission reviewed the pre-MPD application at two (2) meetings (July 14 and August 11, 2010) and found the application to be in initial compliance with applicable elements of the Park City General Plan.
 5. On June 30, 2010, the applicants submitted a complete MPD application.
 6. The property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record as required by the Land Management Code.
 7. Public hearings on the MPD were held on October 13th, November 10th, and December 8th, 2010 and on February 9th, February 23rd, March 9th and March 23rd, 2011 and on April 27, 2011.
 8. The property is located within the Community Transition (CT) zone. The MPD is in compliance with all applicable requirements of the CT zone, including density, uses, building setbacks, building height, parking, open space, affordable housing, and sustainable development requirements.

9. Access to the site is from Richardson Flat Road, a public road previously known as Old Dump Road. No access is proposed to the currently unimproved US 40 frontage road (UDOT) along the east property line. No roads are provided through the Park City Heights MPD to the Oaks, Royal Oaks, or any other neighborhood within the Deer Valley MPD, consistent with the Annexation Agreement.

10. Utilities are available in the area, however extension of utilities or utility upgrades to the development site are required. A final utility plan will be submitted with the final subdivision plats to be reviewed by the Interdepartmental and Utility Service providers Development Review Team. City Staff will provide utility coordination meetings to ensure that utilities are provided in the most efficient, logical manner and that comply with best practices, including consideration of aesthetics in the location of above ground utility boxes. Location of utility boxes shall be shown on the final utility plans. The MPD phasing plan shall be consistent with conditions of the Annexation Agreement related to provision of public services and facilities.

11. The MPD includes 1) a paved connector trail on the south side of and separated from Richardson Flat Road, from the project to the Rail Trail, 2) a paved connector trail on the north side of and separated from Richardson Flat Road, from the SR 248 underpass to the Rail Trail, 3) a trail connection from trails within the project to the south property boundary line, 4) a trail easement along the north side of and separated from Richardson Flat Road from the Rail Trail to the east property boundary line, and 5) several miles of paved and soft surfaced trails throughout the development. All trails will be constructed by the developer consistent with the Park City Trails Master Plan.

12. The MPD includes a dedicated neighborhood public park to be constructed by the developer according to the City's parks plan, and as further directed by the City Council. Bathrooms are provided at the clubhouse with exterior access for the park users.

13. Parking within the MPD is proposed at two spaces per unit within private garages. Additional surface parking is provided for guests, the community gardens/park areas, and the neighborhood clubhouse/meeting area. The streets have been designed to allow for parking on one-side per the City Engineer. Final street design will be determined at the time of the final plat and additional off-street guest parking areas will be incorporated into the design.

14. The proposed MPD density of 1 unit per acre complies with the density allowed by the CT zone, (239 units on 239 acres) The net density is 0.82 units per acre (195 units on 239 acres), excluding the 44 required deed restricted housing units. The density is consistent with the Annexation Agreement. If the additional 35 deed restricted affordable units are excluded in this analysis the net density is 0.67 units per acre (160 units on 239 acres).

15. The LMC requires a Sensitive Lands Analysis for all Master Planned Development applications. The MPD application included a Sensitive Lands Analysis.

16. A portion of property is located within the designated SR 248 Entry Corridor. This area is identified in the MPD as open space and all required entry corridor setbacks of 200' are complied with.

17. The property contains SLO designated steep slopes, ridgelines and wetland areas. These areas are identified in the MPD as open space areas and all required wetland and stream setbacks are complied with.

18. A wildlife study was conducted and a report (December 2010) was prepared by Logan Simpson Design, Inc. A revised report was prepared on March 17, 2011. The wildlife study

addresses requirements of the Land Management Code and provides recommendation for mitigation of impacts on wildlife. An updated report was submitted by Logan Simpson Design, Inc. on July 7, 2011. The purpose of the updated report was to provide additional recommendations on mitigating impacts of the development on the wildlife in the area; to validate the observations of the earlier biological reports; to further study and identify wildlife movement corridors, evidence of species of high public interest such as Elk, Moose, Deer, and other small mammals; locations of dens or nesting sites; and to identify any areas of high native species diversity.

19. The site plan complies with the minimum MPD required 25' setback around the perimeter of the property. Setbacks range from 25' to 690' (greater to the south property line).

20. The locations of the proposed units are consistent with the MPD site planning and Sensitive Lands Overlay criteria.

21. The property is visible from the designated LMC Vantage point along State Road 248 and a visual analysis was conducted by the applicant from this Vantage point. Additional visual analysis was provided from the intersection of Richardson Flat Road and SR 248. Units along the western perimeter are most visible along the minor ridge from SR 248. Any units along this perimeter that are over the 28' height limit as measured in the zone will be required to obtain an Administrative Conditional Use Permit.

22. Intentionally left blank.

23. Design Guidelines for the Park City Heights MPD address site planning, setbacks, house sizes, architecture and design, sustainability and best practices, landscaping and water conservation, and other requirements of the Annexation Agreement.

24. A comprehensive traffic study and analysis of the Property and surrounding properties, including existing and future traffic and circulation conditions was performed by the Applicant's traffic consultant, Hales Engineering, dated June 7, 2007, on file at the Park City Planning Department. An updated traffic volume and trip generation report was provided by Hales Engineering on September 27, 2010. An additional traffic update was provided in 2008 by InterPlan Co at the request of the City Transportation Department. The Hales Engineering study was utilized during the annexation process in the determination of density and requirements for traffic and transportation related impact mitigations. The City's Transportation Department prepared a Short Range Transit Development Plan to study demand for transit, routes, efficiency of the transit system, etc. This Transit Plan addresses the timeline for bus service in the Quinn's Junction area. The City's Transportation Master Plan update will include the projected traffic from Park City Heights MPD in the recommendations for transportation improvements within the City.

25. Construction traffic is required to be addressed in the Construction Mitigation Plan.

26. A Geotechnical Study for the Park City Heights Development was provided by Gordon, Spilker Huber Geotechnical Consultants, Inc. (June 9, 2006). Expansive clay soils were encountered across the site in the upper two and one-half to nine and one-half feet. Shallow bedrock was found within portions of the site. Special construction methods, removal of these unsuitable soils, and other mitigations are spelled out in the Study. An additional geotechnical report was prepared by AGECE dated December 20, 2011 and submitted to the City.

27. A Fire Protection Report (March 2011) identifies potential Wildland urban interface areas within the MPD. Prior to issuance of building permits the Building Department will review individual building fire protection plans for compliance with recommendations of the Fire

Protection Report and applicable building and fire codes. The fire protection component of the plan shall ensure that Park City's ISO rating is not negatively affected by development of the site.

28. Affordable housing obligations of the MPD are consistent with the affordable housing described by the Park City Heights Annexation Agreement, Housing Resolution 17-99 and as required by the CT zone. The MPD provides up to an additional 35 deed restricted housing units over the 28 deed restricted townhouse units (44.78 affordable unit equivalents (AUE) required by the IHC MPD and the 16 deed restricted units (32 AUE) required by the CT zone for the 160 market rate units). These affordable units are configured as a mix of single-family detached, cottage units, and attached townhouse units. The additional 35 non-required deed restricted affordable units are proposed to be configured as the small lot Park homes as part of this MPD consistent with the needs described in Housing Market Assessment for Park City, dated September 2010. All units are proposed as for sale units. Defining the configuration of units to be as follows:

- a. 35 Deed restricted units will be configured as Small Lot Single Family Detached Park Homes.
- b. 28 Deed restricted townhouse units will be configured as attached Four-plex Park Homes.
- c. 16 Deed restricted units will be configured as Single Family Detached Cottage Homes dispersed throughout the development.

29. No building height exceptions have been requested and all buildings will comply with the height limitations of the CT zone.

30. Lots have been positioned to minimize visual impacts on adjacent structures. Potential problems on neighboring properties caused by shadows, loss of solar access, and loss of air circulation, have been mitigated to the extent possible as further described in the Park City Heights Design Guidelines.

31. Utilities must be extended to the site to sustain the anticipated uses. Thirty (30') foot wide non-exclusive utility easements are generally necessary for long term maintenance and shall be dedicated on the final subdivision plats. Off-site improvements are necessary to serve the site with utilities.

32. Off-site trail and intersection improvements may create traffic delays and potential detours, short term access and private driveway blockage, increased transit time, parking inconveniences, and other impacts on the adjacent neighborhoods and to the community in general. Construction Mitigation Plans are required and shall be required to include mitigation for these issues.

33. A Construction Mitigation Plan (CMP) is 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 and storm water management.

34. Final road designs will be provided to the Planning Commission for review with the final subdivision plats. To minimize visual impacts and to minimize disturbance of existing vegetation due to large areas of cut and fill slopes, low retaining structures (in steps of 4' to 6') are recommended. These low retaining structures may be stepped to minimize their height. Design of these retaining structures is included in the PC Heights Design Guidelines to ensure consistency of design, materials, and colors throughout the development.

35. A storm water run-off and drainage plan is necessary to ensure compliance with Park City's Storm Water Management policies and plans and storm water Best Management Practices for storm water during construction and post construction with special considerations to protect the wetlands delineated on and adjacent to the site.

36. A financial guarantee for all landscaping and public improvements is necessary to ensure completion of these improvements and to protect the public from liability and physical harm if these improvements are not completed by the developer or owner in a timely manner. This financial guarantee is required prior to building permit issuance.

37. Intentionally deleted.

38. A master sign plan is required for Planning Department review and approval and all individual signs, including subdivision identification signs, require a sign permit prior to installation.

39. Sound mitigation may be desired by owners of units along US 40. Conditions of approval prohibit sound barrier walls within the MPD. However, other sound mitigation measures may be accomplished with landscaping, berming, smart housing design and insulation, and sound barriers constructed as part of the dwelling units.

40. Section 15-6-4 (G) of the LMC states that once the Planning Commission has approved an MPD, the approval shall be put in the form of a Development Agreement.

41. The applicant stipulates to the conditions of approval.

42. The discussion in the Analysis sections of the March 23, 2011, October 9, 2013, and November 6, 2013 Planning Commission Staff Reports are incorporated herein.

43. The applicants have met with Rocky Mountain Power and have increased the Rocky Mountain Power line setbacks as required by this Utility.

44. The site plan for the proposed MPD has been designed to minimize the visual impacts of the development from the SR 248 Entry Corridor and has preserved, through open space, the natural views of the mountains, hillsides and natural vegetation consistent with Park City's "resort character".

45. The 171.5 acres of open space adjacent the development, the trail connections and improvements, and proposed neighborhood public park, as conditioned, will provide additional recreational opportunities to the Park City community and its visitors, which strengthens and enhances the resort character of Park City.

46. The opportunities for mixed affordable housing types, including rental units, within the development will strengthen the resort economy by providing attainable housing options in a sustainable and energy efficient community for workers in Park City's tourism/resort based industries.

47. Surrounding uses include open space, Highway 248, US 40, the Rail Trail, the Municipal Water Treatment Plant, Quinn's recreation complex (fields and ice rink), and the IHC medical center and offices.

48. The MPD provides direct connection to and critical improvements of the Rail Trail and provides alternative transportation opportunities for recreation and commuting, such as biking,

walking, in-line skating, and cross country skiing to Park City's business district at Prospector Square (within 2 miles) and to the IHC medical complex.

49. The MPD provides for remediation of historic mine soils for the good of the greater Park City community.

50. Further soils investigation work was conducted and a Site Characterization Report was prepared by IHI Environmental (May 6, 2013) to identify and locate historic mine soils and to draft a remediation plan to submit to the State Department of Environmental Quality as part of the Voluntary Cleanup Program.

Conclusions of Law

1. The amended MPD, as conditioned, complies with all requirements outlined in the applicable sections of the Land Management Code, specifically Chapter 6- Master Planned Developments Section 15-6-5.

2. The amended MPD, as conditioned, is compatible with surrounding structures in use, scale, mass, and circulation.

3. The amended MPD, as conditioned, is consistent with the Park City General Plan.

4. The amended MPD, as conditioned, is consistent with the Park City Heights Annexation Agreement in terms of uses, density, housing types, site plan, affordable housing, open space, trail connections, road and intersection improvements, interconnectivity within the neighborhood, and provided neighborhood amenities.

5. The amended MPD, as conditioned, strengthens and enhances the resort character of Park City by providing a residential neighborhood of mixed housing types and prices connected by trails to parks, schools, recreation facilities, employment centers, medical facilities, and commercial areas and that is buffered by larger interconnected areas of open space that preserve entry corridor views of the resort areas and provide wildlife movement corridors.

6. The amended MPD, as conditioned, is Compatible in use, scale and mass with adjacent properties, and promotes neighborhood Compatibility.

7. The amended MPD provides amenities to the community so that there is no net loss of community amenities in that trail improvements, parkland, affordable housing, potential for neighborhood support daycare/commercial are provided, and remediation of historic mine soils on the site will be undertaken at a benefit to the community at large.

8. The amended MPD is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time the Application was filed. Additional affordable house, above that required is provided within the neighborhood.

9. The amended MPD has been designed to place Development on the most Developable Land and preserves significant features and vegetation to the extent possible. Seventy percent of the property remains in open space, with much of the undeveloped land containing significant vegetation and characterized by steeper slopes, visible hillsides, and sensitive ridgeline areas.

10. The amended MPD promotes the Use of non-vehicular forms of transportation through the pedestrian friendly site design and by providing trail connections, sidewalks, access to the Rail Trail, and easy access to parks and open space areas.

11. The MPD and MPD amendments have been noticed and public hearings held in accordance with the LMC.

Conditions of Approval

1. All standard project conditions shall apply (Attached).

2. A final subdivision plat for each phase, or sub phase, of development shall be submitted for review by the Planning Commission and City Council and shall be recorded prior to issuance of building permits for individual units within that plat. The plats shall be consistent with the LMC, preliminary plat and the PC Heights site plan and documents reviewed and approved by the Planning Commission during the MPD approval. Final street design, including final cut and fill calculations and limit of disturbance areas, shall be submitted with all final subdivision plats to be reviewed and approved by the Planning Commission during final subdivision review. Off-street guest parking areas shall be identified on the final plats.

3. A limit of disturbance area (LOD), maximum building footprint and/or house size limitation and a setback requirement table for the lots shall be included on the final plats consistent with the Park City Heights Design Guidelines.

4. A note shall be added to the final plats stating that a landscape plan shall be submitted for City review and approval for each lot, prior to building permit issuance for that lot.

5. A note shall be added to the final plats stating that all units (including all deed restricted units) shall be constructed to, National Association of Home Builders National Green Building Standards Silver Certification (or other equivalent Green Building certification approved by the Planning Director) OR reach LEED for Homes Silver Rating (minimum 60 points). Green Building Certification or LEED rating criteria to be used shall be those applicable at the time of the building permit submittal.

In addition to meeting Green Building or LEED for Homes checklists and in order to achieve water conservation goals, each house must either: 1) achieve at a minimum, the Silver performance Level points within Chapter 8, Water Efficiency, of the National Association of Home Builders National Green Building Standards; OR 2) achieve a minimum combined 10 points within the 1) Sustainable Sites (SS2) Landscaping and 2) Water Efficiency (WE) categories of the LEED for Homes Checklist. Points achieved in these resource conservation categories will count towards the overall score.

Third party inspection will be provided. An industry standard Third Party inspector shall be mutually agreed upon by the Chief Building Official and the applicant prior to building permit issuance.

6. A final landscaping and irrigation plan for common areas shall be submitted with the final plats for each phase. Entry and perimeter landscaping shall be completed within six (6) months of issuance of the first building permit, weather and ground conditions permitting. Other Project landscaping, shall be completed within nine (9) months of issuance of 50% of building permits or within six (6) months of any individual Certificate of Occupancy. Landscaping materials and irrigation shall comply with the requirements of the Annexation Agreement, including the Water Agreement, and the Park City Heights Design Guidelines.

7. All exterior building materials, colors and final design details must comply with the approved Park City Heights Design Guidelines and shall be approved by staff prior to building permit issuance.

8. All exterior lighting, including any street and/or path lighting shall be designed to limit the trespass of light into the night sky as much as possible and shall conform to the LMC Sections 15-5-5-(I) and 15-3-3(c) and the Park City Heights Design Guidelines.

9. All exterior lighting, with the exception of bollard lighting at the park shall be privately maintained.

10. 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 address construction phasing, staging, storage of materials, circulation and traffic, parking, service and delivery, re-vegetation of disturbed areas, temporary signs and construction lighting, hours of operation, dust and mud 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. The CMP shall include a site and landscape plan for the sales office building (either within the clubhouse or within a finished unit) to address landscaping, lighting, and parking for the sales office. Construction Mitigation Plans shall provide mitigation measures for traffic delays and potential detours, short term access and private driveway blockage, increased transit time, parking inconveniences, and other impacts on the adjacent neighborhoods and to the community in general.

11. The CMP shall address disposal and treatment of all excavated materials. The capping of exposed soils within the City's Soils Ordinance Boundary is subject to all applicable regulations and requirements of the Park City Soils Ordinance Title 11, Chapter 15- Park City Landscaping and Maintenance of Soil Cover. A detailed Limit of Disturbance (LOD) plan shall be submitted as part of the CMP. The Limits of Disturbance for the entire site shall be minimized to the greatest extent possible, using best construction practices, and shall include the use of additional low retaining walls and steeper slopes to prevent un-necessary disturbance of native vegetation.

12. A construction recycling area and an excavation materials storage area shall be provided within the development to reduce the number of construction trips to and from the development. This condition applies at a minimum to the first two phases of development and may be waived for subsequent phases of development upon request by the applicant and upon review by the Planning, Building, and Engineering Departments.

13. 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 pre-development drainage conditions and special consideration shall be made to protect the wetlands delineated on and adjacent to the site.

14. Maintenance of sidewalks (including, without limitation, snow removal), trails, lighting, and landscaping within the rights-of-way and common areas, with the exception of the Public Park and public trails, shall be provided by the HOA, unless otherwise agreed upon by the City Council. Language regarding ownership and maintenance of the open space and common areas shall be included on the final subdivision plats.

15. A financial guarantee, in a form and amount acceptable to the City and in conformance with the LMC Subdivision Regulations, for the value of all public improvements, pedestrian amenities and trails, sidewalks, bus stop amenities, landscaping (including landscaping to re-vegetate and re-landscape areas disturbed by construction related to the MPD) to be completed according to the final approved plans shall be provided to the City prior to building permit issuance for new

construction within each phase of construction. All public improvements shall be completed according to City standards and accepted by the City Council prior to release of this guarantee.

16. Final utility plans, consistent with preliminary utility plans reviewed by the Planning Commission during the MPD review, shall be submitted with the final subdivision plats. Utility plans shall be reviewed by the Interdepartmental staff members and the utility service providers as the Development Review Team. Utilities for the MPD shall be placed underground.

17. The City Engineer shall review and approve all associated utility and public improvements plans (including streets and sidewalks, grading, drainage, trails, public necessity signs, street signs and lighting, and other required items) for compliance with the LMC and City standards as a condition precedent to final subdivision plat recordation. This shall include phasing plans for street construction to ensure adequate fire turn-around that minimize disturbance of native vegetation. Due to expansive soils in the area, grading and drainage plans shall include a comprehensive lot drainage plan for the entire phase of each final subdivision plat.

18. Above ground utility boxes must be shown on the final utility plans. The location of these boxes shall comply with best practices for the location of above ground utility boxes. These boxes shall be located in the most efficient, logical, and aesthetic locations, preferably underground. If located above ground the boxes shall be screened to minimize visual impacts and locations shall be approved by the City Engineer.

19. The Snyderville Basin Water Reclamation District's review and approval of the utility plans and final subdivision plats, for conformance with the District's standards for review, is a condition precedent to plat recordation and building permit issuance.

20. All construction, including grading and trails, within the Park City Soils Ordinance area shall comply with restrictions and requirements of the Park City Soils Ordinance (Municipal Code Title 11, Chapter 15).

21. Trail improvements necessary to connect the Rail Trail to the Hwy 248 tunnel trail on the north side of Richardson Flat Road, as well as the trail connection from the Rail Trail to the public park on the south side of Richardson Flat Road, will likely impact the wetlands in this area. Precedent to issuance of a building permit for these trails a wetlands impacts and enhancements plan shall be reviewed by the Planning Staff. All required wetlands permits shall be obtained from the required agencies.

22. Mitigation for the disturbance of any wetland areas shall be identified on the trail construction plan and shall include enhancements of wetlands as an amenity feature for users of the trail system.

23. Enhancements to wetland areas and other disturbed areas within the MPD could include but are not limited to educational signs, such as identification of plants and animals, ecological processes, wetlands ecology, and insights into seasonal changes to the landscape; plantings that encourage and/or provide food sources for wildlife; additional on-site water sources; cleanup of degraded areas; and new nesting habitat/bird and small mammal boxes.

24. Lots 89 and 90 of the amended preliminary subdivision plat have been shifted to match the trail phasing plan to locate the trail connection on the open space.

25. All construction, including streets, utilities, and structures shall comply with recommendations of the June 9, 2006, Geotechnical Study for the Park City Heights Development provided by Gordon, Spilker Huber Geotechnical Consultants, Inc. Special construction methods, removal of unsuitable soils, and other mitigation measures are

recommended in the Study. Additional soils studies and geotechnical reports may be required by the Building Department prior to issuance of building permits for streets, utility installation, and structures.

26. A detailed review against the Uniform Building and Fire Codes in use at the time of building permit submittal is a condition precedent to issuance of full building permit.

27. Fire protection and emergency access plans shall be submitted prior to the issuance of any building permits and shall be consistent with applicable building and fire codes and shall take into consideration the recommendations of the Fire Protection Report (March 2011). The fire protection plans shall include any required fire sprinkler systems and landscaping restrictions within the Wildland interface zones. The plans shall ensure that Park City's ISO rating is not negatively affected by the development.

28. A limit of disturbance area shall be identified during the building permit review and construction fencing will be required to mitigate construction impacts. Silt fencing is required during construction in areas where run-off and construction may impact adjacent wetlands, water ways, and undisturbed areas as determined by the Building Department.

29. Trail easements for all proposed trails in the MPD shall be platted on the final recorded subdivision plats, unless they are located within designated public open space parcels. All trails shall be constructed consistent with the Park City Trails Master Plan and the Snyderville Basin Trails Master Plan. Connections to undeveloped property to the south providing future connections to the Wasatch County shall be consistent with the Wasatch County Trails Plan.

30. Construction of the public park, trails within the first phase, trail connections to the Rail Trail on both the north and south sides of Richardson Flat road, as described in the findings, and other neighborhood amenities associated with the first phase, shall commence upon issuance of the 40th building permit for Phase I (as described in the Annexation Agreement) and shall be complete within 9 months from commencement of construction, unless otherwise directed by City Council. In subsequent phases, trails, amenities, and other improvements shall be completed prior to issuance of 50% of the certificates of occupancy for the units within that phase, or as otherwise stated in the Development Agreement.

31. The neighborhood public park shall be developed in accordance with standards set forth and required by the City Council, Recreation Advisory Board and city standards. A minimum area of 100 by 80 yards shall be initially free from fixed improvements until final field design is approved or further conditioned at subdivision approval. The park will include bathrooms in the club house with exterior access for park users.

32. An Affordable Housing Plan, consistent with the Park City Heights Annexation Agreement and as required by LMC Section 15-6-5 (J), shall be reviewed by the Planning Commission and a recommendation shall be forwarded to the Park City Housing Authority. The Park City Housing Authority shall approve the final Park City Heights Affordable Housing Plan prior to issuance of any building permits for units within the MPD.

33. 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.

34. A master sign plan for the neighborhood 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.

35. No sound barrier walls or structures along Hwy 40 are permitted within the MPD. To the extent sound mitigation measures are utilized within the MPD, such measures shall be limited to landscaping and berms, energy efficient housing design and insulation, and sound mitigation constructed as part of the design of the dwelling units and shall be reviewed by the Planning Department for compliance with the Design Guidelines.

36. Approval of this Master Planned Development is subject to LMC Chapter 6- Master Planned Developments and shall expire two (2) years after execution of the amended Development Agreement, ~~on October 26, 2014~~, unless Construction, as defined by the Uniform Building Code, has commenced on the project.

37. Pursuant to Section 15-6-4 (G) of the LMC, 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 ratified 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.

38. The Park City Soils Boundary shall be identified on the final plats (if applicable).

39. Timing of completion of all required items and public benefits shall be further described and stated in the Development Agreement.

40. No through roads may be provided through the Park City Heights MPD to the Deer Valley MPD subdivisions.

41. A re-vegetation plan for all disturbed areas (existing and newly disturbed) that are not landscaped with finished landscaping shall be submitted with the final road and utility plans for each phase. Re-vegetation of all disturbed areas within Phase One, that are not planned to be landscaped with finished landscaping, such as road and utility installation, soil remediation, other existing disturbed areas, shall be completed prior to issuance of the 28th certificate of occupancy for the Park City Heights MPD. If this area is used as a construction staging, construction recycling area, and excavated materials storage area, a new construction staging area will need to be approved by the Planning Department for the remainder of Phase I and for subsequent phases and shall be re-vegetated in a like manner with the issuance of certificates of occupancy for the final units in the respective phase.

42. Noxious weeds shall be managed per the Summit County noxious weeds ordinances during construction and in perpetuity by including regulations in the CMP, Design Guidelines, and CCRs.

43. One additional site visit was required by certified biologists during May or June 2011 to: a) validate the observations of the preliminary biological report and, b) to further study and identify wildlife movement corridors, evidence of species of high public interest (Elk, Moose, Deer, and other small mammals), locations of den or nesting sites, and any areas of high native species diversity. The report, provided to the Planning Department by Logan Simpson Design Inc. on July 7, 2011, included additional recommendations on mitigating impacts of the development on wildlife and wildlife corridors. The report was provided to the Planning Department on July 7, 2011.

44. Clearing and grubbing of vegetation and soils shall be minimized from April through July to avoid disturbance of nesting birds, unless a detailed search for active nests is conducted and submitted to the Planning Director for review by a certified wildlife biologist and any active nests are protected during construction

45. Left blank intentionally.

46. Due to the visual exposure of lots on the minor ridge, lots on the western perimeter, namely Lots 23, 24, 30, 31, 66, 67, 76, and 77 of the preliminary subdivision plat prepared by Ensign dated 1/17/11, shall be required to obtain a conditional use permit prior to building permit issuance, if proposed building heights are greater than twenty-eight feet (28'). Reconfigured Lots have been moved down the hill farther away from the minor ridge as much as possible and the concern for visual exposure is lessened with the revised plan. Lots 76 and 77 remain the same.

47. The applicants shall approach the adjacent property owner to the west to explore a mutually agreeable plan for incorporating the parcel into the Park City MPD and transferring density to the Park City Heights neighborhood in exchange for open space designation of this highly sensitive and visible parcel of land and the potential to relocate the upper western cul-de-sac to a less visible location.

48. All work within the Rail Trail ROW requires review by and permits issued by the Utah State Parks/Mountain Trails Foundation, in addition to the City. The Rail Trail shall remain open to pedestrians during construction to the extent possible.

49. High energy use amenities, such as snow melt systems, heated driveways, exterior heated pools and fireplaces, shall require energy off-sets and/or require the power to be from alternative energy sources, as described in the Park City Heights Design Guidelines.

50. All conditions, requirements, and stipulations of the Park City Heights Annexation Agreement and Water Agreement continue to apply to this MPD.

51. The final MPD phasing plan shall be consistent with conditions of the Water Agreement as to provision of public services and facilities.

52. All transportation mitigation requirements, as stated in the Annexation Agreement, continue to apply to this MPD.

53. The Applicant must meet all applicable bonding requirements.

54. Bus shelters on both the north and south sides of Richardson Flat Road shall be constructed within 60 days of issuance of the 40th certificate of occupancy. The shelter design and location shall be approved by the City Planning, Engineering, Building, and Transportation Departments and shall include a sign with the phone number of the Park City Bus service dial-a-ride. Information regarding the dial-a-ride service shall be posted within the shelters.

55. Sheet c4.0 (LOD Erosion Control Plan) shall be amended as follows: Note 1 shall read that the LOD for roadways is not to extend beyond 3' from the cut/fill limits as shown on the plan. Note 2: A 4 to 6 foot engineered wall shall be used in areas outside the limits of future home and driveway construction and where proposed cut/fill is in excess of 10' vertical as measured from the top back of curb to cut/fill catch point. Note 3: Proposed retaining walls shall not exceed 6 feet where they are necessary. A system of 4' to 6' walls with no individual wall exceeding 6', (i.e. tiered walls) may be used. The walls shall be separated by a 3' landscaped area from top back of lower wall to toe of upper wall. Note 4: Exceptions to these standards may be granted by the Planning Commission at the time of final subdivision plat review as necessary to minimize overall total disturbance.

56. House size limitations for all lots within the MPD shall be identified in the Design Guidelines subject to further appropriate reduction if found necessary during the final subdivision plat process, taking into consideration the size of the lots, visibility of the lots from the LMC Vantage

Points, solar access of adjacent lots, onsite snow storage, and ability to solar access of adjacent lots, onsite snow storage, and ability to achieve Sustainable Development requirements as described in findings of fact #1 and conditions of approval #5-LEED for Homes Silver rating to meet the applicable standards of LMC 15-7.3-3.

Nothing herein shall preclude the applicant from proposing alternative methods of mitigation. Specifically, and without limitation, the Design Guidelines shall provide that house sizes of the Homestead lots shall be no greater than the following: (as delineated below by lot numbers per the preliminary plat prepared by Ensign and dated 1/17/11)

Lots 58 thru 66- 4000 square feet
Lots 130 thru 154- 4000 square feet
Lots 163 thru 164- 4000 square feet
Lots 70 thru 72- 5000 square feet
Lots 105 thru 129- 5000 square feet
Lots 155 thru 156- 5000 square feet
Lots 77 thru 98- 6000 square feet

The Design Guidelines shall reflect a preference for smaller homes consistent with (a) "best practices" in sustainable design and development to address the materials and energy impacts of larger homes and (b) the historic pattern of residential development in Old Town.

57. The Park City Heights Design Guidelines were approved by the Planning Commission prior to ratification of the Development Agreement by the Planning Commission and shall be used to review all activity and permits for compliance with the MPD.

58. The Park City Heights Design Guidelines are an integral component of the Park City Heights MPD and substantive amendments to the Design Guidelines require Planning Commission approval. Minor amendments shall be reviewed by the Planning Director for consideration and approval.

59. Adequate snow storage easements, as determined in consultation with the Park City Public Works, will be granted to accommodate for the on-site storage of snow. Snow storage shall not block internal pedestrian sidewalks and circulation trails. Removal of snow from the Park City Heights MPD is discouraged with the final decision to haul snow from this area to be made by the City's Public Works Director. The soil repository shall not be utilized for snow storage. Storm water detention areas to the west of the designed repository shall be allowed to be utilized for snow storage as well as storm water.

60. To further encourage non-vehicular transportation, trail maps will be posted in the clubhouse for the benefit of future residents. There will also be a ride-share board located within the clubhouse that residents may utilize in order to plan carpooling which will further limit trips from the development. The dial-a-ride phone number shall be posted at the ride-share board. The HOA shall post information and consider a bike-share program.

61. The Park City Heights Design Guidelines and CCRs shall include information related to the history of the site and Quinn's Junction region.

62. All transportation mitigation elements, as required by the Park City Heights Annexation Agreement (July 2, 2010) continue to apply to this MPD. The Applicants, as required by the Annexation Agreement, shall complete, with the first Phase (first 90 UEs) of the MPD (as described in the Annexation Agreement), the SR248/Richardson Flat intersection improvements with all required deceleration and acceleration lanes; and shall include the required infrastructure (fiber optic, control boxes, computer links, etc.) to synchronize this traffic signal

with the UDOT coordinated signal system on SR 248, within the Park City limits at the time of this MPD. At the time the traffic signal is installed, the Applicants shall request in writing that UDOT fully synchronize signals along SR 248, with supporting data as applicable. Required improvements to Richardson Flat Road, including 5' wide bike lanes, as stated in the Annexation Agreement, shall be complete with the first Phase (first 90 UEs) of the MPD. The cost sharing methodology between the Applicants and any assigns, for these mitigation elements, shall be detailed in the Park City Heights Development Agreement. The Applicant shall provide an annual assessment of traffic counts and bus needs generated by the MPD for five (5) consecutive years following issuance of the first certificate of occupancy. The applicants shall participate with the City to conduct an annual assessment, which shall include peak period counts of both summer and winter traffic in the vicinity of the SR 248/Richardson Flat Road intersection, and submit such to UDOT. This information shall be coordinated with best available UDOT data and analysis. This assessment shall be incorporated into ongoing Park City Transportation Master Plan and the Park City Transit planning efforts with UDOT. This information shall be presented annually to the Planning Commission in conjunction with an update of the City Transportation Master Plan.

~~63. Intentionally deleted.~~

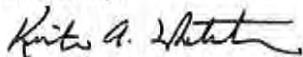
64. Prior to commencing any work to remediate metals impacted soils, a copy of the Utah Department of Environmental Quality approved remediation plan, prepared as part of the Utah Voluntary Clean-Up Program (VCP), shall be provided to the City.

65. The results and report of the soils investigation work prepared by IHI Environmental May 6, 2013) that identifies and locates historic mine soils, and the remediation plan submitted to and approved by the State Department of Environmental Quality as part of the Voluntary Cleanup Program, shall be provided to the Building Department prior to issuance of any building permits for development of streets, utilities, lots, trails, parks, and all construction that requires disturbance of soil.

66. The applicants stipulate to a condition that a disclosure regarding the developer's participation in the Voluntary Clean-up Program and receipt of certificate of completion shall be included in the CCRs.

If you have any questions or concerns regarding this letter, please do not hesitate to call me at 435-615-5066.

Sincerely,



Kirsten A. Whetstone, MS, AICP
Senior Planner

File

Park City Heights

N e i g h b o r h o o d D e s i g n G u i d e

(change map after approval)

~~July, 2011~~

August, 2013



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Area History

The Park City Heights neighborhood is situated in an area commonly referred to as Quinn's Junction. This area today is home to the United States Ski and Snowboard Association, the National Ability Center and a growing first rate medical community anchored by the Park City Medical Center. Quinn's Junction takes its name from Mr. Quinn who homesteaded the area in the 1920's. He was a cigar maker in Park City.

This area also has a connection to Park City's rich mining history. The intersection of what is today Hwy 248 and Hwy 40 was named Keetley Junction by the Union Pacific railroad after John (Jack) Keetley who was the Superintendent of the Ontario Mine from 1902 until his death in 1912. This was the point where the Ontario Branch of the Union Pacific Railroad left the Park City Branch to serve the station at the Ontario drainage tunnel at Keetley in Wasatch County. This was a major traffic point on the Park City Branch, loading 200 tons per day when in 1925 several mining companies merged to form the Park Utah Consolidated Mining Company. In 1995 this area was flooded as part of the Jordanelle Dam project.

The Union Pacific Park City Branch Railroad grade has been preserved as a 28-mile rail-trail and bikeway providing recreational and alternative transportation options. The "Rail Trail," as it is commonly known, follows the historic route of the Union Pacific railroad spur from the mining town of Park City to the main Union Pacific Railroad line still in use at Echo. A connector trail is provided in the Park City Heights neighborhood to access this historic trail. The Historic Union Pacific Rail Trail has been open since 1992, and is one of America's first 500 rail trails.



The Park City Heights neighborhood is south of Silver Creek and Richardson Flats, areas historically used for mining-related activities including storage of excess ore and excavated materials and currently undergoing remediation. The road currently known as Richardson Flats Road has gone by several names over the years, some more colorful than others including Highway (US) 40, Gun Club Road and Old Dump Road. In 1980 the Utah Department of Transportation built a relocation of US-40 to get it out of the valley that would be filled by the Jordanelle Reservoir. The locally popular name "Old Dump Road" refers to its use as the path to the official county landfill that used to be located by Richardson Flat near what is today the Park and Ride. Local lore attributes the name Gun Club Road to another hobby – shooting at road signs and other items dumped in the area. Today the road is owned by Summit County.

Design Philosophy

Park City has a rich Architectural Heritage that has created a collection of neighborhoods, remarkable for their diversity and unique character. Park City Heights is a new mountain neighborhood that blends a variety of home and lot types, architectural styles and landscapes that use key character elements found in these diverse Park City neighborhoods. Located within an important entry corridor to Park City, Park City Heights must establish itself as a distinct neighborhood while still fitting within the context of the existing and surrounding natural and architectural fabric. It is important to represent an "Old Town" and "Park City" character within the development, but replicating these styles is not desired. Park City Heights strives to become an "authentic" neighborhood designed around neighborhood parks, open spaces and trails, a variety of home types and lot sizes and diverse architectural elements. For homes in Park City Heights, the emphasis is on simple structural expressions using a vocabulary of architectural elements found within Park City including Victorian, Cottage, Arts and Crafts, Prairie Style, and Modern and Contemporary styles. Each Home within Park City Heights with the exception of the 2 lots accessed from Deer Valley will be required to meet and adhere to the following guide with the intent that each and every Home contributes to the community as a whole. The Deer Valley lots must adhere to the C.C. & R's of the Oaks at Deer Valley.

Applicability

Design Guidelines have been created to ensure all improvements at Park City Heights preserve the natural beauty of the surrounding landscape and generate a unified community design. The Guidelines are intended to provide direction to owners and designers to ensure compatibility with the desired character at Park City Heights. They explain the architectural aesthetics and site considerations that are to guide the design and construction of all new buildings, building additions, site work, and landscaping within Park City Heights. These Guidelines are not intended to create a homogenous, look alike neighborhood of earth tones and mountain timbers, but rather are intended to create a harmonious and diverse community of unique and varied homes that will form the foundation for a vibrant and successful mountain neighborhood.

The Design Guidelines are organized into six sections:

- Overview
- Park Homes
- Cottage Homes
- Homesteads
- Landscape Patterns
- Sustainability

Each section is designed to provide key information that will help homeowners make architectural and site planning decisions for their homes within Park City Heights. Each Lot Type is provided with a set of specific Community and Architectural Patterns. The Community Patterns section provides building setback, street character, garage placement and orientation for each product type within the development. The Architectural Patterns section presents Guidelines for individual architectural elements and key details, materials and applications to help owners create compatible homes within a neighborhood setting.

The Landscape Patterns and Sustainability sections apply to each Lot Type throughout the development. The Landscape Patterns provide a list of appropriate landscape materials for all lot and home types and emphasizes the importance of appropriate plant materials for the various landscape forms and spaces for each home and lot. The Sustainability section focuses on specific sustainable measures that must be incorporated by every home within the project.

Each Lot owner or Builder must also refer to the Park City Heights Codes, Covenants and Restrictions for specific requirements and design review submittal requirements.

Lot Types

Park City Heights is comprised of a variety of architectural styles found within three (3) unique and diverse Lot types: Park Homes, Cottage Homes and Homesteads.



Park Homes

Park Homes consist of ~~various attached housing types with varying lot sizes to accommodate these home types~~ small lot single family homes and 4-unit multi family buildings. All Park Homes front or are adjacent to a park or open space and are accessed by rear lanes and rear garages providing a focus on the front doors and front porches.



Cottage Homes

Cottage Homes consist of smaller single family homes on lots that range in size from ~~40' to 70' in width and 90' to 120' in depth~~ 4,200 square feet to 10,500 square feet. ~~The majority of Cottage Homes are accessed from local drives at the rear of the homes with an emphasis on orienting front doors and porches to the residential street or open space.~~ Prominent street oriented entry's and front porches along with semi-recessed or detached garages are used to provide an emphasis on placing people near the street.



Homesteads

Homesteads consist of larger single family homes generally on lots ranging in size from ~~6,500~~ 8,000 square feet to 25,000 square feet. Homesteads are located across the upper slopes of the development and these lots will form the visual transition to the surrounding open space and will require the most sensitive placement to respect and respond to the existing terrain.

Park Homes

C o m m u n i t y & A r c h i t e c t u r e P a t t e r n s

Street Patterns

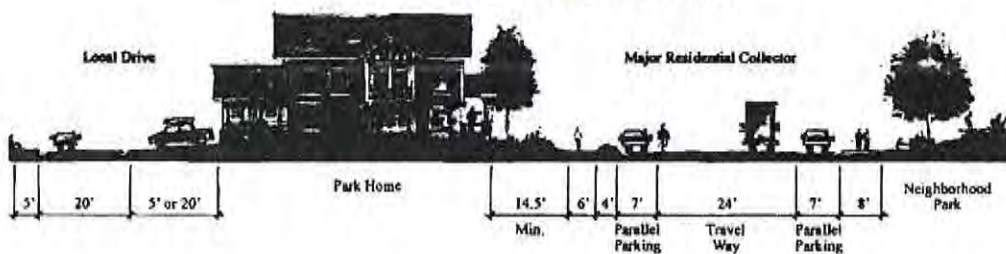


All Park Homes front or are adjacent to a park or open space and have garages or structured parking behind the homes. The front facades of these homes are oriented to walkways and trails providing great access to the neighborhood amenities surrounding them. Front porches are critical elements of these typically larger buildings—homes, helping to reduce the impacts of the mass on the streetscape and surrounding views into the project. Park Homes also utilize on-street parking to provide varied and shared parking alternatives minimizing the impact of the automobile within this neighborhood.

(change map after approval)



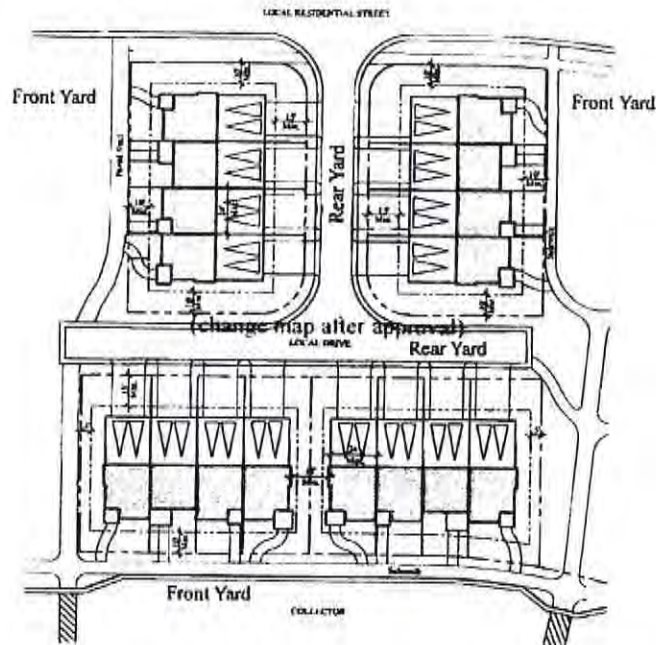
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Park Homes

COMMUNITY PATTERNS

Building Placement



Park Homes consist of small lot single family homes and ~~vary from 2-unit to 15-unit~~ 4-unit Multi-Family buildings.

Front Yard Setback: Minimum 40' 5" to Main Structure or Front Porches.

Side Setback: Minimum side separation to any adjacent Structure shall be 12' 10".

Side Street Setback (Corner Lot): 10' to all structures.

Side Open Space Setback (Lot adjacent to Open Space): 5' to all structures.

Rear Yard Setback: Minimum setback to Main structure shall be 45' 6".

Front Facade: At least 40% of the Primary Facade must be placed within 10' of the required minimum Front Yard Setback.

Local Drive Accessed Garages: Shall be a maximum of 24' wide. Garage doors must be placed at either 5' 7" from the edge of the Local Drive Right-of-way or a minimum of 20' 18" from the edge of the Local Drive Right-of-way.

Local Residential Street Accessed Garages: Shall be a ~~maximum of 24' wide.~~

Garage Doors: ~~Must be oriented to the Local Drive.~~ Two (2) car garage doors may be a maximum 18' wide. Single doors may be a maximum of 10' wide.

Parking: ~~Owner and guest parking located to the rear of homes is to be screened from off-site views, to the extent possible, through the use of proper placement, architectural screens and/or landscape planting.~~ No enclosed structures for the storage of boats and/or motor homes are permitted.

Park Homes

COMMUNITY PATTERNS

Massing & Composition

Scale of Buildings

It is important that the massing of the buildings be scaled in such a way that it relates to the people living there and harmonizes with the area and its natural features. This is especially true in the Park Home area where some of the buildings may be larger than in other areas of the development. Park Homes range in size from ~~two (2)~~ small lot single family units to ~~fifteen (15)~~ four (4) unit multi family buildings.

To avoid building forms that are boxy in massing the following criteria should be met.

~~a. Buildings with between two and four units must comply with the following requirement:~~

~~• No unbroken expanse of building mass may exceed 25'. If the 25' is reached the wall line must step a minimum of 3'.~~

~~b. Buildings housing more than four (4) units must meet the following requirements:~~

~~• No unbroken expanse of building mass may exceed 35'. If the 35' is reached the wall line must step a minimum of 3' and one of the following must occur:~~

- ~~• The building mass should bend~~
- ~~• The roof line should shift up or down at least 2' or take on a different ridge alignment.~~
- ~~• Roof areas must provide variation in roof shape. No single roof shape may cover more than 2/3 the total roof area.~~



Horizontal & vertical variation must occur

Repetition

Buildings of similar plans must offer up differentiation in elevation. Repetition of like elevations will not be permitted. The Design Review Board shall approve exterior elevations of multi family buildings and require variation between building facades to ensure diversity within the development. These requirements are applied so that the building mass does not become overpowering. Changing the planes of walls, changing direction, and providing some variety in the roof form yields diversity and visual interest.



Repetition of like elevations is prohibited

Unit Size

Units in the Park Homes area will have a minimum square footage of 800 sq. ft. The first floor area shall not be less than ~~800~~ 1,700 sq. ft. for two story units. The maximum square footage for any unit is ~~2,500~~ 3,700 sq. ft.

Note: All areas noted are gross living areas and exclude porches, decks, garages and uninhabitable basements as defined by Park City Municipal Code.

Building Height

The intent of the height guideline is to present an appropriately scaled roofscape that is compatible with its use and placement.

Allowable building heights are limited by Park City Municipal Code. Generally building heights cannot exceed 28' as measured from existing natural grade at any point, excluding chimneys.

Park Homes

ARCHITECTURAL PATTERNS

Walls

Foundation Walls

Foundation walls form the base or grounding element of the structure. These walls should be a continuation of the building wall. Foundation walls must step down with the grade change so that their exposed surface is covered. All exposed concrete must be clad or finished for appearance with an approved exterior wall material, see Building Walls for approved materials.

Building Walls

Building walls are those walls above the foundation walls that form the middle of the structure. The treatment of these walls provides an opportunity to visually unify this phase of the development. The use of different materials is encouraged to give distinction to the varied forms of the building. Materials on building walls will be limited to three different types for any single structure in the Park Homes area.

Approved materials are:

- Horizontal wood siding
- Board and batten vertical wood siding
- Machine sawn wood shingles
- Composite siding or approved similar
- Stucco (as approved by the Review Board)
- Steel (as approved by the Review Board)



Vertical siding



Horizontal & vertical siding material combinations

Wall Appurtenances

Detail elements applied to the exterior wall such as wall decoration, shutters, bay windows and flower boxes can add visual interest to the building façade. Care should be taken to not overstate or overdecorate. These elements should be functional and not simply replications of things seen elsewhere.

- Wall Decoration - Painted, relief or trimmed detail work is not recommended.
- Window and Door Shutter - Should be less prominent in the Park Homes. If used they should appear operable and matched to size openings. They may be made of wood or fiberglass that resembles wood. Design should be simple and straightforward, without undue decoration. Painted shutters are encouraged on single windows and fully glazed doors. Hardware shall be corrosion-resistant in a compatible color. Styles may be louvered, raised or flat paneled or planked and awning shutters are permitted.
- Bay Windows and Flower Boxes - These should be designed in a simple and direct manner.



Simple wall decoration



Shutters not prominent in Park Homes

Park Homes

Porches

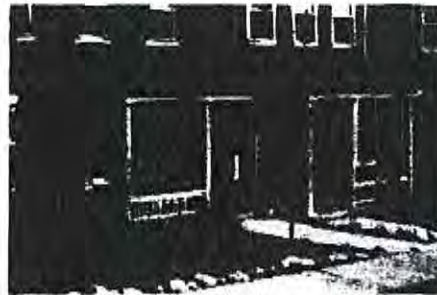
Porches

A core ideal of the development is the use of covered front porches to promote a human scale, sense of entry and emphasize relationship to the street. Massing of porch elements also can help to further ground the building by forming a base from which the building mass can grow. To this end, porches should be made to convey a sense of human scale and are limited to one-story in height. *Integration of the front porch is required in the Park Homes area.*

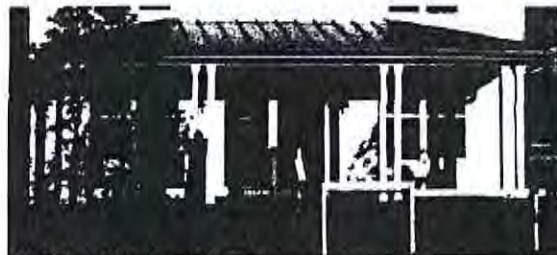
- Porches are usually located at the front setback line, but may also be located at the side setback line.
- Porches often will have deep eaves repeating the same rafter treatment as the main roof.
- Porch roof forms shall be consistent with the architectural style of the home.
- Porches must be a minimum of 18" 8" above finished grade unless ADA access is required to the home. The front porch steps must be designed as an integral element to the design and style of the home and not just "stuck on" the front of the home.
- Porches can be used to wrap the corner of a house or fill the void created by an "L" shaped plan. Wrapped porches are strongly recommended for Corner Lots.
- Creativity consistent with the architectural style of the house shall be used in designing columns, posts, brackets, railing, trim and molding.
- Columns, where provided, must terminate at the porch deck or extend to within 4" of finished grade.
- Minimum porch depth is 6'-5" with a minimum of 48 40 square feet.
- All porches shall be properly detailed with authentic porch edge conditions, including a cantilevered "lip" or edge. If the porch surface is left as natural or colored concrete the face of the cantilevered lip must also remain as natural or colored concrete. If the porch surface is finished with another material, then that material should wrap the face of the porch lip.

Appropriate Porch flooring surfaces include:

- Wood or Composite Decking
- Natural or Approved Colored Concrete
- Tile or Concrete Pavers



Porches located at front setback



Properly detailed porch elements



Porch reduces impact of building mass to street



Porches 18" 8" above grade

Park Homes

ARCHITECTURAL PATTERNS

Windows & Doors

Windows

Windows should be predominantly rectangular in shape and vertical in orientation. Octagonal, circles and hexagons will not be approved. Window heads must be shaped to match roof lines or remain level. No scissor truss windows will be permitted with slopes not matching the roof line.

Windows may be constructed of the following materials:

- Wood
- Wood clad with color fast vinyl or aluminum
- Metal clad windows must be coated with an approved finish
- Vinyl

Note: The glass and frames used in windows and skylights cannot be highly reflective. The lenses of skylights must be clear, gray or bronze. All skylights must be low profile. No bubble type skylights will be permitted. Skylight locations should integrate well with the exterior design and not seem random. Light pollution from skylights will not be permitted. The type and location of skylights are subject to the Review Board.

Doors

Door openings should be protected from weather. Porches, overhangs and other architectural features can shield openings and add interest. Doorways should be rectangular in shape. They should be made of a material and finished in a manner that is complimentary to the other exterior materials being used. The use of limited glass in entry doors is encouraged, ex. ½ lights with divided lights. Full glass doors are discouraged.

Trim

Within the Park Home product expressive trim is identified as a key architectural element. Trim shall be proportioned to the size of the opening. Trim shall project a minimum of one-half inch past the leading edge of the adjacent siding. Most trim shall be flat. Any shapes must have a simple profile. Siding must abut trim (trim shall not be installed on top of siding).



Predominantly rectangular



Vertical proportion



Doorway is complimentary to materials of the home



Door is protected from weather



Trim proportion to the size of the openings



Expressive trim



Trim with simple profile

Park Homes

Garages & Garage Doors

Garages

Garages or Parking Structures are required in the Park Homes area of the development. They can be attached or detached and must provide a minimum of one car per residential unit. Garages must not dominate the structure when viewed from the street, especially in areas visible from right-of-ways, common areas and adjacent home sites. All garages must be accessed from the Local Street. Parking Structures may be accessed from Residential Streets. Garages may be side entry designs or accessed perpendicular from the Local Street. The use of overhangs and significant architectural details are encouraged to visually lessen the impact of the garage entrance(s).

Garage Doors

Garage doors must be provided with detailing that is tied to the homes overall design themes. Garage doors must appear as traditional swinging, folding or sliding doors. Segmented doors are only permitted if they are constructed to appear to be one of these traditional door types and are subject to Design Board approval.

- Doors should be paneled and may incorporate glass.
- Doors should be painted colors similar to the body of the home to lessen their visual impact.
- Single garage doors are preferred. The use of single doors allows for more variety in the garage elevation.
- Garages for an individual unit are limited to 2 garage doors in the Park Home area. A 2 car tandem garage is allowed.
- No garage door over 9' high will be approved.

Driveways

Shared Driveways are allowed and encouraged but their width at the curb must be minimized. Driveways are encouraged to be concrete, colored concrete, stamped colored concrete, unit pavers turf block or other permeable pavers or other pattern and texture methods approved by the Design Review Board. Asphalt drives will be permitted but must be maintained properly.

Park Homes

ARCHITECTURAL PATTERNS



Paneled doors are encouraged to incorporate glass



Door is painted to match body of the home



Single doors are preferred where feasible



Living area overhangs garage to lessen visual impact



Not this - Garage door is dominant element

Roof Patterns & Materials

Roofing Patterns

Roof elements play a major part in how the overall residence design relates to human scale and to the topography of the site. Roof forms can also help bring developments together visually through the use of reoccurring underlying principles.

- Allowable roof pitches for sloped roofs are between 4:12 and 8:12
- Allowable roof types are: gable, hip, partial hip and flat.
- Shed roofs may only be used as secondary roof forms.

Roof forms need to be broken down to address human scale so as not to become boxy. Generally roof structures and roof lines should step with the topography of the site creating the appearance that the buildings mass steps with and follows the slope of the site. Flat roofs should be incorporated into the Park Homes where feasible and utilized for snow storage, water collection, reduced roof impacts and the creation of "green" landscaped roofs, roof gardens or patio spaces.

Building designs will incorporate a primary roof form with secondary elements attached to the primary form. See Massing & Composition for additional criteria.

The following roof shapes are not permitted:

- Mansard, fake mansard, Gambrel or Domed

Roof Overhangs

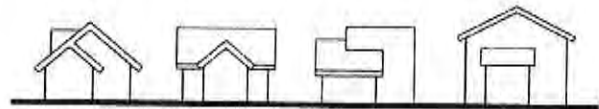
Roof overhangs protect walls and openings from weather and contribute to the buildings character. Roofs should overhang walls a minimum of 12" and a max of 24". Roof overhangs less than 12" requires review committee approval.



Roof overhangs protect walls



Flat roof elements are appropriate and encouraged



Variation in Roof Forms Contributes to a more Visually Rich Neighborhood

Materials

Allowed roofing materials are:

- Architectural composition shingles, minimum 30 year
- Copper, must be allowed to oxidize and turn bronze
- Zinc, flat finish
- Cor-ten steel
- Self adhering single ply membrane roofing, at flat roofs
- Solar Shingles
- Green roofs

The following materials can be used with approved color selection:

- Aluminum
- Steel

Standing Seam Metal or corrugated roofs shall be primarily allowed on accent and porch roofs.

The following roofing materials are not allowed:

- Wood Shakes
- Highly reflective metals
- Asphalt rolled roofing



Primary roof form broken up with secondary roof elements



Roof is broken up to relate to human scale

Park Homes

ARCHITECTURAL PATTERNS

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Roof Appurtenances

Roof Appurtenances

Approved Dormer Shapes:

- Shed Dormers
 - Gable Dormers
 - Hip Dormers
- Snow Diverters should be used wherever sufficient amounts of snow may accumulate over occupied areas such as entries, patios, porches, driveways and decks. Special care should be taken with metal roofing as it is prone to releasing snow which can cause injury to people or damage to property.
 - Snow Melt Systems should only be considered when all other alternatives have been explored fully. Proper roof design is imperative to eliminate the dependency of snow melt systems and their energy consumption.
 - Roof top stairs, mechanical and electrical areas are required to be placed within the roof structure and are not permitted to be placed on the roof unless shielded. Shielding solutions must be approved by the review committee.
 - Ornaments like finials, scroll work on the ridge or barge and eave boards or decorative turrets are discouraged.
 - Skylights are not to be highly reflective and must be installed flush against the roof. They should not extend to the eave line. As mentioned elsewhere in these guidelines bubble type skylights will not be approved. Light pollution from skylights will not be permitted.
 - Chimneys must be enclosed in a chase. The chase may be clad with wood siding, stucco, stone or approved metal. Chimney caps are required and must be constructed of approved material. Exposed metal chimneys and spark arrestors are not permitted.
 - Mechanical vents 6" or larger must be enclosed in an appropriate architectural structure to match building components. When chimneys are required their size, shape and height should match that of other chimney elements on the roof. All other unenclosed exposed vents must be coated to match the roof color.

• Clerestories should be placed within the field of the roof and cannot extend to the eave lines except as approved by the review committee.

• Solar Panels are allowed and encouraged and should be placed to maximize their effectiveness while also minimizing their visual impacts on adjacent owners and the community as a whole.

Gutters and Downspouts

Gutters and downspouts should be metal or copper, have a factory finished metallic patina, painted to match the surface to which they are attached or match the trim color of the home.

Rain Storage Devices

All rain storage devices must be placed underground.



Mechanical vents reflect architectural style



Gutters match surface or trim color



Solar panels located to maximize effectiveness and minimize visual impact



Skylight placed flush to roof and color blends well with roof

Park Homes

Home Appurtenances

Mechanical Equipment

Care must be given in designing a home to the location of utility equipment to avoid prominent exposure of mechanical equipment and meters to public view. Compressors, meters, utility boxes and miscellaneous equipment shall be grouped and located and screened to minimize the impact on neighbors and the community.

Utility meters are typically required to have impact protection. The location and design of this impact protection shall be included on the construction plans. The design shall satisfy the building department and utility provider requirements.

Screens can be comprised of either landscaping or landscaping and wood that is compatibly detailed to harmonize with the homes exterior. Exposed vents, grilles and other mechanical, electrical and plumbing components should be coordinated with building elements. Consider locating the dryer exhaust vent, hose bibs, waterproof outlets etc. below the first floor beam. Conceal these items to the extent possible and coordinate visible items with the foundation piers and screens.

No roof mounted mechanical equipment is allowed unless mounted on a flat roof element and is not visible from public view.

Lighting

Front porch lights should be a primary architectural focus. Outdoor and indoor lighting will be carefully reviewed to assure that neighboring properties are protected from light sources. The intent is to produce an enticing low level throughout the community that creates a warm ambience while maintaining views of the night sky and stars. Exterior lighting shall be kept to a minimum and shall be limited to porches, courtyards, garage entries, addresses and to mark paths.

The light source must conform to Park City Municipal Code standards. Floodlighting and moonlighting are prohibited.

Antennae and Satellite Dishes

When possible, satellite dishes, television or radio aerials, or antennas should be installed so as to be screened from the road, adjacent home sites or public areas. No satellite dish may be installed that is larger than 39" in diameter. Removal of trees to improve reception is prohibited. The screen wall is subject to Design Review approval and must be an integral component of the house design. In some cases, the enclosure may not be approved due to the location on the home site and its visual effect on the overall street scene or as viewed from adjacent home sites. Umbrella covers over satellite dishes are prohibited.

Trash Containers

Space shall be provided in an adequate and appropriate side or rear yard or interior portion of the garage to accommodate at least one trash and one large recycling container per unit and must be concealed from view from the Street or Local Street.

Accessory Structures

No accessory structures are permitted.



Lights should complement architectural style but remain simple in form

Park Homes

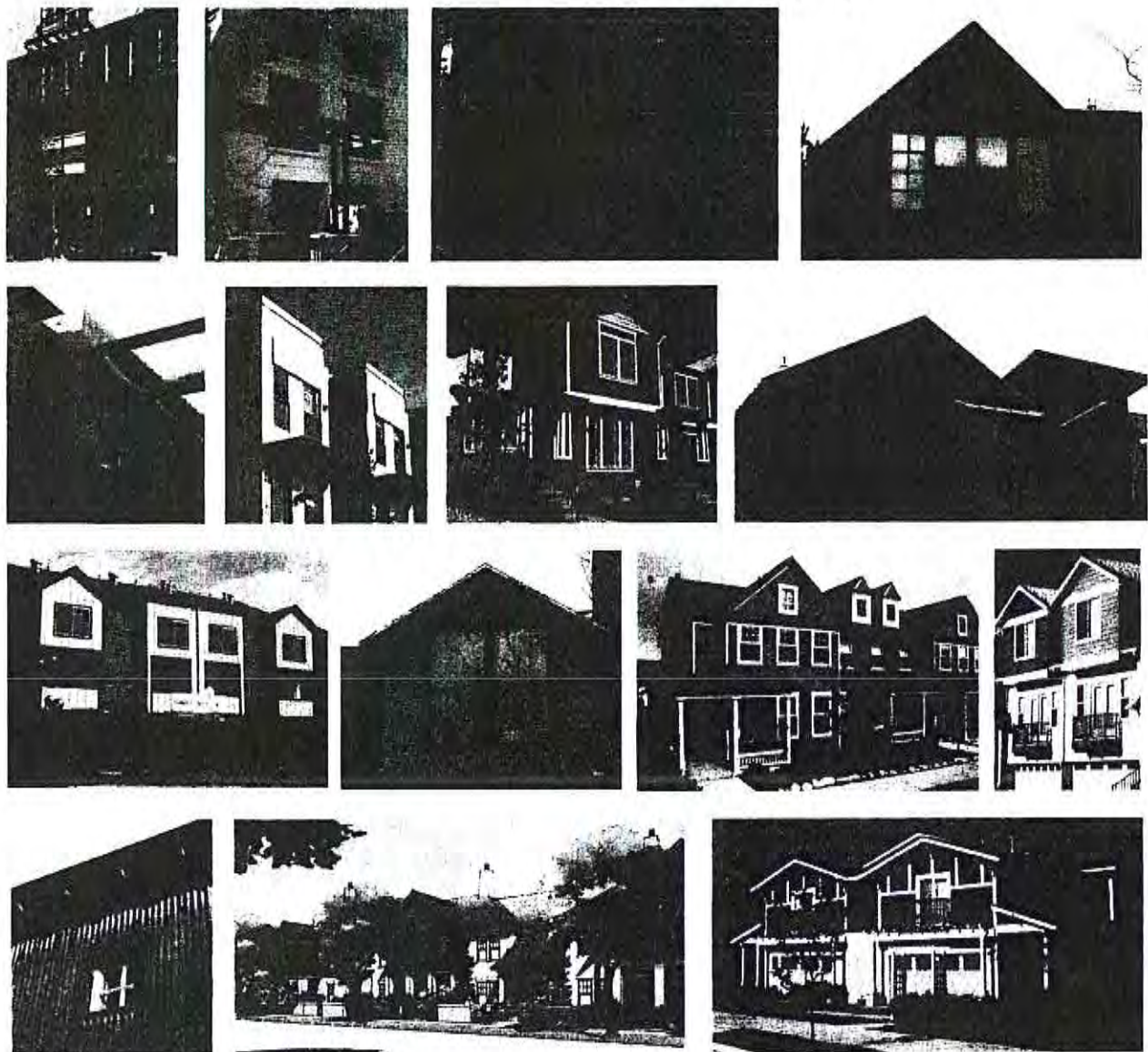
Example Gallery

Exterior Colors

The Park Homes have a diverse range of building size. With this diversity comes an opportunity to introduce color ranges seen in other phases of the development. Smaller buildings, such as duplex & fourplex buildings, should follow the standard established by the Cottage Homes guidelines & utilize primary colors. White & light gray are not considered primary colors. Buildings larger than four units must utilize colorful earth tones in an effort to lessen their visible mass.

Key Elements

- Varied Wall Planes & Massing
- Expressive Trim
- Exposed Structural Elements
- Low Sloping/Flat Roofs
- Emphasis on Front Porches
- Mining Meets Modern
- Not Resort Mountain Timber
- Mountain Contemporary
- Simple Forms
- Garages Secondary
- Grouped Windows
- Creative Materials



Park Homes

ARCHITECTURAL PATTERNS

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Cottage Homes

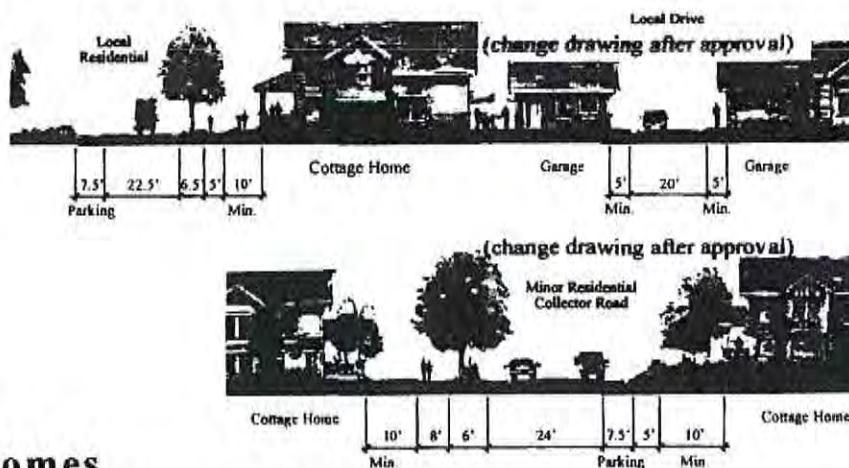
C o m m u n i t y & A r c h i t e c t u r e
P a t t e r n s

Street Patterns



Typical Cottage Homes are single story, story and a half and two story homes placed on small traditional lots located in the heart of the neighborhood. The Cottage Homes are ~~primarily accessed from Local Streets~~ placing an emphasis on the homes front facade with prominent street oriented entry's and front porches and ~~de-emphasizing garages~~ by incorporating semi-recessed or detached garages. The Cottage Homes are placed close to the Street and Sidewalks creating an intimate setting that should include appropriate front yard landscaping and garden fencing common to traditional neighborhoods while still providing on street parking and sufficient snow storage areas.

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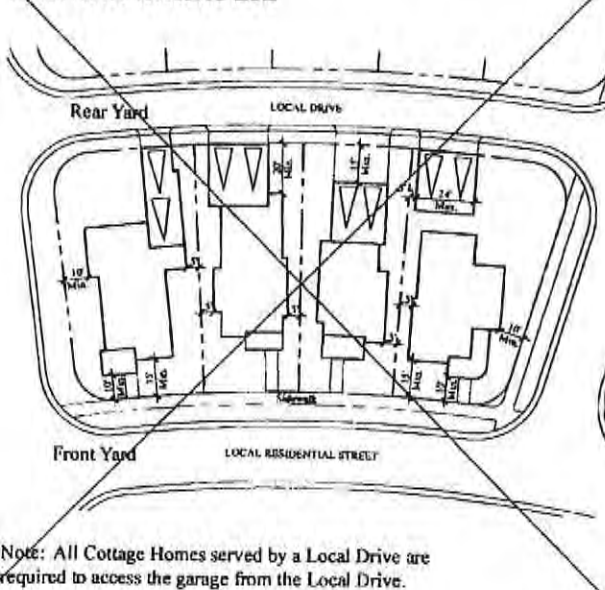


Cottage Homes

COMMUNITY PATTERNS

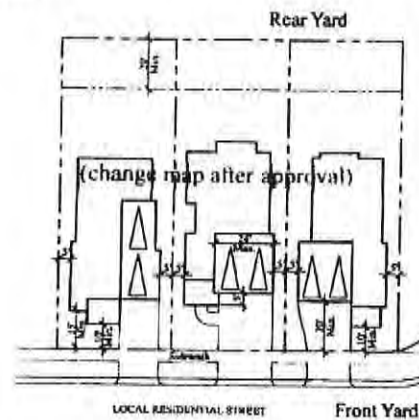
Building Placement

Local Drive Accessed Lots



Note: All Cottage Homes served by a Local Drive are required to access the garage from the Local Drive.

Local Minor & Major Residential Street Accessed Lots



Cottage Homes: Lots are typically 35 feet to 60 feet wide by 85 feet to 130 feet deep consist of smaller single family homes or lots that range in size from 1,200 square feet to 10,500 square feet.

Front Yard Setback: 15' to Main House. Front Porches or Single Story Bays may extend to within 10' of the Sidewalk or Street ROW.

Side Yard Setback: Minimum setback for all homes is 5'.

Side Street Setback (Corner Lot): 10' for all structures.

Rear Yard Setback: 20' to Main House.

Front Facade: At least 40% of the Primary Facade must be within 5' of the required minimum Front Yard Setback.

Local Drive Accessed Detached Garages: Shall be a maximum of 24' wide. Garages must be placed at either 5' from the edge of the Local Drive or a minimum of 20' from the edge of the Local Drive but must be placed within the lot.

Cottage Homes

COMMUNITY PATTERNS

Single Story Detached Garages with Local Drive access: May be placed at 3' from the side property line. **Two Story or attached Local Drive accessed Garages must be placed at 5 feet from the side property line.** Shall be a maximum of 12' in height.

Local Residential Street Accessed Attached Garages: Garage width must not exceed 35% of the width of the front facade of the house. Shall be a maximum of 24' wide. Garages at front or side yard shall be setback 20' or 5' behind front or side Facade (Whichever is greater). Garages must be placed a minimum of 5' from the Side Property Line.

Garage Doors: May be oriented perpendicular to the Local Drive. On Corner Lots with Local Drive access provided, garage doors shall not face Local Streets. Two (2) car wide garage doors may be a maximum 18' wide. Single doors may be a maximum of 10' wide.

Parking: Owner and guest parking located to the rear of homesites are to be screened from off-site views, to the extent possible, through proper placement, the use of architectural screens and/or landscape planting. No enclosed structures for the storage of boats and/or motor homes are permitted.

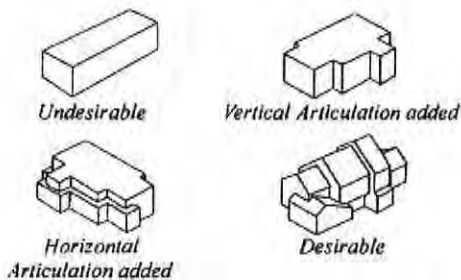
Massing & Composition

Built Forms Follow Contours

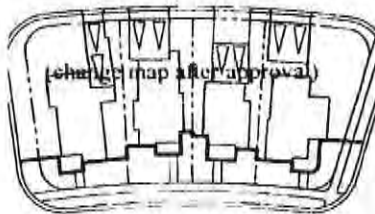
Building placement should respect existing land forms. Structures should follow contours and fit into existing land massing, rather than ignore or dominate these forms.

Scale of Buildings

It is important that the massing of the buildings be scaled in such a way that it relates to the people living there and harmonizes with the area and its natural features. No unbroken expanse of building mass may exceed 35' in length on all side elevations and 25' on all front and rear elevations. If the maximum length is reached the wall line must step a minimum of 4'.



This requirement is applied to ensure that building mass does not become overpowering. Changing the planes of walls, changing direction, and providing some variety in the roof form yields diversity and visual interest. Additive building volumes give the home an appearance that it was built over time.



Variation in individual structures contribute to a varied streetscape.

Repetition

Repetitive massing is prohibited. There should be substantial variation in individual building forms. Homes with similar heights may only occur consecutively along a street three times before a change in massing is required. For example, three adjacent two-story homes must be followed by a one and a half story or one-story home. Also, no more than 2 similar floor plans may occur consecutively along a street. The Design Review Board shall review these requirements on a case-by-case basis per specific site conditions.



Avoid Consecutive Massing

Residence Size

Residences in the Cottage Homes area will have a minimum square footage of 900 sq ft for single story structures. The first floor area (defined as that floor that is accessed by the front door) shall not be less than 800 sq. ft. for two-story structures. The maximum square footage for any residence is 3,500 sq. ft.

Note: All areas noted are gross living areas and exclude porches, decks, garages and uninhabitable basements as defined by Park City Municipal Code.

Building Height

The intent of the height guideline is to present a human-scale roofscape, one that steps with the contours of the terrain and recalls the natural setting.

Allowable building heights are limited by Park City Municipal Code. Generally building heights can not exceed 28' as measured from existing natural grade at any point, excluding chimneys.

Side Elevations

All Cottage units with side elevations exposed or clearly visible from a public road shall pay special attention to the massing and composition to ensure appropriate scale and form to fit visually into the landscape and windows should occur in these visible end walls. Additional landscape measures may be required to achieve this requirement.

Cottage Homes

ARCHITECTURAL PATTERNS

Walls

Foundation and Retaining Walls

Foundation walls form the base or grounding element of the structure. These walls should be a continuation of the building wall. Foundation walls must step down with the grade change so that the exposed surface is limited. All exposed concrete must be clad or finished for appearance with stone veneer, board formed concrete or concrete with an exposed aggregate. Retaining Walls should appear to be an extension of the foundation walls of the structure. Retaining Wall materials may include stacked rock or materials to match foundation wall material. No Retaining Walls may be placed within the side yard setbacks unless they are placed perpendicular to the lot line.



Foundation wall too exposed

Building Walls

Building walls are those walls above the foundation walls that form the middle of the structure. The treatment of these walls provides an opportunity to visually unify this phase of the development. The use of different materials is encouraged to give distinction to the varied forms of the building. Materials on building walls will be limited to three different types for any single structure in the Cottage Homes area.

Approved materials are:

- Horizontal wood siding
- Board and batten vertical wood siding
- Machine sawn wood shingles
- Composite Board siding or approved similar
- Stucco (as approved by the Review Board)
- Steel (as approved by the Review Board)



Wall Appurtenances

Detail elements applied to the exterior wall such as wall decoration, shutters, bay windows and flower boxes can add visual interest to the building façade. Care should be taken to not overstate or overdecorate. These elements should be functional and not simply replications of things seen elsewhere.

• Wall Decoration - Painted, relief or trimmed detail work is not recommended.

• Window and Door Shutters - They should appear operable and matched to size openings. They may be made of wood or fiberglass that resembles wood. Their design should be simple and straightforward, with out undue decoration. Painted shutters are encouraged on single windows and fully glazed doors. Hardware shall be corrosion-resistant in a compatible color. Styles may be louvered, raised or flat paneled or planked and awning shutters are permitted.

• Bay Windows and Flower Boxes - These should be designed in a simple and direct manner.



Shutters sized to match openings



Shutters are simple and straightforward



Simple Bay Window adds interest to home



Does not appear operable

Cottage Homes

ARCHITECTURAL PATTERNS

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Porches

Porches

A core ideal of the development is the use of covered front porches to promote a human scale, sense of entry and emphasize relationship to the street.

Massing of porch elements also can help to further ground the building by forming a base from which the building mass can grow. To this end porches should be made to convey a sense of human scale and are limited to one story in height. *Integration of the front porch is required in the Cottage Homes area.*

- Porches are usually located at the front setback line.
- Porches will often have deep eaves repeating the same rafter treatment as the main roof.
- Porch roof forms shall be consistent with the architectural style of the home.
- Porches must be a minimum of $\pm 8"$ above finished grade unless ADA access is required to the home. The front porch steps must be designed as an integral element to the design and style of the home and not just "stuck on" the front of the home.
- Porches can be used to wrap the corner of a house or fill the void created by an "L" shaped plan. Wrapped porches are strongly recommended for Corner Lots.
- Creativity consistent with the architectural style of the house shall be used in designing columns, posts, brackets, railing, trim and molding.
- Columns, where provided, must terminate at the porch deck or extend to within 4" of finished grade.
- Minimum porch depth is 6' with a minimum of 60 square feet.

- All porches shall be properly detailed with authentic porch edge conditions, including a cantilevered "lip" or edge. If the porch surface is left as natural or colored concrete the face of the cantilevered lip must also remain as natural or colored concrete. If the porch surface is finished with another material, then that material should wrap the face of the porch lip.

Appropriate Porch flooring surfaces include:

- Wood or Composite Decking
- Natural or Approved Colored Concrete
- Tile or Concrete Pavers



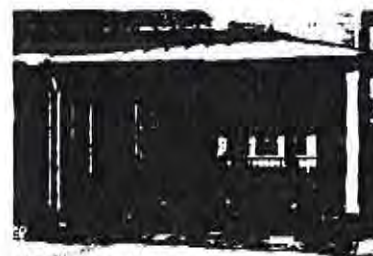
Appropriate porch detailing



Authentic flooring materials



Porch roof forms are consistent with home



Porches are elevated $\pm 8"$ above finished grade

Cottage Homes

ARCHITECTURAL PATTERNS

Windows & Doors

Windows

Windows should be predominantly rectangular in shape and vertical in orientation.

Windows are often single, paired or in strips of 3 or more.

Octagonal, circles, arched and hexagon shaped windows will not be approved. Window heads must be level.

Windows should not be placed within 12" of any building corner.

Windows may be constructed of the following materials:

- Wood
- Wood clad with color fast vinyl or aluminum
- Metal clad windows must be coated with an approved finish
- Vinyl

Note: The glass and frames used in windows and skylights cannot be highly reflective. The lenses of skylights must be clear, gray or bronze. All skylights must be low profile. No bubble type skylights will be permitted. Skylight locations should integrate well with the exterior design and not seem random. Light pollution from skylights will not be permitted. The type and location of skylights are subject to the review of the committee.

Doors

Door openings should be protected from weather. Porches, overhangs and other architectural features can shield openings and add interest.

Doorways should be rectangular in shape. They should be made of a material and finished in a manner that is complimentary to the other exterior materials being used.

Doors are encouraged to be colorful architectural focal points.

The use of limited glass in entry doors is encouraged, ex. ½ lights with divided lights. Full glass doors are discouraged.



Windows predominantly rectangular and vertical in proportion



Window heads must be level

Trim

Within the Cottage Home product expressive trim is identified as a key architectural element. Trim shall be proportioned to the size of the opening with a minimum width of three and one-half inches. Trim shall project a minimum of one-half inch past the leading edge of the adjacent siding. Most trim shall be flat. Any shapes must have a simple profile. Siding must abut trim (trim shall not be installed on top of siding).



Trim proportioned to size of opening



Trim should be simple, flat



Expressive trim



Doors should be colorful, architectural focal points

Cottage Homes

ARCHITECTURAL PATTERNS

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Garages & Garage Doors

Garages

Garages are required in the Cottage Homes area of the development. They can be attached or detached and must accommodate at least one car. Garages must not dominate the residence when viewed from the street, especially in areas visible from right-of-ways, common areas and adjacent home sites. All garages accessed from the street must either be side entry designs or if parallel to the street, setback a minimum of 5' from the front entry elevation of the main structure. ~~Alley loaded garages may face the alleyway and must meet all site design standards.~~

The use of overhangs and significant architectural details are encouraged to visually lessen the impact of the garage entrance.

Garage Doors

Garage doors must be provided with detailing that is tied to the homes overall design themes. Garage doors must appear as traditional swinging, folding or sliding doors. Segmented doors are only permitted if they are constructed to appear to be one of these traditional door types and are subject to Design Review Board approval.

- Doors should be vertical paneled or planked and may incorporate glass.
- Doors may not include Diagonal, X-Bracing or Z-Braced Planks or Panels.
- Doors should be painted or stained colors similar to the body of the home to lessen their visual impact.
- Single car garage doors are preferred. The use of single doors allows for more variety in the garage elevation.
- Three car garages are permitted in the Cottage Homes area but must incorporate a tandem garage or a front and side entry garage combination to do so. ~~Garages may only have a maximum of 2 garage doors.~~
- No garage door over 9' high will be approved.



Single garage doors are preferred



Front loaded garage is secondary to the home



Not this - door dominates visually



Paneled door incorporates glass

Driveways

Shared Driveways are allowed and encouraged but their width at the curb must be minimized. Driveways are encouraged to be concrete, colored concrete, stamped colored concrete, unit pavers turf block or other permeable pavers or other pattern and texture methods approved by the Design Review Board. Asphalt drives will be permitted but must be maintained properly.

Cottage Homes

ARCHITECTURAL PATTERNS

Roof Patterns & Materials

Roofing Patterns

Roofscapes dramatically shape a neighborhood and therefore require special design attention. In Historic Neighborhoods, it is obvious that a variety of roof forms, masses and slopes give great diversity to communities. Roof elements play a major part in how the overall residence design relates to human scale and to the topography of the site. Roof forms can also help bring developments together visually through the use of reoccurring underlying principles.

- Allowable sloped roof pitches are between 6:12 and 12:12.
- Allowable roof types are: gable, hip, partial hip and flat.
- Shed roofs and flat roofs may be used as secondary forms.
- Roof dormers are encouraged to punctuate second story roof mass.

Roof forms should remain simple.

All two story homes need to incorporate single story or secondary elements which will help the overall forms to sit within the topography better. Generally roof structures and roof lines should step with the topography of the site creating the appearance that the homes mass steps with and follows the slope of the site. Flat roofs should be incorporated into the Cottage Homes where feasible and utilized for snow storage, water collection, reduced roof impacts and the creation of "green" landscaped roofs, roof gardens or patio spaces.

Home designs will incorporate a primary roof form (roof area in excess of 250 sq. ft.) with secondary elements (roof area less than 250 sq. ft.) attached to the primary form.

The following roof shapes are not permitted:

- Mansard, Fake Mansard, Gambrel and Domed



Two story homes incorporate single story elements

Cottage Homes

ARCHITECTURAL PATTERNS

Roof Overhangs

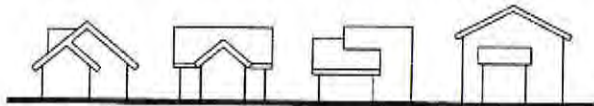
Roof overhangs protect walls and openings from weather and contribute to the buildings character. Roofs should overhang walls a minimum of 12" and a max of 24". Roof overhangs less than 12" requires review committee approval.



Appropriate roof overhangs



Metal as secondary roof element



Variation in roof forms contributes to a more visually rich neighborhood

Materials

Allowed roofing materials are:

- Architectural composition shingles, min. 40 year
- Copper, must be allowed to oxidize and turn bronze
- Zinc, flat finish
- Cor-ten steel
- Self adhering single ply membrane roofing, at flat roofs
- Solar Shingles
- Green roofs

The following materials can be used with approved color selection:

- Aluminum
- Steel

Standing Seam Metal or corrugated roofs shall be primarily allowed on accent and porch roofs.

The following roofing materials are not allowed:

- Wood Shakes
- Highly reflective metals
- Asphalt rolled roofing

Roof Appurtenances

Roof Appurtenances

Approved Dormer Shapes:

- Shed Dormers
- Gable Dormers
- Hip Dormers

• Snow Diverters should be used wherever sufficient amounts of snow may accumulate over occupied areas such as entries, patios, porches, driveways and decks. Special care should be taken with metal roofing as it is prone to releasing snow which can cause injury to people or damage to property.

• Snow Melt Systems should only be considered when all other alternatives have been explored fully. Proper roof design is imperative to eliminate the dependency of snow melt systems and their energy consumption.

• Roof top stairs, mechanical and electrical areas are required to be placed within the roof structure and are not permitted to be placed on the roof unless shielded. Shielding solutions must be approved by the review committee.

• Ornaments like finials, scroll work on the ridge or barge and eave boards or decorative turrets are discouraged.

• Skylights are not to be highly reflective and must be installed flush against the roof. They should not extend to the eave line. As mentioned elsewhere in these guidelines bubble type skylights will not be approved. Light pollution from skylights will not be permitted.

• Chimneys must be enclosed in a chase. The chase may be clad with wood siding, stucco, stone or approved metal. Chimney caps are required and must be constructed of approved material. Exposed metal chimneys and spark arrestors are not permitted.

• Mechanical vents 6" or bigger must be enclosed in a chimney. When chimneys are required their size, shape and height should match that of other chimney elements on the roof. All other unenclosed exposed vents must be coated to match the roof color.

• Clerestories should be placed within the field of the roof and cannot extend to the eave lines except as approved by the review committee.

• Solar Panels are allowed and encouraged but must be placed to minimize their visual impact to the neighborhood while maximizing their effectiveness.

Gutters and Downspouts

Gutters and downspouts should be metal or copper, have a factory finished metallic patina or painted to match the surface to which they are attached.

Rain Storage Devices

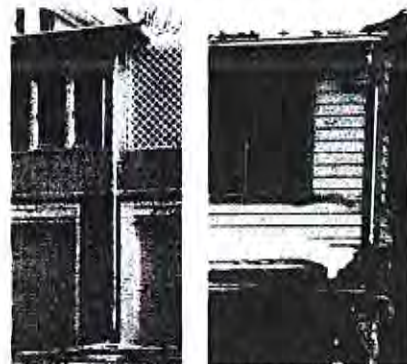
All rain storage devices must be placed underground.



Skylights are flat to roof and do not extend to eavelines or roof peaks



Solar panels visual impacts are minimized



Gutters match trim or are appropriate for the architectural style

Cottage Homes

Home Appurtenances

Mechanical Equipment

Care must be given in designing a home to the location of utility equipment to avoid prominent exposure of mechanical equipment and meters to public view. Compressors, meters, utility boxes and miscellaneous equipment shall be grouped and located and screened to minimize the impact on neighbors and the community.

Utility meters are typically required to have impact protection. The location and design of this impact protection shall be included on the construction plans. The design shall satisfy the building department and utility provider requirements.

Screens can be comprised of either landscaping or landscaping and wood that is compatibly detailed to harmonize with the homes exterior. Exposed vents, grilles and other mechanical, electrical and plumbing components should be coordinated with building elements. Consider locating the dryer exhaust vent, hose bibs, waterproof outlets etc. below the first floor beam. Conceal these items to the extent possible and coordinate visible items with the foundation piers and screens.

No roof mounted mechanical equipment is allowed unless mounted on a flat roof element and is not visible from public view.

Lighting

Front porch lights should be a primary architectural focus. Outdoor and indoor lighting will be carefully reviewed to assure that neighboring properties are protected from light sources. The intent is to produce an enticing low level throughout the community that creates a warm ambience while maintaining views of the night sky and stars. Exterior lighting shall be kept to a minimum and shall be limited to porches, courtyards, garage entries, addresses and to mark paths.

The light source must conform to Park City Municipal Code standards. Floodlighting and moonlighting are prohibited.

Antennae and Satellite Dishes

When possible, satellite dishes, television or radio aerials or antennas should be installed so as to be screened from the road, adjacent home sites or public areas. No satellite dish may be installed that is larger than 39" in diameter. Removal of trees to improve reception is prohibited. The screen wall is subject to Design Review approval and must be an integral component of the house design. In some cases, the enclosure may not be approved due to the location on the home site and its visual effect on the overall street scene or as viewed from adjacent home sites. Umbrella covers over satellite dishes are prohibited.

Trash Containers

Space shall be provided in an adequate and appropriate side or rear yard or interior portion of the garage to accommodate at least one trash and one large recycling container per unit and must be concealed from view from the Street or Local Street.

Accessory Structures

No accessory structures are permitted.



Lights should complement architectural style but remain simple in form

Cottage Homes

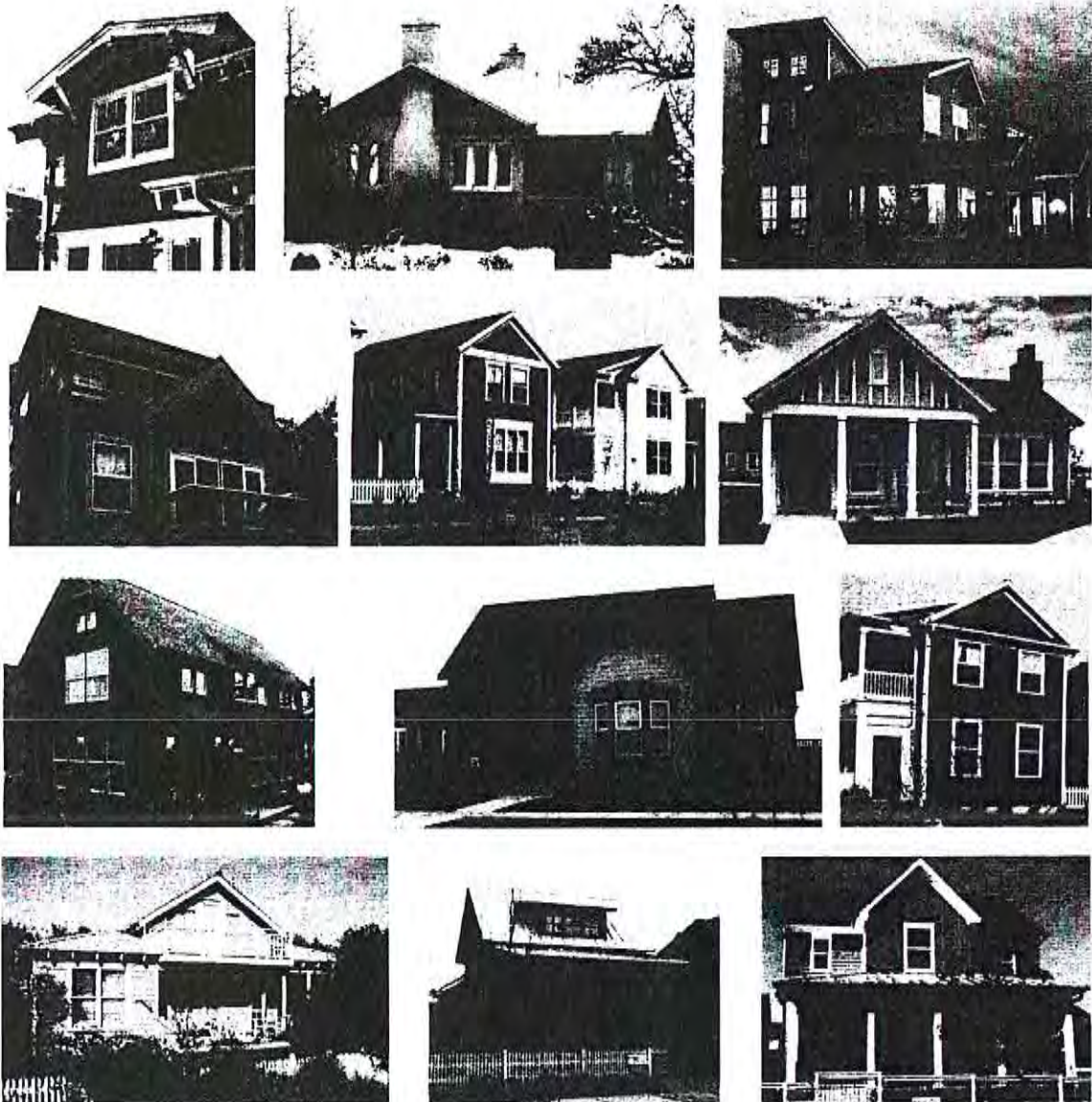
Example Gallery

Exterior Colors

With the smaller homes on smaller lots there is a much higher density within the Cottage Home area than in other areas of the development. The use of rich and lively colors will help to add visual interest to this area as well as help create a strong sense of place. Earth tones are allowed but primary colors are encouraged. Building color palletes will be limited to a body, trim and window color.

Key Elements

- Varied Wall Planes & Massing
- Expressive Trim
- Exposed Structural Elements
- Varied Roof Forms
- Emphasis on Front Porches
- Colorful Exteriors
- Vertical Proportions for Windows
- Classic Forms
- Simple Forms
- Garages Secondary
- Grouped Windows
- Use of Special Windows
- Architecture Forward
- Not Mountain Timber



Cottage Homes

ARCHITECTURAL PATTERNS

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Homesteads

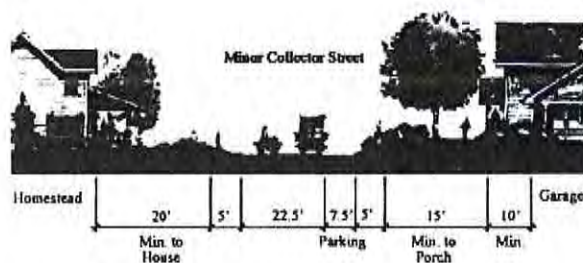
C o m m u n i t y & A r c h i t e c t u r e P a t t e r n s

Street Patterns



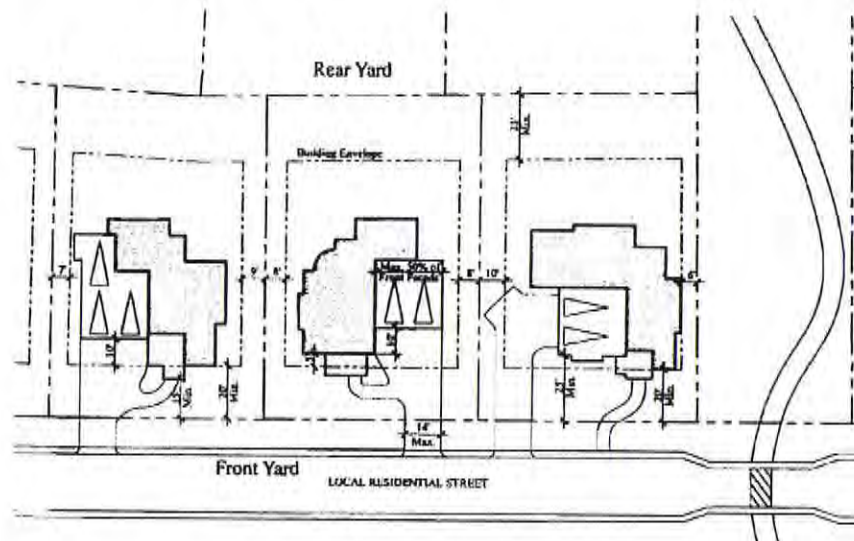
Homesteads are typically one and one-half to two story homes on the largest lots within the neighborhood providing for a varied streetscape. All Homestead lots are accessed from the Street creating a need to vary driveway alignments and garage orientations. Homestead streetscapes must provide for a variety of landscapes while also providing adequate snow storage opportunities. Emphasis should remain on the front facades and the front doors and porches for all Homesteads maintaining a consistency within the project across all product types.

(change map after approval)



Homesteads

COMMUNITY PATTERNS



Garage Doors: Two-Car Garage doors may be 18' wide. Individual Garage Doors are encouraged and may be a maximum of 10' wide.

Homesteads

COMMUNITY PATTERNS

Massing & Composition

Built Forms Follow Contours

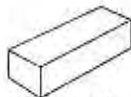
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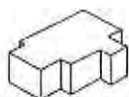
Home responds to natural grade

Scale of Buildings

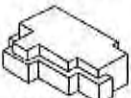
It is important that the massing of the buildings be scaled in such a way that it relates to the people living there and harmonizes with the area and its natural features. No unbroken expanse of building mass may exceed 35' in length on all side elevations and 25' on all front and rear elevations. If the maximum length is reached the wall line must step a minimum of 4'.



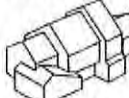
Undesirable



Vertical Articulation added



Horizontal Articulation added



Desirable

This requirement is applied to ensure that building mass does not become overpowering. Changing the planes of walls, changing direction, and providing some variety in the roof form yields diversity and visual interest. Additive building volumes give the home an appearance that it was built over time.

Repetition

Repetitive massing is prohibited. There should be substantial variation in individual building forms. Homes with similar heights may only occur consecutively along a street three times before a change in massing is required. For example, three adjacent two-story homes must be followed by a one and one-half story or one story home. Also, no more than two similar floor plans may occur consecutively along a street.

The Design Review Board shall review these requirements on a case-by-case basis per specific site conditions.



Not this - Similar two-story homes repeated too often

Residence Size

Residences in the Homesteads will have a minimum square footage of 2,000 sq ft for single story structures.

The first floor area shall not be less than 1,500 sq. ft. for two story structures and the second level shall be no more than 2/3 the main floor area.

The maximum square footage for residences varies throughout the Homesteads. Refer to the recorded community plat for individual lot requirements.

Note: All areas noted are gross living areas and exclude porches, decks, garages and uninhabitable basements as defined by Park City Municipal Code.

Building Height

The intent of the height guideline is to present a human-scale roofscape, one that steps with the contours of the terrain and recalls the natural setting.

Allowable building heights are limited by Park City Municipal Code. Generally building heights can not exceed 28' as measured from existing natural grade at any point, excluding chimneys.

Homesteads

Walls

Foundation and Retaining Walls

Foundation walls form the base or grounding element of the structure. These walls should give the building the impression of solidity and repose. Foundation walls must step down with the grade change so that their exposed surface is limited. All exposed concrete must be clad or finished for appearance with a durable material such as stone veneer, board formed concrete, or concrete with an exposed aggregate. These treatments will protect the lower wall from impact and snow damage.

Under no circumstances should lower walls be surfaced with wood, plywood, aluminum siding, steel or plastic siding, asphalt composition or brick. Retaining Walls should appear to be an extension of the foundation walls of the structure.



Stone wall matches home



Not this

Building Walls

Building walls are those walls above the foundation walls that form the middle of the structure. The treatment of these walls provides an opportunity to visually unify this phase of the development. The use of different materials is encouraged to give distinction to the varied forms of the building. Materials on building walls will be limited to three different types for any single structure in the Homestead area.

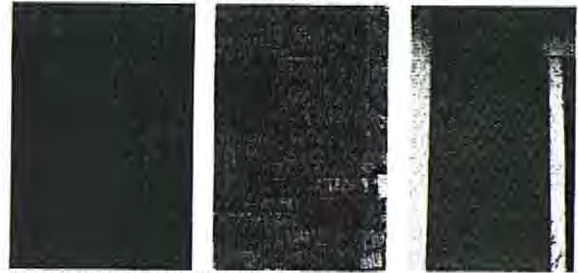
Approved materials are:

- Wood shingles and wood siding
- Composite Board siding or approved similar
- Natural Stone Veneer - Rectilinear stone only (No river rock)
- Stucco (as approved by the Review Board) *
- Steel (as approved by the Review Board)
- Exposed aggregate concrete
- Board formed concrete

* Stucco may only be used as an accent material.

Homesteads

ARCHITECTURAL PATTERNS



Varied wall materials provide interest and distinction to wall planes

Wall Appurtenances

Detail elements applied to the exterior wall such as wall decoration, shutters, bay windows and flower boxes can add visual interest to the building façade. Care should be taken to not overstate or overly decorate. These elements should be functional and not simply replications of things seen elsewhere.

- Wall Decoration - Painted, relief or trimmed detail work is not recommended.
- Window and Door Shutters - They should appear operable and matched to size openings. They may be made of wood or fiberglass that resembles wood. Their design should be simple and straightforward, with out undue decoration. Painted shutters are encouraged on single windows and fully glazed doors. Hardware shall be corrosion-resistant in a compatible color. Styles may be louvered, raised or flat paneled or plank and awning shutters are permitted.
- Bay Windows and Flower Boxes - These should be designed in a simple and direct manner



Window bay extends over garage to minimize visual impact



Flower boxes detail and charm

Porches

Porches

A core ideal of the development is the use of covered front porches to promote a human scale, sense of entry and emphasize relationship to the street. Massing of porch elements can also help to further ground the building by forming a base from which the building mass can grow. To this end porches should be made to convey a sense of human scale and are limited to one story in height. The use of porch elements in the Homestead area is highly encouraged.

- Porches shall usually be located at the front setback line.
- Porches will often have deep eaves repeating the same rafter treatment as the main roof.
- Porch roof forms shall be consistent with the architectural style of the home.
- Porches must be a minimum of 48" 8" above finished grade unless ADA access is required to the home. The front porch steps must be designed as an integral element to the design and style of the home and not just "stuck on" the front of the home.
- Porches can be used to wrap the corner of a house or fill the void created by an "L" shaped plan. Wrapped porches are strongly recommended for Corner Lots.
- Creativity consistent with the architectural style of the house shall be used in designing columns, posts, brackets, railing, trim and molding.
- Columns, where provided, must terminate at the porch deck or extend to within 4" of finished grade.
- Minimum porch depth is 8' with a minimum of 80 square feet.

- All porches shall be properly detailed with authentic porch edge conditions, including a cantilevered "lip" or edge. If the porch surface is left as natural or colored concrete the face of the cantilevered lip must also remain as natural or colored concrete. If the porch surface is finished with another material, then that material should wrap the face of the porch lip.

Appropriate Porch flooring surfaces include:

- Wood or Composite Decking
- Natural or Approved Colored Concrete
- Tile or Concrete Pavers
- Natural Stone



Columns and posts are an integral part of architectural style



Front steps are integral part of home



Porch roof breaks up two story element



Porch raised a minimum of 48" above finished grade

Homesteads

ARCHITECTURAL PATTERNS

Windows & Doors

Windows

Windows should be predominantly rectangular in shape and may be square, horizontal or vertical in orientation.

Octagonal, circles, arched and hexagon shape windows will not be approved.

Window heads must remain level.

Windows should not be placed within 12" of any building corner.

Windows should be utilized as a feature element within a wall plane.

Windows may be constructed of the following materials:

- Wood
- Wood clad with color fast vinyl or aluminum
- Metal clad windows must be coated with an approved finish
- Vinyl

Note: If divided light windows are proposed the window must be a true divided light. Snap in grids, or grids between glass panes will not be approved.

Note: The glass and frames used in windows and skylights cannot be highly reflective. The lenses of skylights must be clear, gray or bronze. All skylights must be low profile. No bubble type skylights will be permitted. Skylight locations should integrate well with the exterior design and not seem random. Light pollution from skylights will not be permitted. The type and location of skylights are subject to the review of the Review Board.

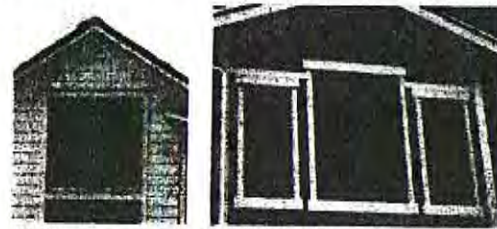
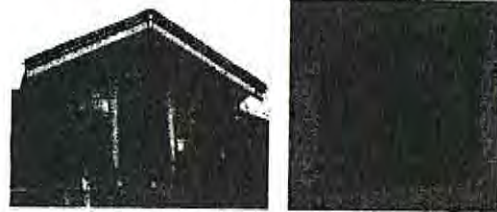
Doors

Door openings should be protected from weather. Porches, overhangs and other architectural features can shield openings and add interest. Door ways should be rectangular in shape. They should be made of a material and finished in a manner that is complimentary to the other exterior materials being used.

Doors are encouraged to be architectural focal points.

Homestead Homes

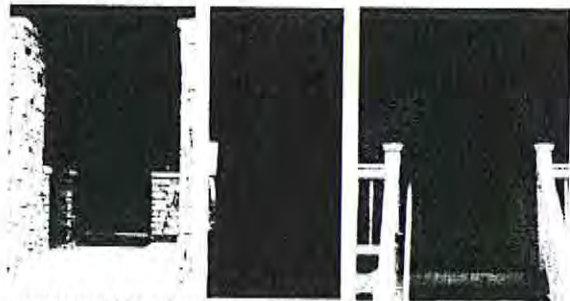
ARCHITECTURAL PATTERNS



Windows are rectangular and window heads must remain level



Window is a feature element within this wall plane



Doors should be significant architectural features of the Homestead homes

Garages & Garage Doors

Garages

Garages are required in the Homestead area of the development. They can be attached or detached and must accommodate two cars at a minimum. Garages must not dominate the residence when viewed from the street, especially in areas visible from right-of-ways, common areas and adjacent home sites. Side entry garages are preferred where feasible. Side entry garages may be placed at the front setback. Front entry garages must be setback a minimum of 10' from the front facade of the main structure. The use of overhangs and significant architectural details are encouraged to visually lessen the impact of the garage entrance.

Garage Doors

- Garage doors must be provided with detailing that is tied to the homes overall design themes.
- Doors should be paneled or planked and may include Diagonal framing, X-bracing and Z-bracing and may incorporate glass.
- Doors should be painted or stained colors similar to the body of the home to lessen their visual impact.
- Single-car garage doors are preferred. The use of single doors allows for more variety in the garage elevation.
- If more than a two car garage is planned, no more than a two-car garage door or two single-car garage doors can occur on the same wall plane. Must offset third door wall plain by a minimum of 24". No more than three garage doors may occur in the same elevation.
- Two-car tandem garages are allowed.
- No garage door over 9' high will be approved.



Not this - Garage doors for three cars occur on the same wall plane



Patio over garage lessens its visual impact



Door stain compliments the homes architectural style

Driveways

Driveway accesses are to be a maximum of 14 feet wide, except where they provide a turnaround or parking at a garage. Driveways and parking designs are to consider snow shed and snow storage requirements. Every effort shall be made to minimize the paved areas of driveways and turnarounds while still conforming to parking requirements.

Only one driveway entry is permitted per Homesite. All driveways are to follow alignments that minimize grading, tree/shrub removal, or other disruption of the Homesite.

Driveways that cross challenging slopes may require special grading and/or retaining wall treatments. Owners and their Consultants are to design site-specific solutions that maintain a balance between minimizing site disturbance and creating driveways that do not compromise the community aesthetic.

Driveway and garage layouts are to minimize the visibility of garage doors and driveway parking from off-site.

Driveways are encouraged to be natural stone, unit pavers, concrete, colored concrete, stamped colored concrete, unit pavers, turf block or other permeable pavers or other pattern and texture methods approved by the Design Review Board. Asphalt drives will be permitted but must be maintained properly.

Homesteads

Roof Patterns & Materials

Roofing Patterns

Roof elements play a major part in how the overall residence design relates to human scale and to the topography of the site. Roof forms can also help bring developments together visually through the use of reoccurring underlying principles.

- Allowable sloped roof pitches are between 4:12 and 8:12.
- Allowable roof types are; gable, hip, partial hip and flat.
- Shed roofs and flat roofs may be used as secondary forms.
- Roof dormers are encouraged to punctuate second story roof mass.

Roof forms should remain simple.

Roof forms need to be broken down to address human scale so as not to become boxy. To that end, all two-story homes need to incorporate single story or secondary elements which will help the overall forms to sit within the topography better. Generally roof structures and roof lines should step with the topography of the site creating the appearance that the homes mass steps with and follows the slope of the site. Flat roofs should be incorporated into the Homesteads where feasible and utilized for snow storage, water collection, reduced roof impacts and the creation of "green" landscaped roofs, roof gardens or patio spaces.

Home designs will incorporate a primary roof form (roof area in excess of 250 sq. ft.) with secondary elements (roof area less than 250 sq. ft.) attached to the primary form.

The following roof shapes are not permitted:

- Mansard, Fake Mansard, Gambrel and Domed



Roof dormer punctuates second story mass



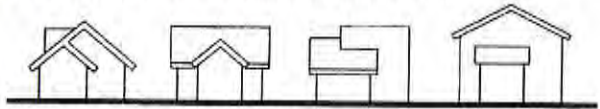
Simple roof forms

Roof Overhangs

Roof overhangs protect walls and openings from weather and contribute to the buildings character. Roofs should overhang walls a minimum of 24". Roof overhangs less than 24" require Design Review Board approval.



Prominent overhangs contribute to a home's character



Variation in roof forms contributes to a more visually rich neighborhood

Materials

Allowed roofing materials are:

- Architectural composition shingles, min. 40 year
- Copper, must be allowed to oxidize and turn bronze
- Zinc, flat finish
- Cor-ten steel
- Self adhering single ply membrane roofing, at flat roofs
- Green roofs
- Solar Shingles

The following materials can be used with approved color selection:

- Aluminum
- Steel

Standing Seam Metal or corrugated roofs shall be primarily allowed on accent and porch roofs.

The following roofing materials are not allowed:

- Wood Shakes
- Highly reflective metals
- Asphalt rolled roofing

Homesteads

Roof Appurtenances

Roof Appurtenances

Approved Dormer Shapes:

- Shed Dormers
- Gable Dormers
- Hip Dormers

• Snow Diverters should be used wherever sufficient amounts of snow may accumulate over occupied areas such as entries, patios, porches, driveways and decks. Special care should be taken with metal roofing as it is prone to releasing snow which can cause injury to people or damage to property.

• Snow Melt Systems should be only considered when all other alternatives have been explored. Proper roof design is imperative to eliminate the dependency of snow melt systems and their energy consumption.

• Roof top stairs, mechanical and electrical areas are required to be placed within the roof structure and are not permitted to be placed on the roof unless shielded. Shielding solutions will be approved by the Review Board.

• Ornaments like finials, scroll work on the ridge or barge and eave boards or decorative turrets are discouraged.

• Skylights are not to be highly reflective and must be installed flush against the roof. They should not extend to the eave line. As mentioned elsewhere in these guidelines bubble type skylights will not be approved. Light pollution from skylights will not be permitted.

• Chimneys must be enclosed in a chase. The chase may be clad with wood siding, stucco, and stone or approved metal. Chimney caps are required and must be constructed of approved material. Exposed metal chimneys and spark arrestors are not permitted.

• Mechanical vents 6" or bigger must be enclosed in a chimney. When chimneys are required their size, shape and height should match that of other chimney elements on the roof. All exposed vents must be coated to match the roof color.

• Clerestories should be placed within the field of the roof and cannot extend to the eave lines except as approved by the review committee.

• Solar Panels are allowed but must be placed to minimize their visual impact to the neighborhood while maximizing their effectiveness.

Gutters and Downspouts

Gutters and downspouts should be metal or copper, have a factory finished metallic patina or painted to match the surface they are attached to.

Rain Storage Devices

Any above ground rain storage devices should be appropriately screened from neighboring properties and roadways. All devices should be painted to match the building color or be of similar materials to limit the visual impacts. Below grade devices are encouraged where possible.



Chimneys enclosed with stone and wood provide architectural feature



Solar panels visual impacts are minimized



Gutters must complement the homes style

Homesteads

Home Appurtenances

Mechanical Equipment

Care must be given in designing a home to the location of utility equipment to avoid prominent exposure of mechanical equipment and meters to public view. Compressors, meters, utility boxes and miscellaneous equipment shall be grouped and located and screened to minimize the impact on neighbors and the community.

Utility meters are typically required to have impact protection. The location and design of this impact protection shall be included on the construction plans. The design shall satisfy the building department and utility provider requirements.

Screens can be comprised of either landscaping or landscaping and wood that is compatibly detailed to harmonize with the homes exterior. Exposed vents, grilles and other mechanical, electrical and plumbing components should be coordinated with building elements. Consider locating the dryer exhaust vent, hose bibs, waterproof outlets etc. below the first floor beam. Conceal these items to the extent possible and coordinate visible items with the foundation piers and screens.

No roof mounted mechanical equipment is allowed unless mounted on a flat roof element and is not visible from public view.

Lighting

Front porch lights should be a primary architectural focus. Outdoor and indoor lighting will be carefully reviewed to assure that neighboring properties are protected from light sources. The intent is to produce an enticing low level throughout the community that creates a warm ambience while maintaining views of the night sky and stars. Exterior lighting shall be kept to a minimum and shall be limited to porches, courtyards, garage entries, addresses and to mark paths.

The light source must conform to Park City Municipal Code standards. Floodlighting and moonlighting are prohibited.

Antennae and Satellite Dishes

When possible, satellite dishes, television or radio aerials or antennas should be installed so as to be screened from the road, adjacent home sites or public areas. No satellite dish may be installed that is larger than 39" in diameter. Removal of trees to improve reception is prohibited. The screen wall is subject to Design Review Board approval and must be an integral component of the house design. In some cases, the enclosure may not be approved due to the location on the home site and its visual effect on the overall street scene or as viewed from adjacent home sites. Umbrella covers over satellite dishes are prohibited.

Trash Containers

Space shall be provided in an adequate and appropriate side or rear yard or interior portion of the garage to accommodate at least one trash and one large recycling container per unit and must be concealed from view from the Street.

Accessory Structures

Accessory structures will be permitted per Park City Municipal Code. It is important that the massing and scale, as well as forms, materials, and other detailing be coordinated with the main buildings. Design and materials shall be consistent with the guidelines for the homes.



Lights should complement architectural style but remain simple in form

Homesteads

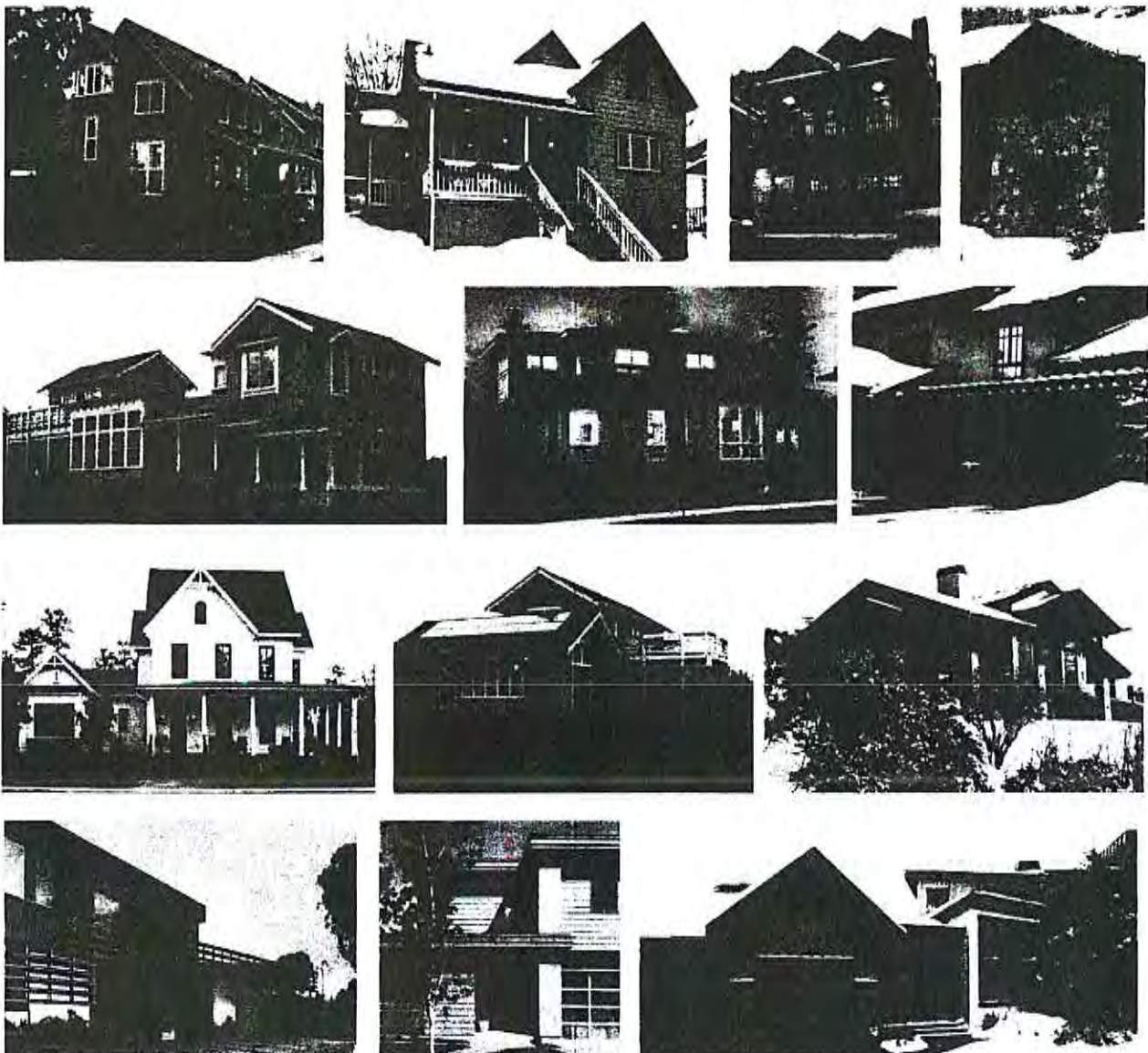
Example Gallery

Exterior Colors

Since the sizes of residences in the Homestead area are larger than in other areas of the development the use of earth tone colors are encouraged. The use of earth tone colors will allow the larger forms to blend better with the natural landscape and create some distinction between this area and other areas of the development. The use of accent colors will be allowed and is encouraged at entries and gathering points.

Key Elements

- Varied Wall Planes & Massing
- Expressive Trim
- Exposed Structural Elements
- Varied Roof Forms
- Emphasis on Front Porches
- Stone Integrating Building to Site
- Not Resort Mountain Timber
- Mountain Contemporary
- Simple Forms
- Garages Secondary
- Grouped Windows
- Creative Materials
- Mountain Cottage
- Second Story Porches



Homesteads

ARCHITECTURAL PATTERNS

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Landscape Appurtenances

Paths, Outdoor Stairs and Terraces

Paths, outdoor stairs and terraces are to follow the natural topography and respond to existing vegetation patterns. Retaining walls and building foundations are to be used together with paths, outdoor stairs and terraces to tie the architecture to the land. All Improvements are to be located within the Enhanced and Transitional Landscape Zones.

Approved materials for outdoor use include stone, chipped stone, decomposed granite and/or wood. The use of stone that is similar to or matches that found naturally within the Wasatch Mountain region is encouraged for terraces, stairs, paths and other landscape structures.

Outdoor Fireplaces

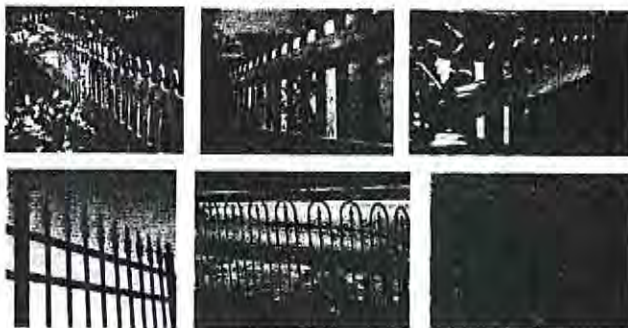
Outdoor wood burning fire pits or fireplaces are prohibited. Apparatus that utilize alternate energy sources are encouraged.

Lighting

All outdoor landscape lighting should be low voltage lighting and should meet all night sky requirements within Park City. All lighting must be controlled with a timer or motion sensor to limit lighting use and shall conform to LMC sections 15-5-5(i) and 15-3-3(c) and these design guides.

Fences, Garden Walls and Gates

The use and placement of fences are to be minimized. In the Park Home and Cottage Home lots fences are allowed in the front, side and rear yards. Front yard fences shall be a minimum of 30" in height and a maximum of 42" in height. Side yard and rear yard fencing may be a maximum of 6 feet in height and may not start until 10 feet behind the front facade of the home.



Fences should be open picket or rail fences

No fences are allowed within the Homestead Lots or within those Cottage lots placed among the Homestead lots with the exception of pet enclosures or pool fencing.

All fences should be open picket or rail fencing to provide physical separation but not complete visual separation. Additional screening may be achieved through the use of landscape screens.

Pool fences shall be a minimum of 6 feet in height as required by Code. Pool and spa fences may require additional detailing and landscape treatments, as specified by the Design Review Board, to mitigate off-site visibility.

Fences used as pet enclosures may likewise extend up to 6 feet in height provided they are not visible from the street. Wire mesh, finished to recede into the landscape, may be added to wood rail fence at pet enclosures. Pet enclosure size and location shall be as approved by the Design Review Board.

Fence and gate designs are to utilize styles consistent with the homes architectural vernacular. Materials may include wood picket, metal picket, wrought iron, stone or a combination. No solid color (black is pk for metal fences) or highly reflective fence materials will be allowed. Gates are permitted only as a component of an approved fence or wall and are to be located within the Enhanced Landscape Zone and not at driveway entries. Vegetation is to be planted in front of and behind fences to blend them with the surrounding vegetation.

Trellises

Trellises are permitted and should occur in the landscape or as an attachment to the home. Trellis material should match materials used on the home and should be appropriately scaled and located to function as a secondary element.



Trellises provide visual interest to the home and landscape

Landscape Appurtenances

Play Structures

Play structures, trampolines, swing sets, slides, or other such devices are allowed only when the application is made in advance with the Design Review Board. Approval for such equipment may be granted when it is proposed to be placed within fenced, rear yard areas, is constructed and finished with materials which are complementary to the structure, is limited in height to eight feet or less, and for which the colors of the equipment are in keeping with the intent of these guidelines.

Tennis, Sports Courts and Basketball Standards

Due to the extensive clearing required by tennis courts, they will not be permitted.

Sport courts will be allowed only when acceptable measures to minimize their impacts are included in the plan. Wall-mounted or freestanding basketball goals may be allowed subject to the Design Review Board approval. Support posts of a freestanding basketball goal shall be painted to blend unobtrusively with its visual backdrop surrounding, and the backboard must be clear. No Lighting may be used for any of the above mentioned uses.

Address Markers

Address marker designs for homes within Park City Heights should meet Park City standards (Title 12).

Sound Barriers

No sound walls or structures are permitted within Park City Heights. Sound mitigation shall be provided with landscaping, berms, appropriate home and site design incorporating sound mitigation construction practices as approved by the Design Review Board.

Pools, Spas and Water Features

All pools, spas and water features are to adhere to the following Guidelines:

Pools, Spas and other water features are to be located within the Enhanced Landscape Zone only. These must be visually connected to the Residence and designed as an integral part of the house's exterior design.

The introduction of landscaped water features, such as artificial creeks, is not allowed. Small decorative fountains are permitted within courtyards and/or other outdoor spaces not visible from off-site.

Swimming pools will be approved within the Homesteads only and on a Lot by Lot basis. Pool safety measures are to be taken in accordance with local governmental regulations. All pool heaters or pool heat sources must be powered by alternative energy sources or offsets.

All above ground Spas should be located to minimize the visual impact of the spa structure to adjacent homes and to the street. Privacy screening may be required.



Spa is tucked under a deck and screened with an evergreen shrub hedge

Spa and water feature equipment enclosures are to appear as extensions of the home and/or located in underground vaults to contain noise. Solid noise absorbing covers for equipment will be required after installation if it is discovered that the equipment is audible from adjacent properties.

Grading and Retaining

Site Grading

The objective in site grading shall be to preserve the integrity and form of the natural landscape by responding sensitively to existing topography and maintaining the natural drainage patterns and to conserve the general visual character of grading/clearing sites and settings. All work on roads, driveways or lots must be done in a manner that minimizes disruption and alteration of existing topography. Grading, clearing and retaining activities shall be in accordance with Park City standards. Over-excavation or excessive clearing of cut and fill slopes will not be allowed.

Grading must be limited to what is reasonably necessary for the construction of roads, driveways and homes. The maximum gradient allowed on cut and fill slopes shall not exceed 2:1. However, because soil on fill slopes as steep as 2:1 is difficult to protect from erosion, it is recommended that these slopes be gentler in gradient wherever the terrain permits (3:1 is a more workable maximum gradient for successful revegetation). All approved cut and fill slopes shall be revegetated by the placement of topsoil, plant materials, and/or the approved seed mix appropriate for slope stabilization within the time frame specified by Park City. When slopes are greater than 3:1, soil stabilization mats are required. Topsoil will be the key to the revegetation effort and will require enough thickness so as to be effective in the revegetation success.

Clearing and Grubbing

Clearing and grubbing of vegetation and soils shall be minimized from April thru July to avoid disturbance of nesting birds, unless a detailed search for active nests is conducted and submitted to the Planning Commission for review by a certified wildlife biologist.

Roadway Retaining Walls

Where possible, road cut and fill treatments shall minimize the horizontal length by utilizing a retaining wall. Retaining walls shall be natural rock. No manufactured materials will be allowed. All stone shall be of a consistent color throughout the project and should generally be a beige or light tan sandstone similar to the Sunrise Blend available in Brown's Canyon.



Wall Color

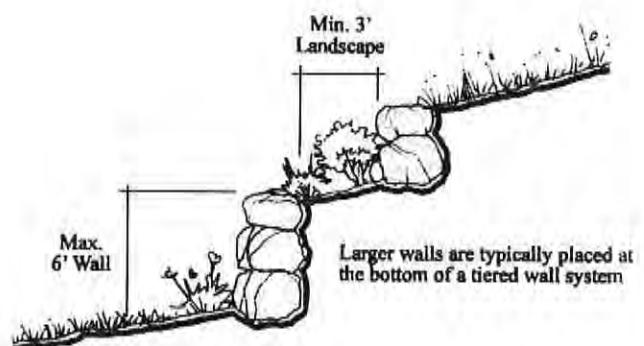


Minimum 3' landscaped shelf between walls

Site/Lot Retaining Walls

Proposed retaining walls shall not exceed 6 feet where they are necessary. A system of 4' to 6' walls (i.e. tiered walls) with no individual wall exceeding 6' may be used. The walls shall be separated by a minimum 3' landscaped area from top back of lower wall to toe of upper wall.

Retaining walls located within property setbacks must be setback from the property line at least the distance equivalent to the height of the wall, e.g. a 4' wall must be located a minimum of 4' from the property line. A maximum 4:1 slope shall also be provided from the bottom of the wall to the property line to ensure a smooth transition between lots.



Tiered Retaining Wall Section

Grading and Retaining

Driveways

Driveways shall be placed along roads to help reduce the visual effects of cuts and fills. Each lot may be accessed by a single driveway only. Access drives, especially in the Homesteads, shall be located so as to preserve and avoid important natural features, such as large or significant plant materials, drainage ways, and rock outcroppings, so as to minimize disruption of the existing landscape. Retaining walls may be required on driveways to reduce the visual effect and should be incorporated into the design and construction of the road providing access to the lot.

Lot Grading

All lot development must generally conform to the existing landform. Grading shall be minimized. The extent of any site grading shall be approved by the Design Review Board based on a determination not only of its impact on the natural landform and existing vegetation, but also on the determination of the visual impacts that may result from the grading. The construction of cut and fill slopes will be performed to neat and clean lines that are visually appealing. Excavation or fill must be limited to four (4) feet vertically outside of the structure that is exposed to view. Walk-out basements must meet this requirement. The Design Review Board reserves the authority to disapprove of any exposed excavation or fill transition that is abrupt or unnatural in appearance.

Topsoil should be separated from other excavated material and stockpiled on site for later re-use. As much as possible, cut and fill grading quantities should balance to minimize excessive excavation or fill requirements. Every attempt must be made to minimize cut and fill necessary for the construction of a home to reduce heavy truck traffic to the home site. The project developer is providing an on-site excavation storage area for any materials to be re-used. This storage area will be available at a minimum thru Phase 1 and 2 of the development. No excess fill may be placed on a lot. Fill locations within the development may be appropriate for excess fill placement and lot owners are encouraged to coordinate with the master developer for location and timing if possible. If no site is available within the project it is the responsibility of the lot owner to legally dispose of excess fill material outside of the project.

Revegetation

All disturbed areas must be revegetated with approved plant material or seed mix per Park city standards to reduce propagation of noxious weeds and minimize adverse storm water impacts. See Plant List C for the approved Native Grass seed mix and application rate.

Noxious Weeds

Noxious weeds must be managed consistent with the Park City Municipal Code, Title 6, Section 6-1-1 and the Summit County Weed Management Plan.

Noxious weeds which become established on graded land in the project area should be physically removed or herbicide treated to prevent their spread throughout the project area and onto adjacent lands.



Dyer's Woad



Thistle

General Landscape Guidelines

Landscape Improvements should incorporate, rehabilitate and enhance existing vegetation, utilize indigenous and/or regional species, and minimize areas of intensive irrigation.

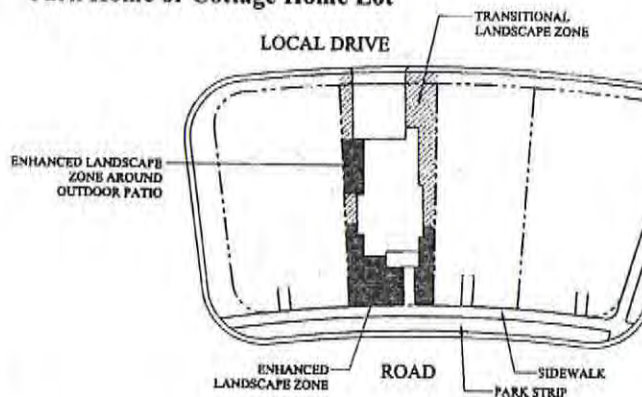
New trees and shrub plantings are to be a mix of sizes that will blend naturally into the surrounding vegetation near the developments edges.

The landscape design on each Homesite is to gradually transition from the Home to the lot edge or Natural Area to match adjacent landscapes and/or enhance existing native landscape patterns.

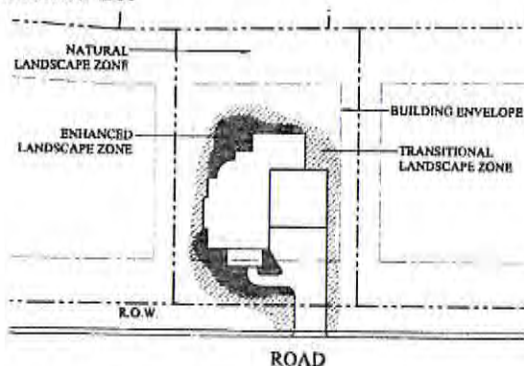
Three Landscape Zones have been created within the development areas.

- Enhanced Landscape Zone
- Transitional Landscape Zone
- Natural Landscape Zone

Park Home or Cottage Home Lot



Homestead Lot



Wildlife

Due to the proximity to the natural open space surrounding the proposed development and the potential to attract foraging animals, landscape plans should be sensitive to the use and protection of plants that may be desirable to animals.

Approved Plant List

The Design Review Board has approved a list of plants and trees deemed to be inherently compatible with the natural Park City Heights landscape, including indigenous and non indigenous species. Such plants are listed in Plant Lists A, B and C of this Design Guide.

Proposed plant materials that are not on the Approved Plant List are to be identified on all landscape submissions with a full description of the plant and the intent of its proposed use.



Diverse landscape with minimal irrigation needs



The use of turf should be minimized and placed for maximum use or visual appeal.

Enhanced Landscape Zone

The Enhanced Landscape Zone is that portion of the building lot adjacent to the home and exterior living spaces including front porches, patios and terraces. In the Park Home and Cottage Home lots the Enhanced Landscape Zone may extend to the Street right-of-way (ROW). Plant lists A, B and C contains a list of plant materials that are appropriate for use in the Enhanced Landscape Zone.

Plant materials may be planted in more formal planting patterns within the Enhanced Landscape Zone adjacent to the home (generally within 10' of the structure). Planting beyond this area should begin to transition to a more natural and random planting pattern.

New plantings are to be used to frame important view sheds, reduce the visual impact of the residence, and screen outdoor service areas and other Improvements from adjacent Homesites and off-site views.

Larger scale planting materials including small trees and large shrubs are to be planted adjacent to building walls to help soften the architectural edge and to blend buildings with the landscape.

Manicured or groomed yards shall only be located within the Enhanced Landscape Zones.

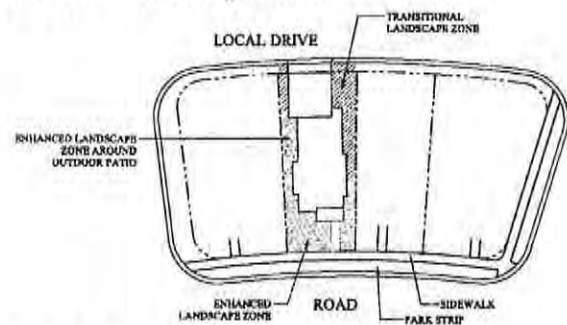
Grasses are to be used only as specimen plants.

Plant material and irrigation in the ROW and/or park strip shall be installed and maintained by the Lot Owner and is subject to any requirements of Park City Municipal Code.

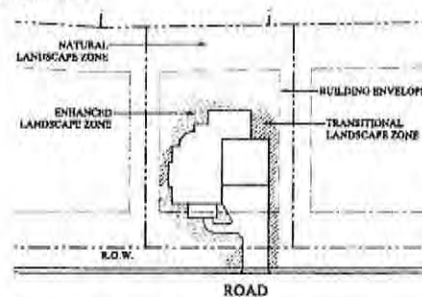


Enhanced landscaping around porches should be emphasized

Park Home or Cottage Home Lot



Homestead Lot



Park Strip Landscaping

The intent of the park strip landscaping standard is that thirty-three percent (33%) or more of the park strip surface be covered with vegetation within three (3) years of planting or when planting has reached maturity, whichever comes first. For lots with two (2) or more street frontages, this standard shall be applied separately to each adjacent park strip on each street frontage.

It shall be the property owner's responsibility to ensure that erosion does not deposit soil or other material on sidewalks or in the street. Materials such as bark, shredded plant material, and compost, may be used as water conserving mulch for plants and may also be used as the only material in portions of a park strip.

Gravel, rocks, and boulders, may be used on portions of the park strip. Large diameter rocks and boulders shall be kept a minimum of eighteen inches (18") away from existing street trees. Organic mulch or gravel shall be used near existing street trees. No annuals are allowed within the park strip landscape.

Transitional Landscape Zone

The Transitional Landscape Zone is that portion of a homesite that falls outside of the Enhanced Landscape Zone but is disturbed during construction and within which an Owner must enhance/revegetate the landscape. All areas of the homesite which were disturbed by construction activity must be restored and revegetated, and must be appropriately tended, until the new landscape and natural vegetation is reestablished. The Transitional Landscape Zone is that area that transitions from the Enhanced Landscape Zone to an adjacent homesite or to a Natural Landscape Zone. Plant lists B and C contain a list of plant materials that are appropriate for use in the Transitional Landscape Zone.

In order to blend Improvements with the site, plant materials are to be planted in natural groupings to mimic the natural planting patterns found on and around the site.

The line of interface between this Transitional Zone and the natural landscape or adjacent home shall occur along a soft edged irregular creating a smooth, natural transition.

New plantings are to be used to frame important view sheds, reduce the visual impact of the residence, and screen outdoor service areas and other Improvements from adjacent Homesites and off-site views.

No manicured or groomed yards shall be located within the Transitional Landscape Zone.

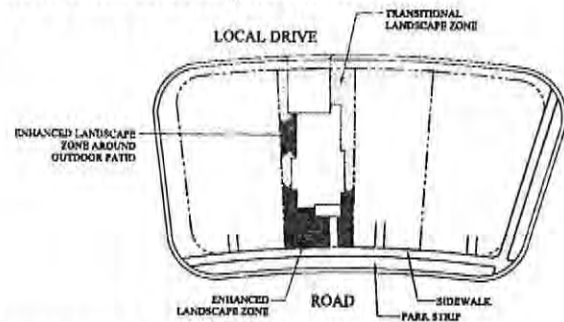
Plant material and irrigation in the ROW shall be installed and maintained by the Lot Owner.

Only Drip Irrigation is allowed in the Transitional Zone.



Landscaping should transition from enhanced plantings to adjacent homes or native areas

Park Home or Cottage Home Lot



Homestead Lot



Park Strip Landscaping

The intent of the park strip landscaping standard is that thirty three percent (33%) or more of the park strip surface be covered with vegetation within three (3) years of planting or when planting has reached maturity, whichever comes first. For lots with two (2) or more street frontages, this standard shall be applied separately to each adjacent park strip on each street frontage.

It shall be the property owner's responsibility to ensure that erosion does not deposit soil or other material on sidewalks or in the street. Materials such as bark, shredded plant material, and compost, may be used as water conserving mulch for plants and may also be used as the only material in portions of a park strip.

Gravel, rocks, and boulders, may be used on portions of the park strip. Large diameter rocks and boulders shall be kept a minimum of eighteen inches (18") away from existing street trees. Organic mulch or gravel shall be used near existing street trees. No annuals are allowed within the park strip landscape.

Natural Landscape Zone

The Natural Landscape Zone is that portion of the lot that lies outside of the homes disturbed area of construction, and must remain as natural area, or revegetated area to the standards outlined in this section.

Most Cottage and Park Home lots will not contain natural landscape zones. Only those lots adjacent to existing natural open space may have natural landscape zones within the lot area.

The Natural Landscape Zone is to be planted only with those plant materials identified within Plant List C.

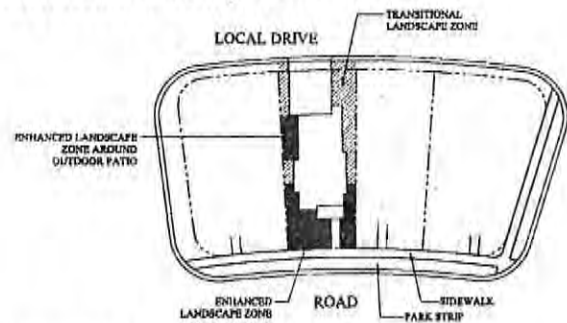
Landscape transitions to existing open spaces should be carefully planted so as to best create a seamless revegetated landscape. In addition, the density and mix of any added plant material in the Natural Landscape Zone will be required to approximate the density and mix found in the general area.

Excluding trees, permanent irrigation of the Natural Area on homesites with existing vegetation is not permitted, since the indigenous vegetation does not require additional water. Permanent irrigation of the Natural Area can lead to disease and death of the native plants, and aid in the spread of undesirable plant species or weeds.

Temporary irrigation of all revegetation in the Natural Areas is allowed. Permanent irrigation for newly planted trees is permitted.

Plant material and irrigation in the ROW shall be installed and maintained by the Lot Owner.

Park Home or Cottage Home Lot



Homestead Lot



Plant List A

Trees

Celtis reticulata - Western Hackberry
Malus spp. - Crabapple
Pinus contorta - Lodgepole Pine
Prunus padus - Mayday Tree
Pyrus calleryana - Flowering Pear
Robinia pseudoacacia - Black Locust

Shrubs

Cornus alba - Variegated Dogwood
Cornus sericea flaviramea - Yellowtwig Dogwood
Cotoneaster acutifolius - Peking Cotoneaster
Euonymus alatus 'compacta' - Burning Bush
Pinus mugo - Mugo Pine
Pinus mugo - Big Tuna Mugo Pine
Prunus besseyi - Western Sand Cherry
Prunus tomentosa - Nanking Cherry
Syringa vulgaris - Lilac

Perennials

Alcea rosea - Hollyhock
Alchemilla spp. - Lady's Mantle
Armeria maritima - Sea Thrift or Sea Pink
Artemisia spp. - Silermound
Astilbe spp. - Astilbe
Centaurea dealbata - Bachelor Button
Cerastium tomentosum - Snow in Summer
Chrysanthemum spp. - Daisy
Coreopsis - Coreopsis
Delphinium - Larkspur
Dianthus - Dianthus
Dicentra spectabilis - Bleeding Heart
Doronicum spp. - Leopard's Bane
Hemerocallis - Daylily
Heuchera - Coral Bells
Iris missouriensis - Western Blue Flag
Iris siberica - Siberian Iris
Lavendula spp. - Lavender
Liatris spp. - Gayfeather
Lysimachia punctata - Loosestrife
Monarda didyma - Bee balm
Nepeta mussini - Catmint
Papaver orientale - Oriental Poppy
Prunella - Prunella
Pulsatilla vulgaris - Pasque Flower
Rudbeckia spp. - Black-eyed Susan

Sagina subulata - Irish Moss
Salvia spp. - Sage
Tradescantia spp. - Spider Wart
Pulsatilla vulgaris - Pasque Flower
Rudbeckia spp. - Black-eyed Susan
Sagina subulata - Irish Moss
Salvia spp. - Sage
Tradescantia spp. - Spider Wart

Grasses

Aristida purpurea - Purple Threeawn
Bouteloua curtipendula - Side Oats Grama
Elymus cineris - Great Basin Wild Rye
Lolium spp. - Ryegrass
Miscanthus spp. - Maidengrass
Panicum spp. - Switchgrass
Phalaris spp. - Ribbongrass
Poa alpina - Alpine Bluegrass
Poa secunda - Sandberg Bluegrass
Schizachyrium spp. - Little Bluestem

Groundcover

Aegopodium podagraria - Bishop's Weed
Ajuga spp. - Bugleweed
Arctostaphylos uva-ursi - Kinnikinnick
Fragaria sp. - Strawberry
Gallium odoratum - Sweet Woodruff
Hypericum calycinum - St. John's Wort
Juniperus horizontalis - Wiltoni Juniper
Juniperus sabina - Calgary Carpet & Buffalo
Lamium spp. - Nettle
Lysimachia nummularia - Creeping Jenny
Phlox - subulata - Creeping Phlox
Potentilla verna nana - Spring Cinquefoil
Saponaria sp. - Soapwort
Thymus spp. - Thyme
Veronica spp. - Veronica
Vinca minor - Vinca

Vines

Clematis sp. - Clematis
Lonicera x brownii 'Dropmore Scarlet' - Dropmore Scarlet
 Honeysuckle
Parthenocissus quinquefolia - Virginia Creeper

Plant List B

Trees

Abies concolor - White Fir
Acer x freemanii - Autumn Blaze Maple
Acer ginnala - Amur Maple
Acer platanoides - Norway Maple
Acer truncatum - Norwegian Sunset Maple
Acer truncatum - Crimson Sunset Maple
Alnus incana - Thinleaf Alder
Amelanchier x grandiflora - Autumn Brilliance Serviceberry
Crataegus crus-galli 'Inermis' - Thornless Cockspur Hawthorn
Crataegus crus-galli 'Inermis' - Crusader Hawthorn
Picea pungens - Colorado Green Spruce
Pinus flexilis - Limber Pine
Pinus mugo - Tannenbaum Mugo Pine
Pinus nigra - Austrian Pine
Pinus silvestris - Scotch Pine
Populus x acuminata - Lanceleaf Cottonwood
Populus angustifolia - Narrowleaf Cottonwood
Populus tremuloides 'Erecta' - Swedish Aspen
Tilia sp. - Linden

Shrubs

Caragana arborescens - Siberian Pea Shrub
Cornus sericea - Redtwig & Alleman's Compact Dogwood
Cornus sericea - Baileyi Dogwood
Fallugia paradoxa - Apache Plume
Lonicera tatarica - Tatarian Honeysuckle
Mahonia repens - Creeping Oregon Grape
Paxistima myrsinites - Mountain Lover or Oregon Boxwood
Physocarpus malvaceus - Ninebark
Potentilla fruticosa - Shrubby Cinquefoil
Ribes alpinum - Alpine Currant
Ribes aureum - Golden Currant
Rosa Woodsii - Wood's Rose
Salix spp. - Willow
Sorbaria sorbifolia - Ashleaf Spirea
Spiraea sp. - Spiraea

Perennials

Achillea millefolium - Western Yarrow
Aconitum columbianum - Monkshood
Agastache rupestris - Hyssop
Alcea sp. - Hollyhock
Antennaria rosea - Pussy Toes
Aquilegia caerulea - Columbine
Arctostaphylos uva-ursi - Kinnikinnick
Campanula spp. - Bellflower
Fragaria spp. - Strawberry
Gaillardia spp. - Gaillardia
Hosta sp. - Hosta
Linum spp. - Flax
Lupinus spp. - Lupine
Papaver nudicaule - Iceland Poppy
Sedum spp. - Sedum
Solidago sphacelata - Goldenrod
Viguiera multiflora (*Heliomeris multiflora*) - Showy Goldeneye

Bulbs - As appropriate for Region

Plant List C

Trees

Abies lasiocarpa – Subalpine Fir
 Acer glabrum - Rocky Mountain Maple
 Juniperus scopulorum - Rocky Mountain Juniper
 Pinus aristata - Bristlecone Pine
 Prunus virginiana – Chokecherry
 Populus tremuloides - Quaking Aspen
 Pseudotsuga menziesii - Douglas Fir
 Quercus gambelii - Gambel Oak

Shrubs

Amelanchier alnifolia - Saskatoon Serviceberry
 Artemisia tridentata - Big Sage
 Atriplex canescens - Four Wing Saltbrush
 Cercocarpus ledifolius - Curleaf Mountain Mahogany
 Chrysothamnus nauseosus - Rubber Rabbitbrush
 Gutierrezia sarothrae - Snakeweed
 Purshia tridentata - Antelope Bitterbrush
 Rhus glabra - Smooth Sumac
 Rhus trilobata - Three Leaf/Oakbrush Sumac
 Sambucus canadensis - Adams Elderberry
 Sambucus canadensis aurea - Golden Elderberry
 Shepherdia argentea - Buffalo Berry
 Symphoricarpos occidentalis - Western Snowberry

Perennials

Allium acuminatum - Tapertip or Wild Onion
 Aster spp. - Aster
 Balsamorhiza sagittata - Arrowleaf Balsamroot
 Calochortus nuttallii - Sego Lily
 Castilleja chromosa - Indian Paintbrush
 Erigeron spp. - Fleabane
 Eriogonum umbellatum - Sulfer Flower
 Geranium spp. - Geranium
 Helianthus - Sunflower
 Oenothera spp. - Evening Primrose
 Penstemon spp. - Penstemon
 Sphaeralcea spp. - Globemallow
 Vicia americana - American Vetch
 Wyethia amplexicaulis - Mule's Ear

Grasses

Achnatherum hymenoides - Indian Ricegrass
 Bromus marginatus - Mountain Brome
 Elymus lanceolatus spp. - Streambank Wheatgrass
 Festuca longifolia - Hard Fescue
 Festuca ovina - Sheep Fescue
 Festuca rubra - Red Fescue
 Festuca rubra commutata - Chewing Fescue
 Pascopyrum smithii - Western Wheatgrass
 Pseudoroegneria spicata - Bluebunch Wheatgrass
 Poa bulbosa - Bulbous Bluegrass
 Sitanion elymoides - Bottlebrush Squirreltail
 Stipa viridula - Needle Grass

Native Grass Seed Mix - Granite Seed (801)-768-4422

20.0% Slender Wheatgrass
 (Elymus trachycaulus ssp. trachycaulus)
 26.25% Western Wheatgrass
 (Pascopyrum smithii)
 22.5% Bluebunch Wheatgrass
 (Pseudoroegneria spicata ssp. spicata)
 5.0% Sheep Fescue
 (Festuca ovina)
 3.75% Sandberg Bluegrass
 (Poa sandbergii)
 22.5% Indian Ricegrass
 (Achnatherum hymenoides)

Seeding Rate

Broadcast - 30 lbs pounds per acre

Seeding shall be applied by broadcast and raked into the top 1/4" of the top layer of soil. Hydro-mulch shall be sprayed over the prepared seeded areas. Hydro-mulch shall consist of fertilizer at the rate of six (6) pounds per one thousand (1000) square feet and "fiber mulch" at the rate of fourteen hundred pounds (1400) per acre of area

Seeding shall occur only during the following seasons:

Spring - Spring thaw to May 1st

Fall - September 15th until consistent ground freeze.

Building Sustainability

Park City Heights has been conceived and planned using sustainable site design concepts and green building principles. The main objectives are: (1) Create a standard where homes are durable, healthy, comfortable, affordable and energy-efficient; and (2) Protect, conserve and ensure the long-term availability of water, one of the community's most precious and scarce natural resources.

The Leadership in Energy and Environmental Design (LEED™) Green Building Rating System represents the U.S. Green Building Council's effort to provide a national standard for green building. By using established and innovative practices, standards and technologies, LEED provides common design guidelines and a third-party certification tool.

Sustainable building is a whole systems approach to the design, construction, and operation of the home and the community. By incorporating the building standards of the U.S. Green Building Council, Park City Heights will ensure that energy and resources are used efficiently.

Residential building quality is a very important and integral part of a sustainable community because it directly contributes to the long-term satisfaction of the people who live there. Park City's semi-arid climate makes certain that effective and sustainable water management is a constant priority. Reducing water consumption is critical to water conservation.



To create a more sustainable community and environment the following standards apply:

Each home must meet the LEED for Homes Silver Rating but owners are strongly encouraged to achieve a higher LEED for Homes rating when physically and economically viable establishing Park City Heights as the leading example in Park City's sustainability goals and objectives.

AND

Each home must achieve a combined 10 points within the Sustainable Sites Landscaping and the Water Efficiency sections of LEED for Homes Checklist.

Points achieved in this Landscaping and Water Efficiency section will count towards the overall score.

A Third Party Inspection is required to ensure that the home meets the LEED for Homes Silver rating. An industry standard third party inspector shall be selected by the Park City Chief Building official prior to permit issuance.



In addition to the requirements above, there are other fundamental elements that may be applied to achieve higher levels of sustainability and should be incorporated into each home. These sustainability elements include design practices that apply to three specific categories within the development:

- Building Sustainability
- Community Sustainability
- Landscape Sustainability

Building Sustainability

Home Size

All homes within Park City Heights should strive to be "modest" in scale and reflect historical development patterns of Old Town. LEED for Homes requirements provide incentives for smaller, more efficiently designed homes and may be the single most important component of attaining a home's LEED rating. The size of a home is directly related to the short and long term material and energy consumption and should be carefully analyzed early in this process.

Building Materials

Encourage the use of sustainable construction materials and products, including recycled content, salvaged, and FSC-certified materials. Promote sustainability through building practices that reduce energy consumption, as well as through the continued review of viable alternative energy sources.

Alternative (Renewable) Energy Sources

Alternative energy should be used where physically viable and economically feasible. As financing options for alternative energy systems continue to evolve it may be necessary to amend the Park City Heights Design Guides to accommodate alternative methods for employing these systems into the Park City Heights development, e.g. creation of a solar garden. While energy conservation is an integral component of sustainability, alternative energy sources may provide a more effective solution to reducing the impact and consumption of fossil fuel energy.

Solar

The use of solar equipment (e.g. panels, shingles & cells) is strongly encouraged and can be used as a Solar Electric or Solar Water Heat System. Solar Electric Systems, also known as photovoltaic (PV) systems, use solar panels to convert sunlight into electricity. Federal and State incentive programs are often available, depending on the system type and size. Systems can be roof-mounted, wall-mounted or site-mounted subject to compliance with required health and safety standards and provided that the Solar Electric System is not installed in a manner that will interfere with the solar access of an adjacent property owner. "Building integrated" photovoltaic (PV) systems are also increasingly available. PV and solar thermal systems require direct solar access for extended periods thus, careful planning is required to ensure installations are properly oriented and are not compromised by shading from adjacent buildings or vegetation.

Geothermal

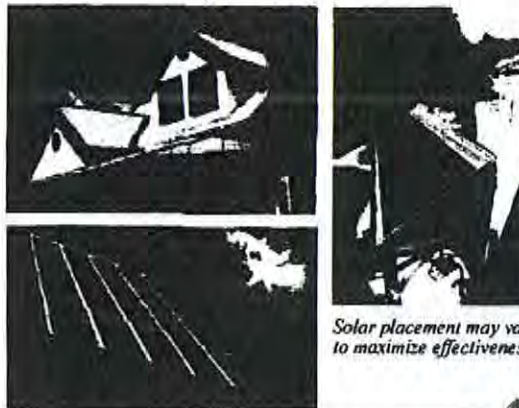
Ground Source Heat Pumps or Geoexchange systems may be allowed where feasible but in no way may it interfere with adjacent properties. Solar Heating and a Ground Source Heat Pump may be combined to form a geosolar system for even greater efficiency. Any above grade equipment must be incorporated into the landscaping and be of similar color.

Wind

Wind energy systems may be allowed but must conform to the Park City Municipal Corporation Land Management Code.

Construction Waste Mitigation & Recycling

Builders are required to reduce, reuse and recycle construction waste to include wood, drywall, metals, concrete, dirt and cardboard. A project construction recycling center will be established on ~~Parcels I or J~~ site. Separate recycling bins will be provided for different materials and it will be the responsibility of each contractor to ensure that jobsite material is recycled to the greatest extent possible. Builders are to incorporate strategies such as "efficient framing" techniques and "optimum value engineering" that reduces the amount of wood used in the framing process without compromising structural integrity. Framing with engineered lumber rather than dimensional lumber is encouraged. Engineered lumber makes good use of small trees and wood chips, where dimensional lumber comes from big trees and represent more raw material than alternatives such as roof trusses, I-joists (floor trusses), laminated veneer lumber (LVL), and structural insulated panels (SIPs).



Solar placement may vary to maximize effectiveness

Building Sustainability

In-Home Recycling

It is required to provide an in-home recycling center in each dwelling unit where materials are separated and free from contamination. Encourage the use of available street side recycling service or materials can be taken to the Park City recycling center.



ENERGY STAR®

In addition to each home meeting the required LEED for Homes Silver Rating, all homes will be built to ENERGY STAR® Standards for the year in which the building permit is issued. All appliances installed should be ENERGY STAR approved.



Skylights

Skylights are an effective way to light and heat a home passively. Low-E glass or triple glazed acrylic units save energy and money while keeping the home more comfortable. Skylights must be integrated with the design of the home. Skylights should be designed as an integral part of the roof. Only flat skylights with clear or bronze glazing will be allowed, while bubble or dome skylights with frosted or colored glazing are not.

Light pollution from skylights will not be permitted. All light sources shall be shielded and both outdoor and indoor lighting will be carefully reviewed to assure that neighboring properties are protected from direct light sources.

Fireplaces

All fireplaces must be non wood burning and comply with Park City Municipal regulations. Apparatus that utilize alternate/renewable energy sources are encouraged.

Non Air-Conditioned Homes

Provide as an environmentally sensitive option to buyers to reduce energy consumption. This can be augmented by installing ceiling fans which improve interior comfort by circulating cold and warm air. Ceiling fans can be adjusted to either draw warm air upward during summer months or push it downward during the winter.

Heated Driveways

Heated Driveways may be allowed, but only if it receives its power from an Alternative Energy Source as specifically approved by the Design Review Board.

Lighting

Develop and design strategies to provide natural lighting in each home. It is encouraged to install high-efficiency lighting systems with advanced lighting controls. Include motion sensors tied to dimmable lighting controls and provide task lighting which reduces general overhead light levels.

All homes are required to install compact fluorescent lamps (CFLs), halogens, or light emitting diodes (LEDs), or other approved bulbs or light source at time of construction. These light bulbs and sources last longer and use less energy than traditional incandescent bulbs. Most states are incorporating new laws that effectively phase out the traditional light bulb. The Department of Energy has set efficiency standard levels for all light bulbs, and today's standard incandescents cannot meet those levels. The traditional incandescent light bulbs will not be allowed.



Community Sustainability

Transportation

Encourage alternative modes of transportation through site planning and building orientation that emphasize connections to sidewalks, bike paths and trail networks. Homes should be placed and built incorporating easy connections for pedestrian and bike access to trails, sidewalks and streets. These options make it easier for people to choose alternative modes of transportation that contribute to a more sustainable environment that is healthier and more enjoyable for everyone.

Open Space

Encourage design that emphasizes the natural connection to open space and parks. Provide maximum continuity of open space and preserve important natural vistas that reinforce a sense of place and relationship to the natural environment. Integrate views and access into the greenway network from homes. Promote the development of site plans that create attractive, comfortable outdoor spaces.

Topography

Integrate natural site features such as topography, views and vegetation into site design. Building placement should follow contours rather than being placed at right angles to the prevailing slope. On sloping sites, staggering placement of homes along opposite sides of the street, rather than siting homes directly opposite one another, can provide better preservation of views. Use topography to create continuous green space connectivity between homes. Retain the maximum possible amount of natural vegetation. Avoid excessive grading and cutting of hillsides.

Water Conservation

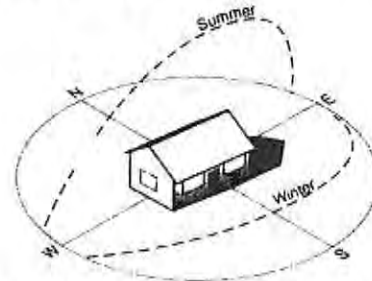
Incorporate the installation of low flow toilets and flow reducers on faucets and shower heads. Flow reducers can cut water usage of faucets by as much as 40% with little noticeable effect. Park City Heights has defined the minimum Low Flow as:

- Toilets - 1.5 gallons per flush
- Kitchen Faucets - 2.0 gallons per minute
- Bathroom Faucets - 1.8 gallons per minute
- Shower Heads - 2.4 gallons per minute

Solar Orientation

Where possible, the longer axis of the home should be oriented east/west. By orienting the home in that direction, the longer dimension of the home faces sunny south. The optimum position for maximum solar benefits is true south but you can vary the orientation within 15-20 degrees of that direction with minimal effect. This placement creates optimum conditions for the use of passive and active solar strategies reducing energy costs substantially.

Encourage site and building design that improves energy efficiency by incorporating natural cooling and passive solar heating. This may include extended eaves, window overhangs, awnings and tree placement for natural cooling, and building and window orientation to take advantage of passive solar heating.



Proper Home Orientation can substantially reduce Energy Consumption

Stormwater Management

Pervious pavement is designed to allow percolation or infiltration of stormwater through the surface into the soil below where the water is naturally filtered and pollutants are removed. Design that uses alternatives to reduce impervious pavement is a positive step toward improving the quality of our water resource and is highly encouraged. However, pervious pavement is easily compromised by plowing that dislodges pavers and sanding which disrupts the pavements filtration process and should be reviewed carefully.



Permeable pavement options should be explored

Community Sustainability

Fire Protection

Roofing Materials & Fire Sprinklers

Roofing Materials must be non-combustible and have a Class "A" Fire Rating. No wood shake roofing material will be permitted.

All buildings over 750 square feet must be constructed with an Automatic Fire Extinguishing System installed as required and approved by Park City.

Fires

No person shall build, ignite or maintain any outdoor fire of any kind for any purpose with the exception of a permanent barbecue, portable barbecue or grill and they are located a minimum of thirty (30) feet from any combustible material or nonfire-resistant vegetation.

Defensible Space

On all Homestead lots and those lots that are directly adjacent to existing shrub or tree vegetative growth owners should place an emphasis on utilizing fire-resistant vegetation or growth within the planned landscape adjacent to all buildings and structures to minimize the potential of transmitting fire from the native growth to any structure. (generally 30' minimum). Deadwood shall be regularly removed from trees.

Landscape Sustainability

Hydrozoning

Grouping plants that have similar water requirements. Hydrozoning is a key component of a water-efficient irrigation system and landscape. Plant species with similar needs should be selected and grouped within each hydrozone. It is also effective to create microclimate zones so that plants with higher water needs are closest to the house and plants with lower water needs are on the perimeter of the garden or landscape.

Each hydrozone will contain plants that will be irrigated on the same schedule, using the same irrigation method. Generally, each hydrozone is served by one valve or control zone (although more than one valve may be required to service an area due to flow and water pressure). By using controllers with multiple run times that are able to support low-volume systems (cycle and soak) and by dividing the landscape into hydrozones, each area will receive the amount of water it needs without puddling or runoff. The result of hydrozoning is improved plant health and less water use.



Turf not a dominate component of the landscape

Turf

Turf, when used, must not be a dominant component of the landscape. Individual homesites in the Park Home and Cottage Home lots shall not contain turf areas greater than 20% of the total lot area. Individual homesites in the Homestead lots shall not contain turf areas greater than 10% of the homes total lot area. All turf area must be located within the Enhanced Landscape Zone.

Irrigation

All landscape areas within the Enhanced and Transitional Landscape Zones shall be irrigated. All irrigation provided shall be drip irrigation with the exception of turf areas. All drip tubing shall be concealed below plant bed mulch and must remain covered at all times.

All irrigation systems shall be controlled by an automatic controller which includes a rain sensor. Rain sensors should be utilized to detect the presence of rainfall and disable the irrigation controller from operating during periods of wet weather. Rain Sensors should be adjusted to suit the requirements of the landscape and soil conditions for each home.

Rain Harvesting

Water tanks used for storing harvested rain from roofs are encouraged (see Roof Appurtenances/Rain Storage Devices for approvals). Rainwater tanks are installed to make use of rain water (rain, hail, sleet or snow) for later use especially for landscape watering, thus reducing one's reliance of culinary water for irrigation.

Shade Trees/Heat Gain

Deciduous trees placed on the south and east or west can shade your home in the summer before dropping their leaves in the winter to let the sunlight into your home. Trees can bring the ambient temperature down as much as five degrees on a hot day. This reduces heat gain, allowing for cooler ventilation. Deciduous trees and vines in front of south facing walls and windows will further cool homes.



Properly placed trees can reduce energy consumption throughout the year

Disclaimers

1. Any Commercial or Community structures proposed within the project boundaries are required to follow these Design Guides and should follow all Guides required for Park Homes.
2. Unless addressed in these Guides all additional requirements must follow the projects Codes, Covenants and Restrictions (C.C. & R'S) as adopted and/or the Park City Municipal Codes.
3. Illustrations and Photos are included throughout the Guidelines to help convey the thoughts and concepts described in the document's text. These images are intended to express general design concepts and are not meant to impose specific plans or design solutions.

15. The findings in the Analysis section of this report are incorporated herein.

Conclusions of Law – 1105 Iron Horse

1. The application satisfies all Conditional Use Permit review criteria for a Light Industrial Manufacturer as established by the LMC's Conditional Use Review process [Section 15-1-10(E) (1-15)];
2. The use as conditioned will be compatible with surrounding structures in use, scale, mass, and circulation.
3. The Applicant complies with all requirements of this LMC;
4. The Use is consistent with the Park City General Plan, as conditioned; and
5. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval – 1105 Iron Horse

1. A hazardous materials management plan must be approved by the Building Department, the Fire Marshall, and the Snyderville Basin Water Reclamation District prior to the issuance of a business license. If a hazardous materials management plan is not approved within 3 months of the Planning Commission approval of a conditional use permit, the conditional use permit will become void.
2. All standard conditions of project approval shall apply to this project.
3. All signs associated with the brewery must comply with the City's Sign Code and be issued a sign permit by the Planning Department.
4. No outdoor storage of goods or mechanical equipment is allowed onsite.
5. All County, State, and Federal Permits required for the use must be obtained by the owner prior to start of operations (brewing).
6. A review of the CUP will be conducted the Planning Staff within 18-months of issuance of occupancy for the brewery. The Staff will update the Planning Commission on any complaints received.

2. Park City Heights Subdivision – Amendment to Master Planned Development and a one-year extension of the Master Planned Development Approval (Application PL-13-02010)

Planner Whetstone stated that the Planning Commission reviewed this item during a Work Session, and again at their regular meeting on October 9th. At that time the Commissioners discussed the

amendment and suggested changes to the Findings of Fact, Conclusions of Law and Conditions of Approval of the original Park City Heights MPD.

Planner Whetstone noted that the second page of the Staff report outlined eight items that were discussed at the October 9th meeting. Due to time constraints, The Planning Commission continued the item to allow time to discuss the design guidelines.

The Staff had done an analysis of the changes and redlined the findings of fact, conclusions of law and conditions of approval to include the suggested changes from the October 9th meeting, as well as changes that the Staff made based on additional information from the applicant.

Planner Whetstone noted that the requested extension was included in the plat amendment and it would automatically be approved if the Planning Commission approves the amendments to the preliminary subdivision plat.

Planner Whetstone informed the Commissioners that if they needed to make additional changes, she could type it into a Word document for their review during the discussion.

The Staff recommended that the Planning Commission conduct a public hearing and consider approving the amendments and the extension of the Park City Heights MPD, according to the findings of fact, conclusions of law and conditions of approval as stated and amended in the Staff report.

Chair Worel referred to page 249 of the Staff report, Item (i) and the wording, "intentionally left blank." Planner Whetstone replied that the crossed out language in red was left with that phrase so they could see the language that was being removed. If the amendments are approved, Item (i) would be removed and the space would be left blank. That lets everyone know that (i) was not included in the amendment, but (j) stayed the same.

Chris Gamvroulas with Ivory Development introduced Planning Consultant, Spencer White; Environmental Consultant, Amy Findley; Project Manager, Brad Mackey; and Ben Hathaway, legal counsel. Mr. Gamvroulas stated that the objective this evening was to show the changes that were made to the plan following the meeting on October 9th, and to respond to some of the items outlined in the Staff report. He requested approval this evening so they could move forward with the preliminary plat in December in order to meet the timeline of closing homes in 2014.

Spencer White reviewed the changes to the master plan based on comments and concerns expressed on October 9th. He noted that due to the size of the repository they had proposed to eliminate two commercial parcels that had the potential for a daycare center or some other commercial function for the development, and replaced it with small lot single-family detached Park homes. Mr. White indicated the location of the community gardens in the last plan. Based on comments at the last meeting, the community gardens were removed from that location. There will be places around the clubhouse that could accommodate smaller community gardens. The original approval called for 15,000 square feet of community gardens and that area could now be used for a commercial function.

Mr. White stated that another issue was the repository and how the trails would function around the repository. The concern related to snow storage and the detention basins. Mr. White pointed out that the detention basins create a buffer between the homes, the streets, the trails, and the repository. They were also proposing a two rail fence that would run along the edge of the trail as a visual barrier between the manicured landscape and what will be a natural seeded landscape on the repository.

Mr. Gamvroulas noted that it would be a grass seed mix over the top of the repository, but it will not be manicured. He stated that a two rail fence still allows permeability on to the repository site, but provides a visual queue that something is on the other side.

Mr. White commented on the eight discussion items from the last meeting that were outlined in the Staff report. One was the reluctance to increase the size of the clubhouse for a daycare facility, or the ability to add on to the clubhouse. He stated that they would rather build one clubhouse of the proposed size, and have the ability on a separate parcel to do a daycare or any other type of commercial use in that area. That was a change from the last plan to the current plan.

Commissioner Wintzer wanted to know why that was preferred over building a full size clubhouse. Mr. Gamvroulas replied that a 3,000 square foot clubhouse would be sufficient to provide for this community. There was no guarantee that there would be a demand for a daycare. To build a 5,000 square foot clubhouse was cost prohibited. If there is a demand for some type of support commercial or a daycare, they could construct a building in a different location for that use. Commissioner Wintzer asked if the developer would pay for the daycare or support commercial when there is a demand. Mr. Gamvroulas answered yes.

Mr. White stated that the original language in the findings of fact addressed the conditional use permit process and other things, and that would remain the same.

Chair Worel opened the public hearing.

There were no comments.

Chair Worel closed the public hearing.

Commissioner Hontz referred to page 267 of the Staff report and Conditions 63, 64, 65, 66. She appreciated the language regarding the easement. She suggested revising the language to read, "An easement to the parcel to the south shall be provided at the request of Park City Municipal if all property provided accesses within the Park City Municipal boundary."

Assistant City Attorney McLean offered a legal recommendation that also pertained to Finding #9. She had looked through the Code to see if there was anything to link this to annexation of the Gilmore property. The Code talked about construction of dead-end roads in 15-7.3-10. Ms. McLean suggested that Planning Commission request that the applicant offer for dedication an easement for emergency access only. The City Engineer will analyze the offered easement of dedication to determine whether it is warranted per the County and City master streets plans. Under the Code the City Engineer can make a recommendation. It will be offered up for dedication and the City Council

will have the ability to review it and determine whether it is warranted to accept that dedication based on the streets master plans. She pointed out that the Fire District asked for it from the standpoint of emergency access; but not for street connectivity.

Commissioner Hontz stated that she would support taking out the entire requirement. She assumed they would want the adjacent property owner to meet the standard and the City would want to understand what they were trying to do. She did not think they should make it easier at this time to provide the emergency access, since they might not necessarily deem what they were doing as annexable into the City. Commissioner Hontz understood that they were trying to be good neighbors, but the Fire District is not the Planning Commission and they do not have to include their recommendation.

Assistant City Attorney McLean stated that the Planning Commission could leave the easement between the parties as another alternative. Ms. McLean was unsure whether the property was within the annexation declaration area.

The Commissioners agreed to eliminate the last part of Finding of Fact #9 that was written in light blue in the Staff report, and to eliminate Condition of Approval #63 entirely.

Commissioner Hontz referred to Condition #64 and asked if the Voluntary Cleanup Program would become a public document if it is submitted to the City. Assistant City Attorney McLean replied that she was not familiar with the Voluntary Cleanup Program.

Amy Findley stated that it is a public document. All documents pertaining to the site are currently public documents. The Voluntary Cleanup Program is publicly accessible.

Commissioner Hontz referred to Condition #66, and she assumed that the VCP was different than the actual report. Ms. Findley explained that the VCP is the Voluntary Cleanup Program run by the State. It is a document that documents the work that is required by the Voluntary Cleanup Program. The report documents exactly what is on the property and the lateral/vertical extent of any soil and ground water impacts.

Commissioner Hontz turned to page 15 and 16 of the report. She believed this was the type of information a citizen would be looking for if they were a prospective buyer. She was certain it met State standards and Federal guidelines; however, the information in the conclusion is exactly what the impacted soils contained in the summary. She expected to see the exact wording of what was found in the soils, instead of the words "impacted soils" or "concentrations". Commissioner Hontz did not think the information provided was clear, but she would read it and know there was an issue. Commissioner Hontz stated that her concern was making sure that someone who takes the time to understand the situation can actually understand the information. She did not believe the report was clear enough for the average person to understand.

Assistant City Attorney McLean stated that the Voluntary Cleanup Program is a well-established program. It is State mandated and they are very thorough. They make sure that what is proposed meets safe standards and they follow through on what is proposed. Ms. McLean noted that the document was prepared for the State for a specific purpose, and she did not believe the Planning

Commission could mandate what should go into the report and/or what could be disclosed. The State has certain requirements on what needs to be disclosed for soils and Ms. McLean did not think it was appropriate to pick on one project. If they want those types of changes and disclosures, she would recommend that the Planning Commission apply it throughout the City and make all areas with remediated soils and/or heavy soils have such disclosures.

Commissioner Hontz respected Ms. McLean's comments; however, she personally has extensive background in environmental studies and development. Commissioner Hontz noted that the report clearly states what was found on the site. She was simply asking that it be stated again in the conclusion in a concise format.

Commissioner Hontz remarked that throughout the Country multiple projects have been built in areas that have needed to be cleaned up. However, she does not like how the government treats the public after it is cleaned up by saying that everything is fine and the public does need to know anything more. Commissioner Hontz stated that there is an application before the Planning Commission under which they were allowed to address this issue. She did not believe she was asking for anything beyond the standard of what would be expected of any developer. Commissioner Hontz stated that she was not asking for an unrealistic disclosure. She wanted disclosure of what exactly happened in the cleanup in a format that the average person could understand.

Ms. Findley remarked that all the information was contained in the report, and Section 4 talks about the results. She explained that it was a complex investigation and they had collected over 1200 soil samples in four distinct investigation areas, as well as ground water samples. Ms. Findley stated that it was not something that could be summarized clearly in a paragraph in the conclusion; however, the result section details where all the samples were collect and the concentrations. All the tables clearly define the extent of impacts in each area and the site was gridded.

Commissioner Hontz stated that she had read the entire report, and she disagreed with Ms. Findley about not being able to summarize a conclusion. Planner Whetstone clarified that the entire report was 700 pages with appendices and figures. She had only provided the Planning Commission with the text.

Mr. Gamvroulas noted that this report had been accepted by the EPA and the EQ. He understood Commissioner Hontz's concern in terms of what a lay person should be able to read and understand. Mr. Gamvroulas stated that the purpose of the Site Characterization is not what it will be in the future, but what it is and how it is found today. The Remedial Action Plan is the other report of what happens. A final report is the Certificate of Completion, at which time the site characterization is no longer valid because it is the past.

Commissioner Hontz stated that for Condition #66, she wanted a condition of approval that supports informing the public in a way that is not overly inflammatory or restrictive.

Mr. Hathaway stated that if they were dividing up and selling the property as is, there would be obvious concerns. However, that is not the case. The property for sale would be remediated, clean property and posted with a certificate of completion. It would be cleaned up according to EQ

standards, and by Utah Statute, no one acquiring the property would ever be responsible for what occurred in the past, once the certificate of completion is issued. He was not aware of any requirement that would require a seller of remediated property to disclose anything. However, Ivory Development has a practice of disclosing everything about all pieces of property and they make available to all prospective purchasers, all information related to ground water, soils, master plan issues, etc. Ivory has a library of for each of their projects and this would be included in that library and available to any prospective buyer who requests to see it. Mr. Hathaway stated that in addition, they have drafted language that would be included in the contract itself. It is a statement that would go to the prospective purchasing public. Mr. Hathaway passed around copies of the drafted statement.

Commissioner Hontz understood from Mr. Hathaway's comments that there was no required disclosure. Mr. Hathaway replied that case law in Utah requires disclosure of anything material to the buyer. It is left up to the developer to decide what is material to the buyer because it is not specifically defined.

Commissioner Hontz suggested that they eliminate Condition #66 on page 267 regarding all required disclosure requirements. Planner Whetstone noted that Condition #66 was written for the soil repository. The Staff understood that the concern was with the repository and that people knew what was there. The requirement was not for the lots because those would be cleaned and issued a certificate. Commissioner Hontz did not believe there was a required disclosure for the repository either.

Director Hontz suggested revising Condition #66 to incorporate the statement Mr. Hathaway submitted into the condition and say, "similar to this language." She thought the draft statement did a good job of indicating that something was there and it is now clean. She still had concerns with the last part of Condition #66 because this was not the type of information she would want to see in community noticing. She preferred to indicate a place where people could go to look up all the information that is available.

Mr. Hathaway clarified that in the contract packet that goes to all prospective purchases is a property condition that is unique for each subdivision. He assumed that Condition #66 as it relates to the cap would be included on one of those conditions. It is part of the neighborhood and part of the master plan and it would be disclosed. Mr. Hathaway stated that the language they have been discussing would also be included in those disclosures, along with all the other disclosures that would be made. He emphasized that it would be contained in a contract that the buyer receives and reviews before they can make an offer to purchase the home. It also invites them to the library to look deeper into the issues.

Ms. Findley remarked that all documents pertaining to the site characterization and the cleanup action would be available online on the State of Utah website.

Commissioner Hontz suggested revising Condition #66 to say, "....a disclosure, similar to the handout, shall be provided to prospective buyers and home buyers regarding the soils repository and site conditions." She preferred to eliminate or reword the last part of the condition regarding community noticing at the clubhouse.

Assistant City Attorney McLean advised the Planning Commission that this was a Master Planned Development amendment. She understood Commissioner Hontz's concern about transparency, but she was unable to find a provision in the Code that would support Condition #66 because it is not an issue that the Code addresses. Commissioner Hontz noted that the Counsel representing the applicant stipulates that they intend to provide the information regardless. Ms. McLean stated that the applicant could choose to stipulate to a certain condition. However, she understood that the information was provided as part of the sales packet, but it is not typically posted in clubhouses. Ms. McLean stated that if the Planning Commission puts conditions of approval on the applicant, they need to make sure it can be supported by Code.

Commissioner Hontz asked if the applicant was willing to stipulate to Condition #66 as amended. Mr. Gamvroulas replied that it would depend on the language. He stated that generally speaking they would agree to stipulate to some type of language indicating that the applicant would provide disclosure either through the sales process or through covenants of the remediated site and the existence of a repository within the boundary of the MPD.

Commissioner Hontz was comfortable with the wording Mr. Gamvroulas suggested, but adding, "more historical and environmental contamination." Mr. Gamvroulas stated that the applicant would disclose that it was contaminated and cleaned up, but they would not add a page showing every place where it was contaminated, because it is no longer contaminated. They would disclose within the sales contracts and/or the covenants of the community. He noted that this was not a negative for Ivory Development because they would be able to issue a certificate to the buyer letting them know that the area is clean. However, he did not want the Planning Commission to wordsmith his sales contracts because it is a private contract with another private person or entity.

Commissioner Hontz clarified that she was only trying to use the language that was drafted that hit on the key words to address her concerns. Mr. Gamvroulas stated that the language would be in a sales contract with a personal buyer, and he believed it was a relationship between Ivory Development and the buyer. He pointed out that disclosure ends with the buyer because when that person sells to someone else, at that point Ivory Development had no control over whether or not the seller discloses it to a future buyer. Anything meaningful or long lasting should be in the Covenants because that is a lasting document that affects everyone within the development.

Mr. Gamvroulas was not opposed to a condition that generically requires them to disclose within the Covenants the existence of the repository, that the area went through the VCP, and that they have received a certificate of completion. Ms. Findley stated that the area the repository lays on will be reported on the Covenants as a requirement of the Voluntary Cleanup Process.

Planner Whetstone drafted language for Condition #66 to read, "That the applicant stipulate to a condition that a disclosure regarding the Voluntary Cleanup Program, shall be included in the CC&Rs concerning the remediated site and the soil repository." The sentence regarding noticing in the clubhouse was removed.

Mr. Hathaway suggested "...regarding the developer's participation in the Voluntary Cleanup Program and received a Certificate of Completion shall be included in the CC&Rs." He deleted the remaining language, "concerning the remediated site and the soil repository." The Commissioners

and Mr. Gamvroulas were comfortable with Condition #66 as amended.

Mr. White referred to page 250 of the Staff report, Finding of Fact #1(o). He was unsure how the Planning Commission felt about the proposed commercial site, but if that was approved, the underlined language in red would not be necessary. Finding 1(o) was changed to read, "A 3,000 sf community center/club house shall be constructed by the developer. Exterior bathrooms will be available for park users." Mr. White suggested that they move the last sentence of #1(o) regarding the daycare and add it as #1(u). The Commissioners concurred. The language was revised and expanded to read, "Construction of support commercial such as a daycare facility, café, or other support commercial/offices would be the responsibility of the owner/developer of said property."

Mr. White referred to page 253 of the Staff Report, Finding #26 regarding the geotechnical study. He noted that there were two different soil studies in the same paragraph and that needed to be clarified and changed. Mr. White was comfortable with the first sentence as written; however, the redlined language beginning with "Further soils investigation work was conducted..." was a different type of soils study and should be moved to Finding #49, which talks about the historic mine soils. Mr. White suggested adding language to Finding 26 to say, "A new and an additional Geotech report was prepared on December 20th, 2011 and provided to Staff."

Mr. White explained that one study was the Geotechnical Soils report to build structures on the site. The second study was the Site Characterization Report related to the contaminated soils. It was important to keep the two studies separate. Commissioner Hontz preferred to address the Site Characterization report as a separate Finding #50.

Mr. White referred to Finding #37 on page 255 of the Staff report and noted that the language references Parcels I and J, which no longer exist. Mr. Gamvroulas stated that when they do the new preliminary plat, it would replace the current preliminary plat and parcels I and J would not be reflected. He thought the entire Finding could be removed. Mr. White agreed, since the same issues were addressed in the revisions to Finding 1(o) and 1(u).

Planner Whetstone questioned whether someone looking back might wonder why Parcels I and J were not shown. Commissioner Wintzer thought they should wait to address the issue when they review the new preliminary plat. He did not believe it was necessary to have the history in these Findings of Fact.

The Commissioners were comfortable deleting the language in Finding #37 and replacing it with "Intentionally deleted."

Chair Worel asked if the extension was part of these amendments or if it was a separate issue. Assistant City Attorney McLean remarked that it was within the MPD and addressed in Condition #36 with the extended date.

MOTION: Commissioner Thomas moved to APPROVE the proposed Amendments to the Park City Heights MPD and the Extension of the approval based on the Findings of Fact, Conclusions of Law and Conditions of Approval contained in the Staff report, with the edits and revisions that were made this evening. Commissioner Wintzer seconded the motion.

VOTE: The motion passed unanimously.

It was noted that Condition #36 had October 26, 2014 as the expiration date of the extension and that needed to be changed to reflect one year from the date of approval, which would be November 6, 2014. Assistant City Attorney McLean recommended that the Planning Commission make an amended motion to change the date in Condition #36 to reflect the correct date.

MOTION: Commissioner Thomas amended his previous motion to include changing the expiration date in Condition #36 regarding the extension, from October 26, 2014 to November 6, 2014. Commissioner Wintzer seconded the motion.

VOTE: The motion passed unanimously.

Chair Worel called for discussion or comments on the Design Guidelines. Mr. White referred to a previous comment by Commissioner Hontz regarding the small lot single family detached homes and privacy issues with the yards. Mr. White stated that they looked at those and made minor adjustments to the site plan. More depth was added to the lot lines and because of that, the applicant was proposing a small change to the fences in the small lot single-family detached Park Homes only. Mr. White noted that previously the design guidelines did not allow for privacy fences. It only allowed for open or rail fencing to provide physical separation, but not visual separation. Mr. White stated that the rear yard setback was approximately 15 feet. The homes would be tight together and they believe a six foot privacy fence makes sense in that location only. Mr. White proposed adding language to that affect under Fences, Gardens, Walls and Gates.

Commissioner Hontz asked about the width of the lot. Mr. Spencer replied that the widths vary. The widest is 54', the middle lot is 42' and the end lot is 46'. The lots themselves are 67' deep.

The Commissioners accepted the proposed change.

Findings of Fact

1. The Park City Heights MPD includes the following:

a. 160 market rate units distributed in a mix of: cottage units on smaller lots (lots are approximately 6,000 to 8,600 sf in size); single-family detached units on approximately 8,000 sf to 27,000 sf lots; and single family detached on two upper lots which are approximately 44,000 and 48,000 sf each. The approximate distribution of types of product is identified in the Design Guidelines.

b. 28 deed restricted townhouse units (44.78 affordable unit equivalents or AUE). These 28 units meet the required IHC affordable units under their affordable housing obligation and are configured as seven four-plexes.

c. 16 deed restricted units (32 AUE). These 16 units meet the affordable housing required by the CT zone (LMC 15-2.23-4(A) (8)) and the Affordable Housing Resolution 17-99. These units are configured as a mix of single-family detached, cottage homes, and townhouse

units. These units will be configured as Single Family Detached Cottage Homes and dispersed throughout the cottage homes area.

d. 35 additional non-required deed restricted affordable units in a mix of unit types. These units will be configured as small lot Single Family Detached Park Homes.

e. All units (including all deed restricted units) will be constructed to, National Association of Home Builders National Green Building Standards Silver Certification (or other equivalent Green Building certification approved by the Planning Director) OR reach LEED for Homes Silver Rating (minimum 60 points). Green Building Certification or LEED rating criteria to be used shall be those applicable at the time of the building permit submittal.

In addition to meeting Green Building or LEED for Homes checklists and in order to achieve water conservation goals, each house must either: 1) achieve at a minimum, the Silver performance Level points within Chapter 8, Water Efficiency, of the National Association of Home Builders National Green Building Standards; OR 2) achieve a minimum combined 10 points within the 1) Sustainable Sites (SS2) Landscaping and 2) Water Efficiency (WE) categories of the LEED for Homes Checklist. Points achieved in these resource conservation categories will count towards the overall score. Third party inspection will be provided. An industry standard Third Party inspector shall be mutually agreed upon by the Chief Building Official and the applicant prior to building permit issuance.

f. A total of 171.5 acres of open space (not including open space within individual lots) is provided. This is approximately 72% of the entire 239 acres. This total includes the 24 acre parcel located adjacent to Highway 248 that is deeded to the City for open space.

g. An additional 5 acres of deeded open space is provided on Round Valley Drive adjacent to US 40 south of the Park City Medical Center. This open space is not included in the 72% figure. This is in exchange for transferring the 28 IHC deed restricted townhouse units to the PC Heights neighborhood. This parcel is deed restricted per requirements of the Burbidge/IHC Annexation and Development Agreements.

h. A dedicated 5.70 acres () of public neighborhood parklands with fields, tot lot and playground equipment, shade structure, paths, natural areas, and other amenities to be designed and constructed by the developer and maintained by the City. This parkland is included in the open space calculations. Bathrooms are proposed in the club house with exterior access for the public park users. Community gardens may be developed by the HOA in close proximity to the parkland within open space areas adjacent to the small lot Park Homes or the Park Homes.

i. intentionally left blank

j. 3 to 4 miles of soft surface trails within and around the property and an additional mile or so of hard surfaced sidewalks and paths along the Project's streets.

k. Trail connections to the Rail Trail and Quinn's trail, including trail on the north side of Richardson Flat Road from the 248 underpass to the Rail Trail and trail on the south side of the

Road from the project to the Rail Trail. Trail connections to the south property line for future connections to the Jordanelle area. Trail easements on north side of Richardson Flat Road from Rail Trail to the east property line. Trail connections to the Park City and Snyderville Basin back country trails system. Trails are further described in Finding #11.

l. A Transit bus shelter along Richardson Flat road including “dial-a-ride signs” (City bus service is expected to be extended to Park City Heights and the Park and Ride).

m. Bike racks at the club house and Public Park.

n. Cross walk across Richardson Flat road at the rail trail.

o. A 3,000 sf community center/club house shall be constructed by the developer; Exterior access bathrooms will be available for park users.

p. Water infrastructure improvements that enhance the City's overall water system and provide redundancy as required by the Water Agreement executed as part of the Annexation Agreement. Water shares were dedicated to the City as part of a pre-annexation agreement.

q. Transportation improvements to the Richardson Flat/248 intersection including lane improvements and installation of a traffic signal to provide intersection safety (controlled left turn) and putting the Park and Ride facility and Park City Heights on the City bus route. These transportation improvements meet the requirements in the Annexation Agreement.

r. Following Wildlife recommendations as identified in the Biological Resources Overview prepared by Logan, Simpson Design, Inc. amended March 17, 2011.

s. Design Guidelines approved as part of this MPD apply to all lots, with the exception of the 2 upper lots proposed to be subject to the CCRs for the Oaks at Deer Valley, or equivalent.

t. No sound barrier walls or structures along US 40 within or related to the MPD.

u. Construction of support commercial such as a daycare facility, café, or other support commercial/offices would be the responsibility of the owner/developer of said property.

2. The Park City Heights MPD is subject to the Park City Heights Annexation Agreement approved by the City Council on May 27, 2010. The Annexation Agreement sets forth terms and conditions of annexation, zoning, affordable housing, land use, density, transportation and traffic, phasing, trails, fire prevention, road and road design, utilities and water, fiscal impact analysis, snow removal, fees, and sustainable development requirements for the 239 acre Park City Heights MPD. The MPD as conditioned is in compliance with the requirements of the Annexation Agreement.

3. The Park City Heights Annexation Agreement includes a Water Agreement as an integral component. The Water Agreement sets forth terms and conditions related to water facilities,

restrictions regarding water, and phasing of development as it relates to completion of water infrastructure. The MPD as conditioned is in compliance with the Water Agreement.

4. On June 17, 2010, the applicants submitted a pre-MPD application based on the annexation approval and agreement. The Planning Commission reviewed the pre-MPD application at two (2) meetings (July 14 and August 11, 2010) and found the application to be in initial compliance with applicable elements of the Park City General Plan.

5. On June 30, 2010, the applicants submitted a complete MPD application.

6. The property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record as required by the Land Management Code.

7. Public hearings on the MPD were held on October 13th, November 10th, and December 8th, 2010 and on February 9th, February 23rd, March 9th and March 23rd, 2011 and on April 27, 2011.

8. The property is located within the Community Transition (CT) zone. The MPD is in compliance with all applicable requirements of the CT zone, including density, uses, building setbacks, building height, parking, open space, affordable housing, and sustainable development requirements.

9. Access to the site is from Richardson Flat Road, a public road previously known as Old Dump Road. No access is proposed to the currently unimproved US 40 frontage road (UDOT) along the east property line. No roads are provided through the Park City Heights MPD to the Oaks, Royal Oaks, or any other neighborhood within the Deer Valley MPD, consistent with the Annexation Agreement.

10. Utilities are available in the area, however extension of utilities or utility upgrades to the development site are required. A final utility plan will be submitted with the final subdivision plats to be reviewed by the Interdepartmental and Utility Service providers Development Review Team. City Staff will provide utility coordination meetings to ensure that utilities are provided in the most efficient, logical manner and that comply with best practices, including consideration of aesthetics in the location of above ground utility boxes. Location of utility boxes shall be shown on the final utility plans. The MPD phasing plan shall be consistent with conditions of the Annexation Agreement related to provision of public services and facilities.

11. The MPD includes 1) a paved connector trail on the south side of and separated from Richardson Flat Road, from the project to the Rail Trail, 2) a paved connector trail on the north side of and separated from Richardson Flat Road, from the SR 248 underpass to the Rail Trail, 3) a trail connection from trails within the project to the south property boundary line, 4) a trail easement along the north side of and separated from Richardson Flat Road from the Rail Trail to the east property boundary line, and 5) several miles of paved and soft surfaced trails throughout the development. All trails will be constructed by the developer consistent with the Park City Trails Master Plan.

12. The MPD includes a dedicated neighborhood public park to be constructed by the developer according to the City's parks plan, and as further directed by the City Council. Bathrooms are provided at the clubhouse with exterior access for the park users.

13. Parking within the MPD is proposed at two spaces per unit within private garages. Additional surface parking is provided for guests, the community gardens/park areas, and the neighborhood clubhouse/meeting area. The streets have been designed to allow for parking on one-side per the City Engineer. Final street design will be determined at the time of the final plat and additional off-street guest parking areas will be incorporated into the design.

14. The proposed MPD density of 1 unit per acre complies with the density allowed by the CT zone. (239 units on 239 acres) The net density is 0.82 units per acre (195 units on 239 acres), excluding the 44 required deed restricted housing units. The density is consistent with the Annexation Agreement. If the additional 35 deed restricted affordable units are excluded in this analysis the net density is 0.67 units per acre (160 units on 239 acres).

15. The LMC requires a Sensitive Lands Analysis for all Master Planned Development applications. The MPD application included a Sensitive Lands Analysis.

16. A portion of property is located within the designated SR 248 Entry Corridor. This area is identified in the MPD as open space and all required entry corridor setbacks of 200' are complied with.

17. The property contains SLO designated steep slopes, ridgelines and wetland areas. These areas are identified in the MPD as open space areas and all required wetland and stream setbacks are complied with.

18. A wildlife study was conducted and a report (December 2010) was prepared by Logan Simpson Design, Inc. A revised report was prepared on March 17, 2011. The wildlife study addresses requirements of the Land Management Code and provides recommendation for mitigation of impacts on wildlife. An updated report was submitted by Logan Simpson Design, Inc. on July 7, 2011. The purpose of the updated report was to provide additional recommendations on mitigating impacts of the development on the wildlife in the area; to validate the observations of the earlier biological reports; to further study and identify wildlife movement corridors, evidence of species of high public interest such as Elk, Moose, Deer, and other small mammals; locations of dens or nesting sites; and to identify any areas of high native species diversity.

19. The site plan complies with the minimum MPD required 25' setback around the perimeter of the property. Setbacks range from 25' to 690' (greater to the south property line).

20. The locations of the proposed units are consistent with the MPD site planning and Sensitive Lands Overlay criteria.

21. The property is visible from the designated LMC Vantage point along State Road 248 and a visual analysis was conducted by the applicant from this Vantage point. Additional visual

analysis was provided from the intersection of Richardson Flat Road and SR 248. Units along the western perimeter are most visible along the minor ridge from SR 248. Any units along this perimeter that are over the 28' height limit as measured in the zone will be required to obtain an Administrative Conditional Use Permit.

22. Intentionally left blank.

23. Design Guidelines for the Park City Heights MPD address site planning, setbacks, house sizes, architecture and design, sustainability and best practices, landscaping and water conservation, and other requirements of the Annexation Agreement.

24. A comprehensive traffic study and analysis of the Property and surrounding properties, including existing and future traffic and circulation conditions was performed by the Applicant's traffic consultant, Hales Engineering, dated June 7, 2007, on file at the Park City Planning Department. An updated traffic volume and trip generation report was provided by Hales Engineering on September 27, 2010. An additional traffic update was provided in 2008 by InterPlan Co at the request of the City Transportation Department. The Hales Engineering study was utilized during the annexation process in the determination of density and requirements for traffic and transportation related impact mitigations. The City's Transportation Department prepared a Short Range Transit Development Plan to study demand for transit, routes, efficiency of the transit system, etc. This Transit Plan addresses the timeline for bus service in the Quinn's Junction area. The City's Transportation Master Plan update will include the projected traffic from Park City Heights MPD in the recommendations for transportation improvements within the City.

25. Construction traffic is required to be addressed in the Construction Mitigation Plan.

26. A Geotechnical Study for the Park City Heights Development was provided by Gordon, Spilker Huber Geotechnical Consultants, Inc. (June 9, 2006). Expansive clay soils were encountered across the site in the upper two and one-half to nine and one-half feet. Shallow bedrock was found within portions of the site. Special construction methods, removal of these unsuitable soils, and other mitigations are spelled out in the Study. An additional geotechnical report was prepared by AGECE dated December 20, 2011 and submitted to the City.

27. A Fire Protection Report (March 2011) identifies potential Wildland urban interface areas within the MPD. Prior to issuance of building permits the Building Department will review individual building fire protection plans for compliance with recommendations of the Fire Protection Report and applicable building and fire codes. The fire protection component of the plan shall ensure that Park City's ISO rating is not negatively affected by development of the site.

28. Affordable housing obligations of the MPD are consistent with the affordable housing described by the Park City Heights Annexation Agreement, Housing Resolution 17-99 and as required by the CT zone. The MPD provides up to an additional 35 deed restricted housing units over the 28 deed restricted townhouse units (44.78 affordable unit equivalents (AUE) required by the IHC MPD and the 16 deed restricted units (32 AUE) required by the CT zone for the 160

market rate units). These affordable units are configured as a mix of single-family detached, cottage units, and attached townhouse units. The additional 35 non-required deed restricted affordable units are proposed to be configured as the small lot Park homes as part of this MPD consistent with the needs described in Housing Market Assessment for Park City, dated September 2010. All units are proposed as for sale units. Defining the configuration of units to be as follows:

- a. 35 Deed restricted units will be configured as Small Lot Single Family Detached Park Homes.
- b. 28 Deed restricted townhouse units will be configured as attached Four-plex Park Homes.
- c. 16 Deed restricted units will be configured as Single Family Detached Cottage Homes dispersed throughout the development.

29. No building height exceptions have been requested and all buildings will comply with the height limitations of the CT zone.

30. Lots have been positioned to minimize visual impacts on adjacent structures. Potential problems on neighboring properties caused by shadows, loss of solar access, and loss of air circulation, have been mitigated to the extent possible as further described in the Park City Heights Design Guidelines.

31. Utilities must be extended to the site to sustain the anticipated uses. Thirty (30') foot wide non-exclusive utility easements are generally necessary for long term maintenance and shall be dedicated on the final subdivision plats. Off-site improvements are necessary to serve the site with utilities.

32. Off-site trail and intersection improvements may create traffic delays and potential detours, short term access and private driveway blockage, increased transit time, parking inconveniences, and other impacts on the adjacent neighborhoods and to the community in general. Construction Mitigation Plans are required and shall be required to include mitigation for these issues.

33. A Construction Mitigation Plan (CMP) is 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 and storm water management.

34. Final road designs will be provided to the Planning Commission for review with the final subdivision plats. To minimize visual impacts and to minimize disturbance of existing vegetation due to large areas of cut and fill slopes, low retaining structures (in steps of 4' to 6') are recommended. These low retaining structures may be stepped to minimize their height. Design of these retaining structures is included in the PC Heights Design Guidelines to ensure consistency of design, materials, and colors throughout the development.

35. A storm water run-off and drainage plan is necessary to ensure compliance with Park City's Storm Water Management policies and plans and storm water Best Management Practices for storm water during construction and post construction with special considerations to protect the wetlands delineated on and adjacent to the site.

36. A financial guarantee for all landscaping and public improvements is necessary to ensure completion of these improvements and to protect the public from liability and physical harm if these improvements are not completed by the developer or owner in a timely manner. This financial guarantee is required prior to building permit issuance.

37. Intentionally deleted.

38. A master sign plan is required for Planning Department review and approval and all individual signs, including subdivision identification signs, require a sign permit prior to installation.

39. Sound mitigation may be desired by owners of units along US 40. Conditions of approval prohibit sound barrier walls within the MPD. However, other sound mitigation measures may be accomplished with landscaping, berming, smart housing design and insulation, and sound barriers constructed as part of the dwelling units.

40. Section 15-6-4 (G) of the LMC states that once the Planning Commission has approved an MPD, the approval shall be put in the form of a Development Agreement.

41. The applicant stipulates to the conditions of approval.

42. The discussion in the Analysis sections of the March 23, 2011, October 9, 2013, and November 6, 2013 Planning Commission Staff Reports are incorporated herein.

43. The applicants have met with Rocky Mountain Power and have increased the Rocky Mountain Power line setbacks as required by this Utility.

44. The site plan for the proposed MPD has been designed to minimize the visual impacts of the development from the SR 248 Entry Corridor and has preserved, through open space, the natural views of the mountains, hillsides and natural vegetation consistent with Park City's "resort character".

45. The 171.5 acres of open space adjacent the development, the trail connections and improvements, and proposed neighborhood public park, as conditioned, will provide additional recreational opportunities to the Park City community and its visitors, which strengthens and enhances the resort character of Park City.

46. The opportunities for mixed affordable housing types, including rental units, within the development will strengthen the resort economy by providing attainable housing options in a sustainable and energy efficient community for workers in Park City's tourism/resort based industries.

47. Surrounding uses include open space, Highway 248, US 40, the Rail Trail, the Municipal Water Treatment Plant, Quinn's recreation complex (fields and ice rink), and the IHC medical center and offices.

48. The MPD provides direct connection to and critical improvements of the Rail Trail and provides alternative transportation opportunities for recreation and commuting, such as biking, walking, in-line skating, and cross country skiing to Park City's business district at Prospector Square (within 2 miles) and to the IHC medical complex.

49. The MPD provides for remediation of historic mine soils for the good of the greater Park City community.

50. Further soils investigation work was conducted and a Site Characterization Report was prepared by IHI Environmental (May 6, 2013) to identify and locate historic mine soils and to draft a remediation plan to submit to the State Department of Environmental Quality as part of the Voluntary Cleanup Program.

Conclusions of Law

1. The amended MPD, as conditioned, complies with all requirements outlined in the applicable sections of the Land Management Code, specifically Chapter 6- Master Planned Developments Section 15-6-5.

2. The amended MPD, as conditioned, is compatible with surrounding structures in use, scale, mass, and circulation.

3. The amended MPD, as conditioned, is consistent with the Park City General Plan.

4. The amended MPD, as conditioned, is consistent with the Park City Heights Annexation Agreement in terms of uses, density, housing types, site plan, affordable housing, open space, trail connections, road and intersection improvements, interconnectivity within the neighborhood, and provided neighborhood amenities.

5. The amended MPD, as conditioned, strengthens and enhances the resort character of Park City by providing a residential neighborhood of mixed housing types and prices connected by trails to parks, schools, recreation facilities, employment centers, medical facilities, and commercial areas and that is buffered by larger interconnected areas of open space that preserve entry corridor views of the resort areas and provide wildlife movement corridors.

6. The amended MPD, as conditioned, is Compatible in use, scale and mass with adjacent properties, and promotes neighborhood Compatibility.

7. The amended MPD provides amenities to the community so that there is no net loss of community amenities in that trail improvements, parkland, affordable housing, potential for neighborhood support daycare/commercial are provided, and remediation of historic mine soils on the site will be undertaken at a benefit to the community at large.

8. The amended MPD is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time the Application was filed. Additional affordable house, above that required is provided within the neighborhood.

9. The amended MPD has been designed to place Development on the most Developable Land and preserves significant features and vegetation to the extent possible. Seventy percent of the property remains in open space, with much of the undeveloped land containing significant vegetation and characterized by steeper slopes, visible hillsides, and sensitive ridgeline areas.

10. The amended MPD promotes the Use of non-vehicular forms of transportation through the pedestrian friendly site design and by providing trail connections, sidewalks, access to the Rail Trail, and easy access to parks and open space areas.

11. The MPD and MPD amendments have been noticed and public hearings held in accordance with the LMC.

Conditions of Approval

1. All standard project conditions shall apply (Attached).

2. A final subdivision plat for each phase, or sub phase, of development shall be submitted for review by the Planning Commission and City Council and shall be recorded prior to issuance of building permits for individual units within that plat. The plats shall be consistent with the LMC, preliminary plat and the PC Heights site plan and documents reviewed and approved by the Planning Commission during the MPD approval. Final street design, including final cut and fill calculations and limit of disturbance areas, shall be submitted with all final subdivision plats to be reviewed and approved by the Planning Commission during final subdivision review. Off-street guest parking areas shall be identified on the final plats.

3. A limit of disturbance area (LOD), maximum building footprint and/or house size limitation and a setback requirement table for the lots shall be included on the final plats consistent with the Park City Heights Design Guidelines.

4. A note shall be added to the final plats stating that a landscape plan shall be submitted for City review and approval for each lot, prior to building permit issuance for that lot.

5. A note shall be added to the final plats stating that all units (including all deed restricted units) shall be constructed to, National Association of Home Builders National Green Building Standards Silver Certification (or other equivalent Green Building certification approved by the Planning Director) OR reach LEED for Homes Silver Rating (minimum 60 points). Green Building Certification or LEED rating criteria to be used shall be those applicable at the time of the building permit submittal.

In addition to meeting Green Building or LEED for Homes checklists and in order to achieve water conservation goals, each house must either: 1) achieve at a minimum, the Silver performance Level points within Chapter 8, Water Efficiency, of the National Association of

Home Builders National Green Building Standards; OR 2) achieve a minimum combined 10 points within the 1) Sustainable Sites (SS2) Landscaping and 2) Water Efficiency (WE) categories of the LEED for Homes Checklist. Points achieved in these resource conservation categories will count towards the overall score.

Third party inspection will be provided. An industry standard Third Party inspector shall be mutually agreed upon by the Chief Building Official and the applicant prior to building permit issuance.

6. A final landscaping and irrigation plan for common areas shall be submitted with the final plats for each phase. Entry and perimeter landscaping shall be completed within six (6) months of issuance of the first building permit, weather and ground conditions permitting. Other Project landscaping, shall be completed within nine (9) months of issuance of 50% of building permits or within six (6) months of any individual Certificate of Occupancy. Landscaping materials and irrigation shall comply with the requirements of the Annexation Agreement, including the Water Agreement, and the Park City Heights Design Guidelines.

7. All exterior building materials, colors and final design details must comply with the approved Park City Heights Design Guidelines and shall be approved by staff prior to building permit issuance.

8. All exterior lighting, including any street and/or path lighting shall be designed to limit the trespass of light into the night sky as much as possible and shall conform to the LMC Sections 15-5-5-(I) and 15-3-3(c) and the Park City Heights Design Guidelines.

9. All exterior lighting, with the exception of bollard lighting at the park shall be privately maintained.

10. 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 address construction phasing, staging, storage of materials, circulation and traffic, parking, service and delivery, re-vegetation of disturbed areas, temporary signs and construction lighting, hours of operation, dust and mud 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. The CMP shall include a site and landscape plan for the sales office building (either within the clubhouse or within a finished unit) to address landscaping, lighting, and parking for the sales office. Construction Mitigation Plans shall provide mitigation measures for traffic delays and potential detours, short term access and private driveway blockage, increased transit time, parking inconveniences, and other impacts on the adjacent neighborhoods and to the community in general.

11. The CMP shall address disposal and treatment of all excavated materials. The capping of exposed soils within the City's Soils Ordinance Boundary is subject to all applicable regulations and requirements of the Park City Soils Ordinance Title 11, Chapter 15- Park City Landscaping

and Maintenance of Soil Cover. A detailed Limit of Disturbance (LOD) plan shall be submitted as part of the CMP. The Limits of Disturbance for the entire site shall be minimized to the greatest extent possible, using best construction practices, and shall include the use of additional low retaining walls and steeper slopes to prevent unnecessary disturbance of native vegetation.

12. A construction recycling area and an excavation materials storage area shall be provided within the development to reduce the number of construction trips to and from the development. This condition applies at a minimum to the first two phases of development and may be waived for subsequent phases of development upon request by the applicant and upon review by the Planning, Building, and Engineering Departments.

13. 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 pre-development drainage conditions and special consideration shall be made to protect the wetlands delineated on and adjacent to the site.

14. Maintenance of sidewalks (including, without limitation, snow removal), trails, lighting, and landscaping within the rights-of-way and common areas, with the exception of the Public Park and public trails, shall be provided by the HOA, unless otherwise agreed upon by the City Council. Language regarding ownership and maintenance of the open space and common areas shall be included on the final subdivision plats.

15. A financial guarantee, in a form and amount acceptable to the City and in conformance with the LMC Subdivision Regulations, for the value of all public improvements, pedestrian amenities and trails, sidewalks, bus stop amenities, landscaping (including landscaping to re-vegetate and re-landscape areas disturbed by construction related to the MPD) to be completed according to the final approved plans shall be provided to the City prior to building permit issuance for new construction within each phase of construction. All public improvements shall be completed according to City standards and accepted by the City Council prior to release of this guarantee.

16. Final utility plans, consistent with preliminary utility plans reviewed by the Planning Commission during the MPD review, shall be submitted with the final subdivision plats. Utility plans shall be reviewed by the Interdepartmental staff members and the utility service providers as the Development Review Team. Utilities for the MPD shall be placed underground.

17. The City Engineer shall review and approve all associated utility and public improvements plans (including streets and sidewalks, grading, drainage, trails, public necessity signs, street signs and lighting, and other required items) for compliance with the LMC and City standards as a condition precedent to final subdivision plat recordation. This shall include phasing plans for street construction to ensure adequate fire turn-around that minimize disturbance of native vegetation. Due to expansive soils in the area, grading and drainage plans shall include a comprehensive lot drainage plan for the entire phase of each final subdivision plat.

18. Above ground utility boxes must be shown on the final utility plans. The location of these boxes shall comply with best practices for the location of above ground utility boxes. These

boxes shall be located in the most efficient, logical, and aesthetic locations, preferably underground. If located above ground the boxes shall be screened to minimize visual impacts and locations shall be approved by the City Engineer.

19. The Snyderville Basin Water Reclamation District's review and approval of the utility plans and final subdivision plats, for conformance with the District's standards for review, is a condition precedent to plat recordation and building permit issuance.

20. All construction, including grading and trails, within the Park City Soils Ordinance area shall comply with restrictions and requirements of the Park City Soils Ordinance (Municipal Code Title 11, Chapter 15).

21. Trail improvements necessary to connect the Rail Trail to the Hwy 248 tunnel trail on the north side of Richardson Flat Road, as well as the trail connection from the Rail Trail to the public park on the south side of Richardson Flat Road, will likely impact the wetlands in this area. Precedent to issuance of a building permit for these trails a wetlands impacts and enhancements plan shall be reviewed by the Planning Staff. All required wetlands permits shall be obtained from the required agencies.

22. Mitigation for the disturbance of any wetland areas shall be identified on the trail construction plan and shall include enhancements of wetlands as an amenity feature for users of the trail system.

23. Enhancements to wetland areas and other disturbed areas within the MPD could include but are not limited to educational signs, such as identification of plants and animals, ecological processes, wetlands ecology, and insights into seasonal changes to the landscape; plantings that encourage and/or provide food sources for wildlife; additional on-site water sources; cleanup of degraded areas; and new nesting habitat/bird and small mammal boxes.

24. Lots 89 and 90 of the amended preliminary subdivision plat have been shifted to match the trail phasing plan to locate the trail connection on the open space.

25. All construction, including streets, utilities, and structures shall comply with recommendations of the June 9, 2006, Geotechnical Study for the Park City Heights Development provided by Gordon, Spilker Huber Geotechnical Consultants, Inc. Special construction methods, removal of unsuitable soils, and other mitigation measures are recommended in the Study. Additional soils studies and geotechnical reports may be required by the Building Department prior to issuance of building permits for streets, utility installation, and structures.

26. A detailed review against the Uniform Building and Fire Codes in use at the time of building permit submittal is a condition precedent to issuance of full building permit.

27. Fire protection and emergency access plans shall be submitted prior to the issuance of any building permits and shall be consistent with applicable building and fire codes and shall take into consideration the recommendations of the Fire Protection Report (March 2011). The fire

protection plans shall include any required fire sprinkler systems and landscaping restrictions within the Wildland interface zones. The plans shall ensure that Park City's ISO rating is not negatively affected by the development.

28. A limit of disturbance area shall be identified during the building permit review and construction fencing will be required to mitigate construction impacts. Silt fencing is required during construction in areas where run-off and construction may impact adjacent wetlands, water ways, and undisturbed areas as determined by the Building Department.

29. Trail easements for all proposed trails in the MPD shall be platted on the final recorded subdivision plats, unless they are located within designated public open space parcels. All trails shall be constructed consistent with the Park City Trails Master Plan and the Snyderville Basin Trails Master Plan. Connections to undeveloped property to the south providing future connections to the Wasatch County shall be consistent with the Wasatch County Trails Plan.

30. Construction of the public park, trails within the first phase, trail connections to the Rail Trail on both the north and south sides of Richardson Flat road, as described in the findings, and other neighborhood amenities associated with the first phase, shall commence upon issuance of the 40th building permit for Phase I (as described in the Annexation Agreement) and shall be complete within 9 months from commencement of construction, unless otherwise directed by City Council. In subsequent phases, trails, amenities, and other improvements shall be completed prior to issuance of 50% of the certificates of occupancy for the units within that phase, or as otherwise stated in the Development Agreement.

31. The neighborhood public park shall be developed in accordance with standards set forth and required by the City Council, Recreation Advisory Board and city standards. A minimum area of 100 by 80 yards shall be initially free from fixed improvements until final field design is approved or further conditioned at subdivision approval. The park will include bathrooms in the club house with exterior access for park users.

32. An Affordable Housing Plan, consistent with the Park City Heights Annexation Agreement and as required by LMC Section 15-6-5 (J), shall be reviewed by the Planning Commission and a recommendation shall be forwarded to the Park City Housing Authority. The Park City Housing Authority shall approve the final Park City Heights Affordable Housing Plan prior to issuance of any building permits for units within the MPD.

33. 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.

34. A master sign plan for the neighborhood 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.

35. No sound barrier walls or structures along Hwy 40 are permitted within the MPD. To the extent sound mitigation measures are utilized within the MPD, such measures shall be limited to landscaping and berms, energy efficient housing design and insulation, and sound mitigation

constructed as part of the design of the dwelling units and shall be reviewed by the Planning Department for compliance with the Design Guidelines.

36. Approval of this Master Planned Development is subject to LMC Chapter 6- Master Planned Developments and shall expire on October 26, 2014, unless Construction, as defined by the Uniform Building Code, has commenced on the project.

37. Pursuant to Section 15-6-4 (G) of the LMC, 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 ratified 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.

38. The Park City Soils Boundary shall be identified on the final plats (if applicable).

39. Timing of completion of all required items and public benefits shall be further described and stated in the Development Agreement.

40. No through roads may be provided through the Park City Heights MPD to the Deer Valley MPD subdivisions.

41. A re-vegetation plan for all disturbed areas (existing and newly disturbed) that are not landscaped with finished landscaping shall be submitted with the final road and utility plans for each phase. Re-vegetation of all disturbed areas within Phase One, that are not planned to be landscaped with finished landscaping, such as road and utility installation, soil remediation, other existing disturbed areas, shall be completed prior to issuance of the 28th certificate of occupancy for the Park City Heights MPD. If this area is used as a construction staging, construction recycling area, and excavated materials storage area, a new construction staging area will need to be approved by the Planning Department for the remainder of Phase I and for subsequent phases and shall be re-vegetated in a like manner with the issuance of certificates of occupancy for the final units in the respective phase.

42. Noxious weeds shall be managed per the Summit County noxious weeds ordinances during construction and in perpetuity by including regulations in the CMP, Design Guidelines, and CCRs.

43. One additional site visit was required by certified biologists during May or June 2011 to: a) validate the observations of the preliminary biological report and, b) to further study and identify wildlife movement corridors, evidence of species of high public interest (Elk, Moose, Deer, and other small mammals), locations of den or nesting sites, and any areas of high native species diversity. The report, provided to the Planning Department by Logan Simpson Design Inc. on July 7, 2011, included additional recommendations on mitigating impacts of the development on wildlife and wildlife corridors. The report was provided to the Planning Department on July 7, 2011.

44. Clearing and grubbing of vegetation and soils shall be minimized from April through July to avoid disturbance of nesting birds, unless a detailed search for active nests is conducted and submitted to the Planning Director for review by a certified wildlife biologist and any active nests are protected during construction

45. Left blank intentionally.

46. Due to the visual exposure of lots on the minor ridge, lots on the western perimeter, namely Lots 23, 24, 30, 31, 66, 67, 76, and 77 of the preliminary subdivision plat prepared by Ensign dated 1/17/11, shall be required to obtain a conditional use permit prior to building permit issuance, if proposed building heights are greater than twenty-eight feet (28'). Reconfigured Lots have been moved down the hill farther away from the minor ridge as much as possible and the concern for visual exposure is lessened with the revised plan. Lots 76 and 77 remain the same.

47. The applicants shall approach the adjacent property owner to the west to explore a mutually agreeable plan for incorporating the parcel into the Park City MPD and transferring density to the Park City Heights neighborhood in exchange for open space designation of this highly sensitive and visible parcel of land and the potential to relocate the upper western cul-de-sac to a less visible location.

48. All work within the Rail Trail ROW requires review by and permits issued by the Utah State Parks/Mountain Trails Foundation, in addition to the City. The Rail Trail shall remain open to pedestrians during construction to the extent possible.

49. High energy use amenities, such as snow melt systems, heated driveways, exterior heated pools and fireplaces, shall require energy off-sets and/or require the power to be from alternative energy sources, as described in the Park City Heights Design Guidelines.

50. All conditions, requirements, and stipulations of the Park City Heights Annexation Agreement and Water Agreement continue to apply to this MPD.

51. The final MPD phasing plan shall be consistent with conditions of the Water Agreement as to provision of public services and facilities.

52. All transportation mitigation requirements, as stated in the Annexation Agreement, continue to apply to this MPD.

53. The Applicant must meet all applicable bonding requirements.

54. Bus shelters on both the north and south sides of Richardson Flat Road shall be constructed within 60 days of issuance of the 40th certificate of occupancy. The shelter design and location shall be approved by the City Planning, Engineering, Building, and Transportation Departments and shall include a sign with the phone number of the Park City Bus service dial-a-ride. Information regarding the dial-a-ride service shall be posted within the shelters.

55. Sheet c4.0 (LOD Erosion Control Plan) shall be amended as follows: Note 1 shall read that the LOD for roadways is not to extend beyond 3' from the cut/fill limits as shown on the plan. Note 2: A 4 to 6 foot engineered wall shall be used in areas outside the limits of future home and driveway construction and where proposed cut/fill is in excess of 10' vertical as measured from the top back of curb to cut/fill catch point. Note 3: Proposed retaining walls shall not exceed 6 feet where they are necessary. A system of 4' to 6' walls with no individual wall exceeding 6', (i.e. tiered walls) may be used. The walls shall be separated by a 3' landscaped area from top back of lower wall to toe of upper wall. Note 4: Exceptions to these standards may be granted by the Planning Commission at the time of final subdivision plat review as necessary to minimize overall total disturbance.

56. House size limitations for all lots within the MPD shall be identified in the Design Guidelines subject to further appropriate reduction if found necessary during the final subdivision plat process, taking into consideration the size of the lots, visibility of the lots from the LMC Vantage Points, solar access of adjacent lots, onsite snow storage, and ability to achieve Points, solar access of adjacent lots, onsite snow storage, and ability to solar access of adjacent lots, onsite snow storage, and ability to achieve LEED for Homes Silver rating to meet the applicable standards of LMC 15-7.3-3..

Nothing herein shall preclude the applicant from proposing alternative methods of mitigation. Specifically, and without limitation, the Design Guidelines shall provide that house sizes of the Homestead lots shall be no greater than the following: (as delineated below by lot numbers per the preliminary plat prepared by Ensign and dated 1/17/11)

Lots 58 thru 66- 4000 square feet
Lots 130 thru 154- 4000 square feet
Lots 163 thru 164- 4000 square feet
Lots 70 thru 72- 5000 square feet
Lots 105 thru 129- 5000 square feet
Lots 155 thru 156- 5000 square feet
Lots 77 thru 98- 6000 square feet

The Design Guidelines shall reflect a preference for smaller homes consistent with (a) "best practices" in sustainable design and development to address the materials and energy impacts of larger homes and (b) the historic pattern of residential development in Old Town.

57. The Park City Heights Design Guidelines were approved by the Planning Commission prior to ratification of the Development Agreement by the Planning Commission and shall be used to review all activity and permits for compliance with the MPD.

58. The Park City Heights Design Guidelines are an integral component of the Park City Heights MPD and substantive amendments to the Design Guidelines require Planning Commission approval. Minor amendments shall be reviewed by the Planning Director for consideration and approval.

59. Adequate snow storage easements, as determined in consultation with the Park City Public Works, will be granted to accommodate for the on-site storage of snow. Snow storage shall not block internal pedestrian sidewalks and circulation trails. Removal of snow from the Park City Heights MPD is discouraged with the final decision to haul snow from this area to be made by the City's Public Works Director. The soil repository shall not be utilized for snow storage. Storm water detention areas to the west of the designed repository shall be allowed to be utilized for snow storage as well as storm water.

60. To further encourage non-vehicular transportation, trail maps will be posted in the clubhouse for the benefit of future residents. There will also be a ride-share board located within the clubhouse that residents may utilize in order to plan carpooling which will further limit trips from the development. The dial-a-ride phone number shall be posted at the ride-share board. The HOA shall post information and consider a bike-share program.

61. The Park City Heights Design Guidelines and CCRs shall include information related to the history of the site and Quinn's Junction region.

62. All transportation mitigation elements, as required by the Park City Heights Annexation Agreement (July 2, 2010) continue to apply to this MPD. The Applicants, as required by the Annexation Agreement, shall complete, with the first Phase (first 90 UEs) of the MPD (as described in the Annexation Agreement), the SR248/Richardson Flat intersection improvements with all required deceleration and acceleration lanes; and shall include the required infrastructure (fiber optic, control boxes, computer links, etc.) to synchronize this traffic signal with the UDOT coordinated signal system on SR 248, within the Park City limits at the time of this MPD. At the time the traffic signal is installed, the Applicants shall request in writing that UDOT fully synchronize signals along SR 248, with supporting data as applicable. Required improvements to Richardson Flat Road, including 5' wide bike lanes, as stated in the Annexation Agreement, shall be complete with the first Phase (first 90 UEs) of the MPD. The cost sharing methodology between the Applicants and any assigns, for these mitigation elements, shall be detailed in the Park City Heights Development Agreement. The Applicant shall provide an annual assessment of traffic counts and bus needs generated by the MPD for five (5) consecutive years following issuance of the first certificate of occupancy. The applicants shall participate with the City to conduct an annual assessment, which shall include peak period counts of both summer and winter traffic in the vicinity of the SR 248/Richardson Flat Road intersection, and submit such to UDOT. This information shall be coordinated with best available UDOT data and analysis. This assessment shall be incorporated into ongoing Park City Transportation Master Plan and the Park City Transit planning efforts with UDOT. This information shall be presented annually to the Planning Commission in conjunction with an update of the City Transportation Master Plan.

64. Prior to commencing any work to remediate metals impacted soils, a copy of the Utah Department of Environmental Quality approved remediation plan, prepared as part of the Utah Voluntary Clean-Up Program (VCP), shall be provided to the City.

65. The results and report of the soils investigation work prepared by IHI Environmental May 6, 2013) that identifies and locates historic mine soils, and the remediation plan submitted to and

approved by the State Department of Environmental Quality as part of the Voluntary Cleanup Program, shall be provided to the Building Department prior to issuance of any building permits for development of streets, utilities, lots, trails, parks, and all construction that requires disturbance of soil.

66. The applicants stipulate to a condition that a disclosure regarding the developer's participation in the Voluntary Clean-up Program and receipt of certificate of completion shall be included in the CCRs.

3. General Plan – Overview of draft changes

Neighborhoods

Maps of the individual neighborhoods were on display through the room.

Planning Manager Sintz stated that a lot of the issues that were raised when discussing the different elements filtered down to neighborhoods. A number of items that were marked had been discussed or modified in previous discussion. For that reason there were less neighborhood issues in this section of the General Plan. Other than changes to the maps, the discussion was primarily a confirmation of some of the smaller items. She encouraged the Commissioners to speak up if an item was missing so it could be incorporated into the final draft.

Thaynes

Planning Manager Sintz referred to page 314 of the original General Plan Draft. She commented on a request to define different types of open space and there was a specific reference to the barn that was listed on page 314. Since that discussion took place, the Staff added a new section under the Natural Setting Strategy Section on open space. Planning Manager Sintz noted that this was new information that came out of the discussion, and she asked for comments on the breakdown of open space.

Director Eddington remarked that the Staff worked with COSAC and they looked at some of the old definitions from Summit Land Conservancy. They also looked at the City's definition for different open space from open space documents. The Staff tried to define passive and active open space. He noted that "urban" was a little more focused on what the Planning Commissioner deals with in MPDs, etc. Director Eddington stated that the Staff compiled all the information into a simple format that could serve as a guiding document for passive, active and urban.

Commissioner Hontz referred to page 23 of the Green Section. She thought pools were a good representation of active space, but she questioned whether private pools should be considered the same as public pools. Commissioner Wintzer suggested adding the word "public" in the language to make the distinction. The Commissioners concurred.

Planning Manager Sintz asked if Commissioner Hontz had the same concern with Fields and Courts. Commissioner Hontz thought the word "public" should also be inserted in that language. Planning Manager Sintz suggested revising the language on the previous page under Active Open Space to