



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
May 22, 2019**

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of Park City, Utah will hold its Regular Planning Commission Meeting at the City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Wednesday, May 22, 2019.

MEETING CALLED TO ORDER AT 5:30 PM.

I. ROLL CALL

II. MINUTES APPROVAL

- II.A. Consideration to Approve the Planning Commission Meeting Minutes from April 24, 2019.
[Planning Commission Meeting Minutes from April 24, 2019](#)

III. PUBLIC COMMUNICATIONS

IV. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

V. CONTINUATIONS

- V.A. PL-17-03664 -Twisted Branch Subdivision - a final subdivision plat for 3 lots of record; Lot 1 for a City water tank, Lot 2 for an on-mountain private restaurant and Lot 3 for a City pump station, subject to the 2007 Flagstaff Annexation and Development Agreement and Technical Reports.
(A) Public hearing (B) Continuation to June 26, 2019

[Continuation Staff Report](#)

VI. WORK SESSION

- VI.A. Capital Projects Review. Projects included in the Capital Improvement Plan on the 2020 Budget, including certain Streets, Transit, and Water projects.
No Staff Report is included, information will be provided at the meeting.

VII. REGULAR AGENDA

- VII.A. PL-18-03817 - Woodside Park Phase II Affordable Housing Project - Plat Amendment
(A) Public hearing and (B) Possible Recommendation to City Council on June 6th, 2019
[Staff Report](#)
[Exhibit A](#)
[Exhibit B](#)
[Exhibit C](#)
- VII.B. PL-18-03822 - Woodside Park Phase II Affordable Housing Project - Master Planned Development Application
(A) Public Hearing and (B) Possible Action
[Staff Report](#)
[Exhibit A](#)
[Exhibits B-E](#)
[Exhibit F](#)
- VII.C. PL-18-03862 - Woodside Park Phase II Affordable Housing Project - Conditional Use Permit
(A) Public Hearing and (B) Possible Action
[Staff Report](#)
[Exhibit A](#)
[Exhibit B](#)
[Exhibit C](#)
- VII.D. PI-19-04213 - Kings Crown MPD / CUP Modification
(A) Public Hearing and (B) Possible Final Action
[Staff Report](#)
[Exhibits](#)
- VII.E. PL-19-04159 - Kings Crown Condo Plat
(A) Public Hearing and (B) Recommendation to City Council on June 20, 2019
[Staff Report](#)
[Exhibits](#)

VIII. ADJOURN

A majority of Planning Commission members may meet socially after the meeting. If so, the location will be announced by the Planning Commission Chair Person. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4:00 p.m. to 9:00 p.m. Posted: See: www.parkcity.org

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

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
APRIL 24, 2019

COMMISSIONERS IN ATTENDANCE:

Chair John Phillips, Sarah Hall, Mark Sletten, Laura Suesser, Doug Thimm, Christin Van Dine

EX OFFICIO: Planning Director, Bruce Erickson; Francisco Astorga, Planner; Tippe Morlan, Planner; Laura Newberry Planner; Liz Jackson, Planner; Mark Harrington, City Attorney

=====

ROLL CALL

Chair Phillips called the meeting to order at 5:30 p.m. and noted that all Commissioners were present except Commissioner Kenworthy, who was excused.

ADOPTION OF MINUTES

March 27, 2019

Chair Phillips referred to the first page, Roll Call, and changed Vice-Chair Phillips to correctly read, **Vice-Chair Suesser**.

Commissioner Thimm referred to page 11, second paragraph, first line, and changed PB array to correctly read **PV array**.

Commissioner Hall referred to page 17, third paragraph, and the sentence "The City has been looking to put move a crosswalk in conjunction with the bus. She corrected the minutes to remove either the word "**put**" or "**move**" from the sentence.

Commissioner Sletten recalled a question on the Woodside Park project as to whether the setbacks were 20' or 25'. He wanted to make sure that question was answered when the Woodside Park projects comes back in the future.

Director Erickson would address it in the next Staff report; however, he believed the applicant was going to the zone setback rather than the MPD setback.

MOTION: Commissioner Thimm moved to APPROVE the Minutes of March 27, 2019 as corrected. Commissioner Hall seconded the motion.

VOTE: The motion passed unanimously.

WORK SESSION

Deer Valley Drive / SR-224 Pedestrian and Bicycle Improvements. The project limits are along the 1.1 mile segment of Deer Valley Drive/SR-224, between Bonanza Drive and the Marsac roundabout.

Director Erickson stated that Community Development Director Anne Laurent and City Manager Diane Foster wanted to make sure the Planning Commission was updated on a number of items. This is the first on the list.

Director Erickson noted that Alfred Knotts, the Transportation Planning Manager and Interim Transportation Director, and Julia Collins, Senior Transportation Planner, made a presentation to the City Council and obtained funds to accomplish this project.

Alfred Knotts stated that he and Ms. Collins would present specific projects that are slated for this summer. One of the projects is the SR-248 Tunnel, located directly within the boundaries of the High School Kearns Campus and the Seminary. They also intended to go through the Deer Valley Drive bicycle improvements.

Director Erickson asked Mr. Knotts to explain the meaning of the acronym HAWK. Mr. Alfred replied that it stands for High Intensity Activated Crosswalk.

Julia Collins stated that a key goal in Park City is advancing active transportation and looking at prioritizing multi-modal transportation. These are looked at from a variety of different strategies, such as service efficiency, infrastructure investments, and looking at transportation demands management in terms of other policies and programs to improve transportation.

Ms. Collins commented on Deer Valley Drive SR-224, and the project limits for this segment. This segment is from Bonanza Drive up to the Marsac roundabout. They were able to identify a need along this corridor because the existing cross-section is quite bland.

It is a 1.1 mile stretch of the corridor; but for over half of it, the 12' center turning lane is not utilized between Bonanza Drive to Park Station. Ms. Collins stated that they also recognize other existing users of the corridor that do not have facilities. More bikers use this corridor with the emergency of E-bikes. They also see desire-lines, which represents a significant amount of use on the corridor. A photo that was taken Winter of 2018 right after Sundance showed a fair amount of traffic along that corridor.

Ms. Collins states that a lot of on the ground analysis was done looking at traffic counts, pedestrian and bike counts, and turning movements of the turning pockets. She felt it was

worth noting that the analysis was done in conjunction with UDOT. This is the Gateway to Park City and it is utilized for Old Town access, the Resorts, residents, and other users; however, UDOT actually owns and manages this corridor.

Ms. Collins remarked that Park City worked with UDOT and identified five alternatives they could look at and evaluate for impacts and constructability. The first is a separated sidewalk on the corridor and a separated bike lane. There is currently a cross-section of the turning lane and 12' lanes, but no shoulder. They were looking at the entire corridor itself in the right-of-way and how they could repurpose all of that pavement, in addition to behind curb and gutter on both the east and west sides of the corridor. Ms. Collins stated that looking at the west side, there is approximately 6' from the curb to the wall. It is variable on the east side because of the retaining wall. Above that are all the trails that are accessed coming out of Aerie Drive.

Ms. Collins stated that they looked at a hybrid, they looked at restriping to have a shoulder on the corridor, opportunities for separated multi-use pathways behind the curb on Deer Valley Drive, and how they could create connections with the existing Poison Creek Pathway.

Ms. Collins noted that they had put out a survey on Engage Park City with the project website; and that was well received. People were asked to evaluate these alternatives. They were also asked how frequently they utilize the corridor on their bike or walking; how frequently they use Poison Creek and their experience. Ms. Collins stated that there was overwhelming support for dedicated bike lanes.

Ms. Collins stated that they an evaluation was done internally among Park City Engineering, Transportation and Transit Staff, and in partnership with UDOT, to figure out which of these alternatives would be feasible, safe, and buildable. They eventually came up with a feasible alternative that results in reducing lane widths, repurposing the full center turning lane, and adding a bike lane in the uphill direction on the west side. The bike lane would be 5'-6'. Also proposed is a shared bike lane northbound on the downhill on the east side of Deer Valley Drive. Ms. Collins remarked that making a left hand turn requires an additional 11', which is why the downhill land does not have its own dedicated bike lane.

Mr. Collins stated that they were also looking at the possibility of another trail connection where Freemason and Lost Prospector end and turn into Masonic. Ms. Collins clarified that they were not moving forward with that part of the project at this point, but it was something to explore in the future. Ms. Collins remarked that they were also evaluating the feasibility of a sidewalk on the west side from Park Station up to Swede Alley.

Ms. Collins pointed out that all these alternatives were still at the concept and planning level. No engineering had been done at this point. She explained that the purpose of the process was to get agreement with the community so everyone has the same vision; and to work with UDOT.

Ms. Collins presented visuals showing how that vision would look if the alternatives she mentioned are implemented.

Commissioner Suesser asked if there would still be a turning lane going south on Deer Valley Drive to get onto Aerie. Ms. Collins explained that they evaluated the turning movements and how much space would be needed for storage of the turning lanes. She presented a slide showing that there is storage for three cars in the Aerie Drive left-hand turn. Ms. Collins stated that they surveyed the property, looked at the right-of-way, and measured curb to curb to determine the exact dimensions. She reiterated that this was still a concept level; however, the bike lane will be carried all the way in the uphill direction and the shared lane on the downhill.

Commissioner Suesser referred to past comments about connecting a pedestrian access from Aerie Drive. She asked if they were considering the idea of moving pedestrians on one side of the street or the other. Ms. Collins replied that they looked at north/south movements with this particular vision. She noted that UDOT has a warranting system which requires a certain amount of bike and pedestrian crossings to trigger certain types of improvements. Based on previous bike and pedestrian counts, a crossing at this point is not warranted. Ms. Collins stated that the current perspective is that it could potentially occur in the future, but currently it does not meet the standards. Ms. Collins remarked that Park City's perspective is to improve north/south travel, and by nature they will probably see an increase in east/west crossings which will trigger discussions on additional improvements.

Director Erickson stated that the pathway from Aerie Drive south to the roundabout in some vicinity of the retaining wall had not been precluded; but it was more important to move forward with other improvements at this time.

Ms. Collins stated that the City was applying for a TAP Grant through UDOT to receive additional funding to do the engineering for the sidewalk portion from Park Station Condos up to Swede Alley. However, they were not moving that portion of the project along at this point. Ms. Collins assumed the sidewalk would be 5'-6' wide, which would accommodate some of the pedestrians going from Aerie Drive, the Marriott, or other destinations to Old Town.

Chair Phillips commented on the Poison Creek Trail and noted that basically two pedestrian paths would run parallel. Chair Phillips stated that the traffic in that area is high volume and fast traffic. If they are talking about bringing more pedestrians, he asked if they were also looking at speed limits. Chair Phillips stated that he has witnessed people on the walking paths who get stuck because they are nervous walking down and look for a way to get to the Poison Creek Trail. He suggested the possibility of providing connections that would bridge over and provide access. Ms. Collins stated that the grade presents a challenge visually for out-of-state visitors, and they were looking to improve wayfinding to access the pathway. They were also looking other simple improvements that could be made to enhance the existing connections.

On the issue of traffic, Ms. Collins stated that currently there are no facilities for bikes and pedestrians on the roadway. There is an existing user base and the intent is to make it safer for those users. Ms. Collins noted that there are counters on Poison Creek Trail, and depending whether it is a peak day or peak weekend, the counters report anywhere between 800 to 1200 pedestrians per day. She also had counts for bicyclists. Ms. Collins remarked that the theory was to take pressure off the already congested trails because they want people to walk and bike, and they want to make the facilities safer. The idea was to look at the existing roadways to take some of the pressure off Poison Creek by adding bike lanes.

Ms. Knotts stated that they also looked at speed limit signs and the posted speed limits in the 85th percentile, which is what speed is based on. He noted that the speed study typically comes back higher and it warrants the speed to be increased. For that reason, they tried to stay away from doing a study. Instead, they looked at the proposed improvements to create friction and create less of a highway feel. He stated that adding bicycles and pedestrians could potentially bring down the speeds. They could then look at the speed limit analysis to see if the 85th percentile is within that 25 or 35 miles posted speed limit. Ms. Knotts noted that there are three different speed limits on that roadway within a mile stretch.

Ms. Collins noted that the City was working with UDOT on a driver speed feedback sign in both directions. They should expect to see those within the next few months.

Ms. Collins stated that the City recently agreed on the Vision and received approval from UDOT to move forward with the cross-sections she had presented in the right-of-way. They will move forward with finalizing the engineering and obtaining a cost estimate. They will also work with UDOT on the best approach to do the striping. The next step will be to install the driver speed feedback signs. They were also looking for funding on the other two portions that were highlighted on the sidewalk and exploring the trail connections.

Mr. Knotts stated this project has been a cultural shift for UDOT because they have always been about car safety. However, they are starting to recognize that humans are part of the experience.

Commissioner Hall asked about the time frame. Ms. Collins replied that the City was at the mercy of UDOT in terms of the permitting and approval process. They were just starting negotiations with the UDOT maintenance team and the traffic and safety engineers on timing and implementation. It is a question of how much the City is willing to front load and move the project forward with hiring contractors versus using UDOT Staff contractors. Ms. Collins believed the engineering design should only take another four weeks.

Commissioner Sletten stated that one of the choke points for both motorists and cyclists is coming north on Deer Valley Drive to the intersection with Heber Avenue. From a cyclist perspective it is important to make sure that whatever width is selected for the bike lane is maintained around Heber Avenue. Secondly, coming from the other direction, there is very little way to distinguish whether the person in the right-hand lane is going to turn right or go straight. Commissioner Sletten requested that it be looked at from a safety standpoint. Ms. Collins stated that it would be part of the trails analysis on the east side, and how a soft surface trail would interact with the roundabout.

Mr. Knotts commented on the northbound direction and noted that the benefit of the shared lane is that cyclists can legally take the lane, which might help to reduce vehicular speeds.

Commissioner Suesser asked if anything was planned to occur between Aerie Drive and Bonanza. Ms. Collins answered and stated that the center turning lane would be shrunk down and used to reach the bike lanes.

Commissioner Thimm understood that there would be a bike lane on either side. Ms. Collins replied that the dedicated bike lane was in the uphill direction on the southbound side. The downhill northbound side will have a Sharo, which is a shared bike lane. Commissioner Thimm clarified that two vehicular lanes would be maintained heading north. Ms. Collins stated that the vehicle lanes would not be impacted at all.

Director Erickson noted that this presentation was not included in the Staff report. He asked Mr. Knotts and Ms. Collins to put the presentation online so the Commissioners could review it and refer to it as this moves forward.

SR-248 (aka Kearns Blvd.) Bicycle and pedestrian Tunnel. Project located between the

west entrance to Cooke Drive and the current HAWK signal at the High School, approximately mile post .08 of SR-248.

Ms. Collins reported that one of the existing at-grade crossings on SR-248 is in front of the high school between the High School and the LDS Seminary. The City conducted a traffic study and looked at how frequently that signal is actuated during peak hours, and how much traffic delay it creates during peak times. She noted that on an average day in the Fall between 7:00-8:00 a.m. was 23 times were hour, which represents a significant amount of delay.

Ms. Collins stated that they worked with the property owners and this was one of the projects on the voter-approved Summit County Transportation list for the sales tax revenue. She noted that a significant amount of analysis was done for this project. The tunnel provides incredible benefits, including providing safe student crossing. This is a highly-utilized transit stop providing and connecting neighborhood destinations between all of the surrounding areas. It will alleviate significant traffic delay and provide overall better connectivity for the pathway system.

Ms. Collins remarked that they worked closely with the property owner of the School District because they would be most impacted considering parking lot impacts and utility rerouting; and went through a full alternatives analysis on what they would prefer. Ms. Collins stated that based on that communication they determined the placement of the pathway, the tunnel entrance, the ramp locations. The School District provided all the easements. It is outside of the UDOT right-of-way and it is all on private land. Ms. Collins stated that a wall will be created on the High School parking lots side between the parking lot and the tunnel. On the LDS Seminary side, they kept the existing pathway so there would still be a seamless connection further away from SR-248.

Ms. Collins presented a rendering showing how it would look. She was proud to say that this was the first net zero tunnel to ever be built. It will have an electric snow melt system, but that will be completely offset by the solar panels, which also act as a railing system. Ms. Collins noted that it was a “cool” aesthetic piece to the tunnel, but it also celebrates the community’s green and sustainability goals. In partnership with the School District, electric charging stations will be installed. Ms. Collins commented on the style and the materials. Students from school art classes will take the lead on the murals inside the tunnel.

Ms. Collins stated that currently they were working with the contractor and finalizing agreements and permits. Parameters were placed on construction and when construction can and cannot occur. The School District asked that the bulk of the

construction be completed by August. Ms. Collins stated that the goal is to have the tunnel completed and open by the end of August.

Mr. Knotts stated that it is an exciting project and part of the broader corridor project. The tunnel has been designed to not impact whatever the future footprint will be in the corridor. The Planning Commission will be updated on that project in the next few months for the Environmental Assessment.

Commissioner Thimm suggested placing a sign that tells the story about the net zero aspect.

Commissioner Suesser asked if the entrance to the tunnel will be in the same place where people normally push the crosswalk. Ms. Collins stated that it will be a little further to the west. The tunnel placement and the ADA ramps were driven by the utilities. Ms. Collins pointed out that the existing HAWK signal would be used for pedestrian access during construction and throughout the summer.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/COMMISSIONER COMMUNICATIONS AND DISCLOSURES

Director Erickson announced that the May 8th Planning Commission meeting was cancelled, primarily because the Staff needed more time to refine some of the items before bringing them to the Planning Commission. The next meeting would be May 22, 2019. The Planning Commission will review the Capital Improvements Projects on May 22nd.

Director Erickson requested that the Planning Commission reverse the order of the Regular Agenda to put the McPolin Barn discussion ahead of the LMC Amendments.

Director Erickson introduced Caitlyn Barhorst as the new Historic Preservation Planner. Ms. Barhorst will bring forth the LMC items for Historic Preservation and will be helping Planner Tyler. Ms. Barhorst will also take on some of the responsibility for HPB and Design Review. Director Erickson noted that Ms. Barhorst has a Master Degrees in Architecture and Historic Preservation. Her undergraduate degree was in Architecture.

Commissioner Hall disclosed that she was a client of Alliance Engineering, representing one of the items this evening; however, she did not believe their association created a conflict.

CONTINATIONS – Public Hearing and Continue to Date Specified

1. Twisted Branch Subdivision. (Application PL-17-03664)

Director Erickson reported that the Staff was still working on technical issues with the fire station site, some of the parcels, and the amendments to the Construction Management Plan. The Staff requested that this item be continued to May 22, 2019.

Chair Phillips opened the public hearing. There were no comments. Chair Phillips closed the public hearing.

MOTION: Commissioner Sletten moved to CONTINUE the Twisted Branch Subdivision to May 22, 2019. Commissioner Hall seconded the motion.

VOTE: The motion passed unanimously.

2. 269 Daly Avenue – Conditional Use Permit to locate a basement addition directly beneath the Historic “Significant” Structure that encroaches into the side setback area.

Planner Newberry stated that this application was a CUP for reduced setbacks. The Engineering Department was waiting on additional details related to the FEMA flood Zone and the Staff requested that this item be continued to a date uncertain.

Chair Phillips opened the public hearing. There were no comments. Chair Phillips closed the public hearing.

MOTION: Commissioner Suesser moved to CONTINUE 269 Daly Avenue Conditional Use Permit to a date uncertain. Commissioner Sletten seconded the motion.

VOTE: The motion passed unanimously.

REGULAR AGENDA - DISCUSSION/PUBLIC HEARINGS/ POSSIBLE ACTION

MOTION: Commissioner Thimm moved to reverse the orders of Items A and B on the Regular Agenda to move the McPolin Barn to the first item. Commissioner Suesser seconded the Motion.

VOTE: The motion passed unanimously.

A. 3000 Highway 224 (McPolin Barn) – Modification of an Existing CUP – The applicant is requesting to modify the existing CUP to allow the public limited and monitored tours of the barn and farm house.

Planner Newberry reported that this item was a language modification to update the language to be consistent with the Land Management Code because the City no longer uses Master Festival Licenses. They now use Special Event permits. Another modification is to add the barn and the farmhouse to the buildings that are allowed for the events under the original CUP.

Planner Newberry clarified that the modifications would not change the number of events. Additional conditions would be placed on the barn and the farmhouse. Planner Newberry remarked that the applicant would like to allow public access to these buildings since they were recently restored and upgraded at a significant cost to make them accessible.

The Staff recommended that the Planning Commission conduct a public hearing and consider approving the modification to the CUP according to the findings of fact, conclusions of law, and conditions of approval found in the Staff report.

Minda Stockdale, the McPolin Farm Manager representing the City, introduced George Hall and Steve Laurent with Friends of the Farm. Ms. Stockdale was prepared to answer questions.

Commissioner Sletten asked if the City Official accompanying the tours would be an addition to the Staff; or whether it was an existing Staff person.

Planner Newberry stated that the Staff was also recommending amending Condition of Approval #6d, which talks about the City Official. The Staff recommended changing the language to "City Authorized Personnel", which is someone from the City who is trained and authorized to do the tours.

Commissioner Sletten asked if it could be a volunteer who was trained. Planner Newberry answered yes. Ms. Stockdale remarked that she or another City Official will be onsite during those permitted times.

Commissioner Sletten stated that occasionally cars are parked on SR-224, and often its people taking photos of the barn and not taking a tour. He asked if there will be an enforcement procedure in terms of keeping cars parked across the road. Ms. Stockdale stated that the area along SR-224 is noticed as no parking; however, her understanding from UDOT is that technically it is not illegal to park there. During large

community events a volunteer is stationed near the road directing cars to park in the right place. Beyond that she was unsure how much control they would have. Planner Newberry offered to speak with the Police Department to see if there have been complaints. She did not believe the City had received official complaints.

Commissioner Thimm asked if it is legal to park on the road even though it is signed no parking. Planner Newberry replied that parking on the road is illegal during an event based on the CUP, but there is no way to control people who pull to the side of the road to take photos. Ms. Stockdale offered to look into other solutions to control parking.

Commissioner Hall asked how many tours they anticipate doing per day. Ms. Stockdale stated that Summer 2019 is a pilot program for tours. The Friends of the Farm recommended starting small to assess the demand. The second Friday in July, August, and September will start with two tours per day. Each tour would be about an hour. They could possibly add an additional day in October if there is community demand.

Planner Newberry noted that the tour details were not included in the Conditions of Approval because the specifics were still being worked out. She stated that regardless of the number of tours, the maximum capacity is still 150 people per day; and only 25 people in the building at any one time. The tours still count towards the 12 events per year.

Commissioner Hall asked if they would consider allowing larger events. Director Erickson replied that the Planning Department would not be in favor of larger events. He explained that the mission is to work with Minda Stockdale to maintain the original conditions of approval on the Barn; but do a better job of illustrating how the City does historic preservation and the commitment of resources. The way to do that is by docent oriented tourism. Director Erickson emphasized that they were not interested in changing the current conditional use permit for casual events, wedding photos, family photos, etc. He stated that the Friends of the Farm do a nice job using the reconstructed shed on the west side of the property. The barn is a functional icon and is not designed for long-term occupancy. The barn functions as a treasure and the Planning Department intends to keep it that way.

Director Erickson noted that he was originally opposed to this change; however, he now agrees that it is a good idea and recommended that the Planning Commission take the appropriate CUP action.

Chair Phillips thought it was important to have the intent documented in the record for the future. Director Erickson stated that it will be in the Minutes and the Findings of Fact respond to the previous Conditions of Approval. Planner Newberry noted that the

Conditions specifically states that the Barn and the Farmhouse are only for tours and educational community events.

Chair Phillips opened the public hearing.

There were no comments.

Chair Phillips closed the public hearing.

Commissioner Hall referred to Condition #4 which states, "No event patron parking is permitted on the Farm parking, including the east side of SR-224". She asked if that also pertained to the west side, because the property is technically owned by UDOT on the west side. City Attorney Harrington believed that Condition of Approval #5 addressed her question.

Planner Newberry understood that at least during the 12 CUP events a volunteer directs traffic to make sure people do not park on SR-224.

MOTION: Commissioner Sletten moved to APPROVE the modification to the existing CUP for 3000 Highway 224, the McPolin Barn, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval contained in the Staff report and as amended. Commissioner Thimm seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – McPolin Barn

1. The subject property is located at 3000 N Highway 224.
2. The property is located within the Recreation and Open Space (ROS) Zoning District.
3. On March 28, 2001, the City Council approved the original Conditional Use Permit (CUP) for the McPolin Farm. This CUP allowed up to eight (8) one-day, City sponsored events per year. It included a maximum guest count of 100 persons and required re-review after two years.
4. On March 26, 2003, the Planning Commission approved an extension and modification of the original Conditional Use Permit (CUP). The modifications approved included increasing the number of events per calendar year from eight (8) to twelve (12) and increasing the maximum attendant count from 100 to 150 persons per event.
5. On March 1, 2006, the Planning Commission re-approved the CUP only modifying the CUP by eliminating the requirement for review of the permit every

two years to allow the current uses to continue.

6. On March 12, 2019, the City received a complete application for a modification of the approved CUP.

7. The modifications include removal of outdated language (Master Festival License) and replacement of new language (Special Event Permit) as well as allowing the public limited and monitored access to the Barn and Farm House.

8. Modifications also include an additional two (2) buildings (McPolin Barn and Farm House) to be included with separate conditions for Use.

9. The additional conditions of approval placed on the McPolin Barn and Farm House include limiting the number of guests to twenty-five (25) at any time and requiring a City official to accompany the guests inside the buildings.

10. The applicant has not violated any terms of the original CUP approval and all original conditions of approval not modified by this application continue to apply.

11. As conditioned, the proposed modifications meet the criteria for Conditional Uses as stated in LMC Section 15-1-10(E).

12. There are no unmitigated impacts to LMC 15-1-10(E)(1) as there are no proposed changes to the size or location of the Site.

13. There are no unmitigated impacts to LMC 15-1-10(E)(2) as conditioned, as the traffic will be mitigated through the Special Event Permitting process. Each Special Event requires a Transit Plan to be reviewed and approved by City Council.

14. There are no unmitigated impacts to LMC 15-1-10(E)(3) as there are no proposed changes that would affect the utility capacity or Storm Water run-off.

15. There are no unmitigated impacts to LMC 15-1-10(E)(4) as conditioned, as the Staff is working with the Fire Department and Emergency Management to install a key lock box to allow Emergency vehicles access to the Site.

16. There are no unmitigated impacts to LMC 15-1-10(E)(5) as conditioned, as the traffic will be mitigated through the Special Event Permitting process. Each Special Event requires a Transit and Parking Plan to be reviewed and approved by City Council. As of the date of publishing, no complaints for parking have been received.

17. There are no unmitigated impacts to LMC 15-1-10(E)(6) as there are no proposed changes that would affect internal vehicular and pedestrian circulation.

18. There are no unmitigated impacts to LMC 15-1-10(E)(7) as there are no proposed changes that would affect fencing, screening, and landscaping that separates the Use from adjoining Uses.

19. There are no unmitigated impacts to LMC 15-1-10(E)(8) as there are no proposed changes to the existing building mass, bulk, or orientation.

20. There are no unmitigated impacts to LMC 15-1-10(E)(9) as there are no proposed changes to Usable Open Space.

21. There are no unmitigated impacts to LMC 15-1-10(E)(10) as there are no proposed changes to Signs or Lighting. Any signs or lighting proposed for specific Special Events will be reviewed and approved by City Council under the Special Event Permit.
22. There are no unmitigated impacts to LMC 15-1-10(E)(11) as there are no proposed changes to the physical design of the Site or any of its Structures.
23. There are no unmitigated impacts to LMC 15-1-10(E)(12) as there are no proposed changes that would affect noise, vibration, odors, steam, or other mechanical factors. As conditioned, the mitigation of noise, vibration, odors, steam and other mechanical factors shall be reviewed and approved by City Council under each Special Event Permit.
24. There are no unmitigated impacts to LMC 15-1-10(E)(13) as there are no proposed changes to delivery, service vehicle loading and unloading, or trash and recycling.
25. There are no unmitigated impacts to LMC 15-1-10(E)(14) as there are no proposed changes to ownership.
26. There are no unmitigated impacts to LMC 15-1-10(E)(15) as there are no proposed changes that would affect Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and appropriateness of the proposed Structure to the existing topography of the Site.
27. There are no unmitigated impacts to LMC 15-1-10(E)(16) as the proposed CUP Modification fulfills Goals, Objectives, and/or Implementation Strategies of the General Plan. Specifically, the CUP fulfills Goal 15: Preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations.
28. On April 10, 2019, the property was posted and notice was mailed to affected property owners within 300 feet.
29. Legal notice was published in the Park Record on April 6, 2019.
30. As of this date, no public input has been received by Staff.
31. All Findings in the Analysis Section are incorporated herein.

Conclusions of Law – McPolin Barn

1. The Use, as conditioned complies with all requirements of the Land Management Code, Section 15-1-10.
2. The Use, as conditioned is compatible with surrounding structures in use, scale, mass, and circulation.
3. The effects of any differences in Use or scale have been mitigated through careful planning.
4. The Application complies with all requirements outlined in the applicable

sections of the Land Management Code, specifically Sections 15-1-10 review criteria for Conditional Use Permits.

Conditions of Approval – McPolin Barn

1. Up to twelve (12) one-day, City Council-sponsored, special public events per year are permitted. Special event permits shall be processed by staff under a Special Event Permit and reviewed and approved/denied by the City Council.
2. No single event shall exceed 150 persons maximum per event.
3. Use of the farm complex may include the reconstructed McPolin shed and appurtenant outdoor spaces.
4. Each special event shall include a City-approved event transit plan to transport event patrons to and from the farm site. No event patron parking will be permitted on the Farm property, including the east side of 224.
5. Parking along SR 224 during City-sponsored events is prohibited.
6. Use of the McPolin Barn and Farm House shall be allowed for monitored tours and education community events only, subject to approval and occupancy limits set by the Chief Building Official.
 - a. Each Tour Day, regardless of number of tours, will count as one (1) of the twelve (12) events per calendar year.
 - b. Each Tour Day may not exceed 150 persons per day.
 - c. The Barn and Farm House may only hold up to twenty-five (25) persons inside the building at one time.
 - d. City Authorized Personnel is required to accompany each Tour inside the Barn and/or Farm House.
 - e. Each Tour Day will require a Special Event Permit and Transit Plan, to be reviewed and approved by City Council.
7. No additional exterior lighting shall be permitted for special events.
8. All special events must comply with the municipal noise ordinance.
9. Special Events shall not preclude public trail use of the property. Use of the existing trail system for cross-country ski races shall not count towards the twelve (12) permitted events.
10. The City's Special Events Department shall review all event components under a Special Event Permit such as traffic, parking, transportation, signs, food service, attendance, lighting, and noise. Review of such items shall be coordinated with all City Departments as well as the Park City Fire District and Summit County Health Department.
11. A key lock box for Emergency Services shall be installed on site to allow for Emergency Vehicle Access.
12. Sales may be permitted if they are subordinate to the primary event, and no

event shall be considered expressly for the purpose of selling merchandise for commercial enterprise.

13. Sale of merchandise shall be identified in the Special Event Permit.

14. All Standard Project Conditions shall apply.

B. Municipal Code Amendments – Amendments regarding Gravel and Landscaping in Title 11 Chapter 15-3 Acceptable Cover, Title 14 Chapter 2-7 Park Strips; Land Management Code Title 15 Chapter 3-3 General Parking and Driveway Standards; Title 15 Chapters 5-1 Policy and Purpose and 5-5(N) Landscaping; and Title 15 Chapter 15-15 Definitions.

Planner Liz Jackson provided a short presentation to explain the intentions for the proposed LMC Amendments. She encouraged the Planning Commission to ask questions and provide feedback. The Staff was recommending a positive recommendation to the City Council for the proposed amendments.

Planner Jackson stated that these amendments addressed waterways, landscaping, and gravel within Park City. Planner Jackson stated that an overall goal is to mitigate the impacts of the built environment on the natural environment. They were also trying to further the City's sustainability goals. A large portion of these amendments will clarify expectations for different permits and regulations regarding landscaping.

Planner Jackson remarked on the intent to avoid landscapes that are unnatural to Park City, landscaping that requires significant maintenance that would not naturally occur in Park City, negative impacts on the site itself and surrounding sites, and unclear regulations. They were also trying to implement hydrozoning and different locations and sizes of gravel. Planner Jackson clarified that they were not trying to regulate design because people like to take ownership over their landscapes and want the ability to choose different plants and ground cover. The goal is to reduce the impact on Park City.

Planner Jackson presented two images showing the impacts of all-rock landscaping versus a natural, non-evasive, drought-tolerance landscaping.

Planner Jackson reported on public comment that was currently received and comments received in the past that the Staff had taken into consideration. She presented an image of 4" rock, which is the size of stone they would like to see in the right-of-way because typically these rocks do not move. It also prevents parking issues because people usually do not like to park on the larger stones.

Planner Jackson commented on artificial turf applications. It does not come up often, but the Staff took it into consideration because the LMC Amendments talk about only using artificial turn for decks because of the impacts it can create if it is placed on top of dirt or other landscaping. The Staff would like the opportunity to research it further because the artificial turf material can have impacts on the environment.

Planner Jackson remarked that permeable pavement and asphalt were other materials that were brought up by the public and by the Sustainability Department. Although it is not gravel and does not move, the Staff wanted time to study it. They were not interested in prohibiting these materials, but wanted to research it further because Park City has special circumstances related to soil.

Planner Jackson stated that the Staff was also working on Wildland Urban Interface and making Wildfire updates to the Code. They were working with Summit County and HOAs in the area on this issue. Other items include right-of-way standards for landscaping and they plan to work with the Engineering Department on that issue. They were also doing further research on pervious pavement, concrete, and artificial turf.

Director Erickson stated that the redlines in the Staff report resulted from reviewing code requirements from dozens of other communities; as well as the selection of seven different municipality codes that Planner Jackson had identified in the Staff report. She attempted to carve out the best of each of those codes consistent with the goal of protecting the natural environment from the built environments.

Director Erickson stated that the Planning Department attempted to align as best as possible with Summit County Codes in an effort to eliminate confusion between the two codes.

Director Erickson clarified that the Staff was requesting to eliminate old, obsolete, uncontrollable codes and replace it with what Planner Jackson was proposing to recommend to the City Council. He acknowledged that it may not be the final answer because the objective is to become more aligned with Summit County Code, to be able to respond technically regarding artificial turf, and to provide a better answer on the impermeable pavement question. Director Erickson commented on the difficulties with permeable pavement in northern climates. The Staff has had discussions on the longevity of permanent pavements and whether they belong inside the right-of-way on driveways; or whether it is better to do an impervious surface in the right-of-way and a pervious surface on the property.

Director Erickson noted that there were also conditions about the use of gravel; as well as a better definition with the idea that the material should not transmit into the drain system or get in the way of bicyclists or people pushing strollers. He commented on the problems associated with dogs and movement of the gravel by animals.

Director Erickson remarked that the RV and parking requirements were removed from this section of the Code because that is a much larger issue to resolve. He originally intended to have the Wildland Fire Interface in this section of the Code but it was not consistent with the Summit County Code. Planner Jackson had addressed some of the defensible space issues, especially within 36" of a house; and in the plant material list provided. Director Erickson stated that Planner Jackson will have three new plant material lists to manage for water wise landscaping and fire wise landscaping. Those lists came from Boulder County, San Diego and other places. Planner Jackson also had an example from the Utah State University Extension Fire Wise Landscaping Document.

Director Erickson noted that the City Council had changed the structure of Forestry and Landscape Management Department. Planners Jackson and Newberry attended a school in Denver on these matters, and the Planning Department now has the lead on Forestry and Landscaping separate from the Parks Organization. It is coordinated with Sustainability, the Engineering Department, and the Building Department.

Director Erickson stated that Planners Jackson, Newberry, and Morlan have been as thorough as possible on these matters and they were interested in hearing input from the Planning Commission. There was a sense of urgency since they were entering the landscaping season and it was important for the Staff to have effective Codes to apply.

Commissioner Thimm asked if this was for an entire piece of property or just for the right-of-way area. Planner Jackson replied that in essence it would be for a piece of property. The right-of-way is important, which is where they would implement the 4" or greater rock, but it would be for regular private property.

Commissioner Thimm asked about existing conditions. Planner Jackson replied that the Staff decided not to regulate backwards on things that already exist. However, the Code Enforcement Team will respond to Code complaints and the Planning Department will look into it. For example, if something in the past was put in illegally, they could address it. Director Erickson stated that a lot of the permitting requirements require a landscape plan, and these amendments will provide guidance for those landscaping plans. Director Erickson commented on an issue in the HR-1, HR-2, HRL and HRM Districts with narrow side yards. It has been difficult to select vegetation that will grow in those side yards, and also to keep material from moving on a steep slope

either onto a driveway or into the right-of-way. Director Erickson stated that gravel will be slightly de-regulated, but they want to make sure it does not migrate onto the neighboring property. To avoid creating an urban heat island with the material, Planner Jackson had added a requirement for water-wise landscaping inside of gravel sections.

Commissioner Thimm asked if real turf lawn area was covered in the planting material recommendations. Planner Jackson stated that currently there are suggestions for ground cover and turf that is more water-wise in Title 14 of the Code. At this point it is only a suggestion on private properties. She remarked that currently turf percentages are specified in the Code. Commissioner Thimm used an example of a family wanting to put in a backyard with lawn for their kids to play. Planner Jackson stated that lawn is still acceptable. She explained that the Staff looks at the overall property and makes a determination on a case by case basis.

Director Erickson clarified that the 4" rock is only for the right-of-way to make sure people do not drive over the curb and park illegally. The 2" rock, which is the definition of gravel, is allowed on private property as long as they can prevent transmission to the adjacent properties or to the right-of way. He recognized that they were crossing the boundaries between right-of-way and private property. He noted that Planners Jackson and Newberry drove through every neighborhood many times to see what works and what does not work, as well as researching other municipalities codes; and combined everything to what they believe is Park City specific. It was scrubbed through the Sustainability Department and resulted in Code changes to how irrigation is managed. They also checked with Parks and all three of the golf operations to make sure they were using the proper automatic controllers and which signal to operate on in terms of rates of flow and volumes of flow consistent with what is done with the golf course and parks properties.

Commissioner Hall had questions regarding gravel and gravel size. Planner Jackson stated that it depends on the use. The Staff clarified instances that could be applicable uses for smaller gravel such as pathway, patio, defensible space, drainage. Director Erickson explained that gravel is not a native surface and it creates a slightly larger urban heat island than bark or turf or water-wise plants. There are places where gravel is appropriate, but it cannot be the dominant material.

Commissioner Hall asked about the difference for the heat island. Director Erickson explained what happens with the urban heat island. He drove around with a thermometer and tested the theory last summer. If using bark not mulch, the rock will heat up slower than the mulch but give off more heat and retain heat longer into the system. He stated that looking midday at equal colored rock and mulch, the rock will be hotter. the heat will emit more, and it will retain the heat longer. Director Erickson

remarked that in terms of the urban heat island, it is better to use a native material like bark as opposed to using gravel over an entire lot. Commissioner Hall asked if there was difference in using under 2" gravel versus over 2" gravel. Director Erickson replied that there was no difference. On private property people can use whatever size they want but it cannot be less than 2".

Planner Jackson referred to Commissioner Hall's question about urban heat island, and explained that size is less of a problem than the use. She provided examples to explain why the Staff added in 50% or more of planting within an area. Plants naturally cool the space and they also prevent parking.

Chair Phillips stated that having lived in the Historic District and having a side yard that is shaded he had other plants he could add to their list from his trial and error.

Commissioner Hall understood that artificial turf was only allowed on a deck. She noted that her last house had a completely shaded area where nothing would grow and they put in artificial turf. Director Erickson remarked that artificial turf is a gray area. If artificial turf that is not done correctly it does not allow water drainage into the surface and water runs off it rather than through it. Another factor is that artificial turf needs to be washed to remain sanitary; otherwise it can deteriorate. In a shaded area the artificial turf does not heat up; however, most teams will not play on artificial turf because the temperature is twice the air temperature. Director Erickson believed there was some flexibility in the Code that would allow him to look at artificial turf in areas that will not revegetate. He thought it could be used in appropriate places, but it needs to be used with caution the same as with any vinyl product.

Planner Jackson stated that the Staff intended to research artificial turf. They do not get many requests for artificial turf, but it does come up. Since the artificial turf heats up easily and does not allow drainage, the Staff thought that deck space would be a better use. Director Erickson recalled that the Planning Department recently approved artificial turf for a larger house on a putting area and a Bacci Court. The Planning Department is not too restrictive if there is a functional use for the artificial turf. Director Erickson reported that the Staff had obtained good research from Glendale, California where consultants were commissioned to study the use of artificial turf.

Chair Phillips opened the public hearing.

There were no comments.

Chair Phillips closed the public hearing.

Commissioner Hall thought the amendments were too restrictive and the government was intruding on private backyards. She understood the reasons for not allowing gravel in the right-of-way, but she had issues with the artificial turf and the lack of built-in exceptions or being subject to discretion. Director Erickson stated that one of the control mechanisms discussed was having additional flexibility for lots greater than an acre or farther than 200 feet from the road. However, the majority of the build-out live in Thaynes, Park Meadows, Prospector, and the Historic District, which are smaller lots. Director Erickson suggested that in the next round of review, the Staff could discuss allowing different things on larger lots. He pointed out that the big lots on the side of the hill already have a limits of disturbance in order to protect the natural environment. Director Hall stated that he would take Commissioner Hall's concern under advisement as they move forward.

MOTION: Commissioner Sletten moved to forward a POSITIVE recommendation to the City Council for the Municipal Code Amendments regarding gravel and landscaping in Title 11 Chapter 15-3; Title 14 Chapter 2-7; and LMC Title 15 Chapter 3-3; Title 15 Chapters 5-1; and Title 15 Chapter 15-15 as outlined in the Draft Ordinance. Commissioner Suesser seconded the motion.

VOTE: The motion passed 4-1. Commissioner Hall voted against the motion.

C. Stag Lodge Phase IV Third Amended Plat, Amending Unit 46 – A plat amendment to convert 1,514 SF of unexcavated common area to private area belonging to Unit 46 of the Stag Lodge Condominiums. The building footprint will not change.

Planner Tippe Morlan reviewed the request to convert 1520 square feet of unexcavated common area to private area for Unit 46 of the Stag Lodge Subdivision. This request would not increase the physical footprint of the unit on the lot. No additional parking is required. Planner Morlan reported that in the past, this same plat amendment was done on five other units within the Stag Lodge Condominium Subdivision.

The Staff recommended that the Planning Commission conduct a public hearing and forward a positive recommendation to the City Council for the proposed plat amendment based on the findings of fact, conclusions of law, and conditions of approval found in the Staff report.

Commissioner Thimm asked if the previous five units had gone through this exact same process. Planner Morlan answered yes. She noted that one was done this past year in the Stag Lodge Subdivision.

Chair Phillips recalled that the last time the Planning Commission discussed how this was a common occurrence and the requests were fairly standard.

Commissioner Hall asked if there were issues with the previous applications that were approved. Planner Morlan was not aware of any issues.

Chair Phillips opened the public hearing.

There were no comments.

Chair Phillips closed the public hearing.

MOTION: Commissioner Suesser moved to forward a POSITIVE recommendation for the plat amendment for the Stag Lodge Phase IV, Third Amended, Unit 46, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance. Commissioner Hall seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – Stag Lodge Phase IV plat amendment

1. The property is located at 8200 Royal Street #46.
2. The site consists of Unit 46 of the Stag Lodge Phase IV Condominium development.
3. The property is in the Residential Development (RD) District.
4. The property is within the 12th Amended Deer Valley Master Planned Development.
5. On April 10, 2019, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record and Utah Public Notice Website on April 6, 2019, according to requirements of the Land Management Code.
6. The City received a complete Plat Amendment application for the Stag Lodge Phase IV Third Amended Plat, Amending Unit 46 on March 18, 2019.
7. The proposed changes include the creation of Private Ownership Area C to indicate newly created private area which may be used to create additional bedrooms.
8. The applicant is proposing to convert 1,520 square feet of unexcavated Common Ownership area to Private Ownership Area C belonging to Unit 46.
9. The proposal is to expand the lower level by 493 square feet and to create a new lowest level of 1,021 square feet.
10. The applicant is also proposing to excavate a 232 square feet patio for the new lowest level beneath the footprint of the patio/deck of the lower level to be identified as Private Ownership Area B.

11. There is also a 403 square foot crawl space area, identified as having common ownership, proposed on the lowest level within the existing footprint of the structure.
12. No other units will be affected by this proposal.
13. The footprint of the structure will not change.
14. All changes proposed are internal and will not alter the exterior appearance of Unit 46.
15. The proposed amendment increases the size of Unit 46 from 3,180 square feet to 4,700 square feet.
16. With the addition, the Unit will be compatible in size to surrounding units at Stag Lodge that range from 2,213 square feet to 6,806.8 square feet.
17. Two parking spaces are required. Unit 46 has an existing attached two car garage, and no additional parking is required.
18. The overall Stag Lodge Condominium project consists of a total of 52 units ranging in size from 2,213 square feet to 6,806.8 square feet.
19. Stag Lodge is limited to a maximum of 52 units with no Unit Equivalent or unit size restrictions.
20. There are currently 52 Stag Lodge units, and the proposed amendment does not change the number of units.
21. On July 30, 1992, the original Stag Lodge Phase IV condominium plat was recorded as a 6-unit condominium project in the Silver Lake area of Deer Valley after City Council approval on March 5, 1992.
22. The existing structure was constructed on this site in 1996 according to Summit County records.
23. On January 22, 2003, the Stag Lodge Phase IV First Amended plat was recorded after receiving City Council approval on June 6, 2002 and created two types of ownership for the Units.
24. On April 3, 2014, the Stag Lodge Phase IV Unit 52 Second Amended plat was recorded after receiving City Council approval on October 17, 2013.
25. Additionally, several additional Stag Lodge plat amendments have been recorded which have created additional private space within the existing footprint of individual Stag Lodge units including units 35, 47, 48, 49, and 52.
26. The subject property is within the Sensitive Lands Overlay.
27. There is no change to the open space because the footprint of the affected unit will not be changing.
28. The height and setbacks of the existing structure will not change.

Conclusions of Law – Stag Lodge Phase IV

1. There is good cause for this Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding lot combinations.

3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval – Stag Lodge Phase IV

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration and an extension is granted by the City Council.
3. Residential fire sprinklers will be required for all new construction per requirements of the Chief Building Official.
4. All other conditions of approval of the Stag Lodge Condominium plats as amended and the Deer Valley MPD shall continue to apply.

D. Consideration of Ordinance No. 2019-XX, an Ordinance Approving the Double H Plat Amendment Pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval in a form approve by the City Attorney.

Planner Francisco Astorga reviewed the application for the Double H Plat Amendment at 1128/1124/1120 Park Avenue to reconfigure 4½ Old Town lots into 3 lots of record, by removing three interior site lot lines and adding one interior lot side lot line. Planner Astorga referred to page 148 of the Staff report, which showed the three lot lines being removed and one being added.

The Staff recommended that the Planning Commission conduct a public hearing and forward a POSITIVE recommendation to the City Council per the findings of fact, conclusions of law and conditions of approval found in the Staff report.

Commissioner Sletten asked if the applicant had suggested uses for the unbuilt lot that will be created. Planner Astorga replied that the applicant had no plans to build and intended to sell the lot. He noted that based on the lot size, it could only be a single-family dwelling. Chair Phillips understood that all three lot were 37-1/2' wide. Planner Astorga replied that he was correct. Chair Phillips thought it was standard for that neighborhood.

Commissioner Van Dine asked if the two current buildings were historic. Planner Astorga replied that both buildings were designated Landmark structures.

Chair Phillips opened the public hearing.

There were no comments.

Chair Phillips closed the public hearing.

MOTION: Commissioner Thimm moved to forward a POSITIVE recommendation to the City Council for the Double H Plat Amendment located at 1120/1124/1128 Park Avenue based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance. Commissioner Van Dine seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – Double H Plat Amendment

1. The subject site is located at 1120, 1124, 1128 Park Avenue.
2. The site is within the HRM District.
3. The subject site consists of Lots 5, 6, 7, 8, and the south one-half (½) of Lot 9, Block 56, Snyder's Addition to the Park City Survey.
4. Lot 5, 6 and 7 are identified by Summit County as Parcel # SA-364.
5. Lot 8 and ½ of Lot 9 are identified by Summit County as Parcel # SA-365. The proposed Plat Amendment creates three (3) lots of record from 4½ Old Town lots.
6. The applicant's proposed reconfiguration includes the removal of two (2) side lot lines going through one historic structure each.
7. The property consists of two (2) historic landmark designated sites at 1124 and 1128 Park Avenue with a side lot line going through each historic structure, as well as a vacant site towards the south at 1120 Park Avenue.
8. The minimum lot size within the HRM District for single family dwellings is 1,875 square feet.
9. The proposed lot size of all three (3) lots is 2,812.5 square feet.
10. The minimum lot width within the HRM District is thirty-seven and half feet (37.5').
11. The proposed lot width of all three (3) lots is thirty-seven and half feet (37.5').
12. The proposed lot reconfiguration meets lot and site requirements of the HRM District.
13. There are two (2) gravel driveways on the property.
14. Gravel is not an authorized material parking areas and driveways as it needs to

be hard-surfaced (concrete, asphalt, etc.).

15. Prior to Plat recordation the applicant shall address the two (2) gravel non-compliances through Condition of Approval no. 3 and 4.

16. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law – Double H Plat Amendment

1. There is good cause for this Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding lot combinations.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval – Double H Plat Amendment

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant shall record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. Regarding the 1128 Park Avenue site: Prior to Plat recordation, the applicant shall file appropriate City permits/applications and complete the following options:
 - i) replace the gravel of the driveway with an approved hard-surfaced material, or
 - ii) remove the gravel driveway and add landscaping in its place to prevent a vehicle from parking.
4. Regarding the 1120 and 1124 Park Avenue site: Prior to Plat recordation, the applicant shall file appropriate City permits/applications and complete one of the following options: i) replace the gravel of the driveway with an approved hardsurfaced material in compliance with the newly created side lot line between 1124 Park and 1120 Park Avenue; or ii) remove the gravel driveway and add landscaping in its place to prevent a vehicle from parking.
5. Residential fire sprinklers are required for all new construction per requirements of the Chief Building Official, and shall be noted on the plat.
6. Ten foot (10') public snow storage easement shall be granted along the Park

Avenue Right-of-Way.

The Park City Planning Commission Meeting adjourned at 6:55 p.m.

Approved by Planning Commission: _____

DRAFT



Planning Commission Staff Report

Application: PL-17-03664
Subject: Twisted Branch Subdivision
Author: Kirsten Whetstone, MS, AICP, Senior Planner
Date: May 22, 2019
Type of Item: Continuation

Summary Recommendations

Staff recommends that the Planning Commission conduct a public hearing and continue this item to June 26, 2019.

Description

Owner: REDUS Park City LLC and Park City Municipal Corporation
Applicant: Michael Demkowicz - Alliance Engineering
Location: Metes and bounds property adjacent to Twisted Branch Road within the Flagstaff Annexation area
Zoning: Residential Development (RD-MPD) and Recreation Open Space (ROS), subject to the Flagstaff Annexation and Development Agreement
Adjacent Land Uses: Deer Valley Resort, SR 224, B2 East Subdivision (undeveloped condominium residential), Red Cloud Subdivision (single family residential), open space areas, conservation easements, and trails.

Proposal

This is a mutual request by Applicant and City to continue the public hearing for a final subdivision plat for three (3) platted lots of record for, 1) a City water tank, 2) an on-mountain private "Beano's" style restaurant as described in the amended Flagstaff Development Agreement and 3) a city water pump house. The plat identifies the Twisted Branch Road and creates parcels for Deer Valley Resort (ski runs, trails, bridges, snowmaking, access, etc.), open space, trailhead parking, utilities and access. Staff recommends the Commission conduct a public hearing and continue this item to June 26, 2019.



Planning Commission Staff Report

PLANNING DEPARTMENT

Subject: Woodside Park Subdivision - Phase II (1323 Woodside Avenue, 1361 Woodside Avenue, 1302 Norfolk Avenue, and 1330 Empire Avenue)
Author: Hannah M. Tyler, AICP – Senior Planner
Project Number: PL-18-03817
Date: May 22, 2019
Type of Item: Legislative – Plat Amendment

Summary Recommendations

Staff recommends the Planning Commission hold a public hearing for the Woodside Park Subdivision - Phase II located at 1323 Woodside Avenue, 1361 Woodside Avenue, 1302 Norfolk Avenue, and 1330 Empire Avenue and consider forwarding a positive recommendation to the City Council on June 6th, 2019 based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Description

Applicant: Park City Municipal Corporation, Represented by Marshall King (Alliance Engineering)
Location: 1323 Woodside Avenue, 1361 Woodside Avenue, 1302 Norfolk Avenue, and 1330 Empire Avenue
Zoning: Recreation Commercial (RC) Zoning District
Adjacent Land Uses: Single-Family, Multi-Family, Municipal Uses, Recreation/Resort Uses, Parking
Reason for Review: Plat Amendments require Planning Commission review and City Council review and action

Disclosure: Park City Municipal Corporation owns the property.

Proposal

The Woodside Park Phase II Project Team (Method Studios, Housing, and Community Development) is proposing the Land Use applications for the Phase II of the Woodside Park Affordable Housing Project as a significant step towards implementing the City's Affordable Housing critical priority goals. The proposed site location consists of 1323 Woodside Avenue, 1361 Woodside Avenue, 1302 Norfolk Avenue, and 1330 Empire Avenue. The scope of Phase II required a Plat Amendment application to create a three (3) lot subdivision with an Access Easement running east-west. A portion of existing Woodside Avenue is on the easterly side of the property and will be formalized as a public right-of-way on this proposed subdivision plat.

Background

This project would be known as the Woodside Park Affordable Housing Project Phase II. The Plat Amendment application was submitted on March 13, 2018 for the Woodside Park Subdivision - Phase II. The Plat Amendment application was deemed complete on

March 21, 2018, but was not scheduled due to finalization of property matters associated with Phase 1 and additional property acquisition. The City acquired 1302 Norfolk Avenue in December of 2018 which increased the scope of the proposed Plat Amendment.

The proposed site location consists of 1323 Woodside Avenue, 1361 Woodside Avenue, 1302 Norfolk Avenue, and 1330 Empire Avenue. A portion of existing Woodside Avenue is on the easterly side of the property and will be formalized as a public right-of-way as a part of this proposed subdivision plat.

Table 1 outlines the site history for each existing address:

Address	Site History Description
1330 Empire Avenue	A vacant lot which consists of Lot A of the Knudsen Subdivision. The Knudsen Subdivision was approved and recorded in 2014 (Staff Report – pg. 68 and Minutes – pg. 7).
1323 Woodside Avenue	In 2017, the Historic Preservation Board approved the Relocation of the “Significant” single-family dwelling from 1323 Woodside Avenue to 1353 Park Avenue. The “Significant” single-family dwelling at 1323 Woodside Avenue was Deconstructed in 2009 (Deconstruction was approved by the Historic Preservation Board in 2009). As of 2017, the “Significant” single-family dwelling had not been Reconstructed at its original location (1323 Woodside Avenue). The “Significant” single-family dwelling will be reconstructed at the new site (1353 Park Avenue).
1361 Woodside Avenue	The existing Senior Center located at 1361 Woodside Avenue will be removed from the site.
1302 Norfolk Avenue	“Significant” Site on the Park City Historic Sites Inventory (HSI). This property was acquired by Park City Municipal Corporation in December of 2018 and included into the scope of the proposed Plat Amendment at that time.

Purpose

The purpose of the Recreation Commercial (RC) District is to:

- A. allow for the Development of hotel and convention accommodations in close proximity to major recreation facilities,
- B. allow for resort-related transient housing with appropriate supporting commercial and service activities,
- C. encourage the clustering of Development to preserve Open Space, minimize Site disturbance and impacts of Development, and minimize the cost of construction and municipal services,
- D. limit new Development on visible hillsides and sensitive view Areas,
- E. provide opportunities for variation in architectural design and housing types,
- F. promote pedestrian connections within Developments and to adjacent Areas,
- G. minimize architectural impacts of the automobile,
- H. promote the Development of Buildings with designs that reflect traditional Park City architectural patterns, character, and Site designs,

- I. promote Park City's mountain and Historic character by designing projects that relate to the mining and Historic architectural heritage of the City, and
- J. promote the preservation and rehabilitation of Historic Buildings.

Analysis

Woodside Park Subdivision - Phase II will create a three (3) lot subdivision with an Access Easement running east-west. The majority of the property is located in Block 24, Snyder's Addition to Park City Survey. A smaller portion includes part of vacated Norfolk Avenue and Lot A of the Knudson Subdivision which is located in Block 19, Snyder's Addition to Park City Survey. A portion of existing Woodside Avenue is on the easterly side of the property and will be formalized as a public right-of-way as a part of the proposed subdivision plat.

Table 2: Woodside Park Subdivision – Phase II Lots - Existing Condition Narratives

Lot Number	Existing Condition Narrative
Lot 1	Lot A of the Knudson Subdivision and the vacated portion of Norfolk Avenue
Lot 2	The area west of existing Woodside Avenue and within Block 24
Lot 3	1302 Norfolk Avenue

The larger scope of Woodside Park – Phase II Affordable Housing Project is proposed to include the following developments on each lot:

- Lot 1
 - Five (5) Market-Rate townhouse-type Multi-Unit Dwelling with an underground Parking Structure.
 - One (1) driveway with access off of Empire Avenue.
 - An Access Easement running east-west
- Lot 2
 - Four (4) Buildings Total
 - Two (2) townhouse Multi-Unit Dwellings
 - Two (2) stacked flat Multi-Unit Dwellings
 - An underground Parking Structure servicing all four (4) Buildings
 - Two (2) driveways with access off of Woodside Avenue
 - An Access Easement running east-west with a public plaza component
- Lot 3
 - One (1) Market Rate "Significant" Single-Family Dwelling

A Master Planned Development application is currently under review. A Conditional Use Permit will be required for the Multi-Unit Dwellings. All development will have to comply with the applicable LMC requirements. This development will be reviewed as a Master Planned Development – the Planning Commission may vary some LMC requirements through the MPD process. Table 3 identifies the applicable base zoning requirements outlined in the Land Management Code (LMC) for the RC District. A setback reduction to the RC Zoning Requirements is being requested through the Master Planned Development Application, the following table reflects the RC Zoning Requirements:

Table 3: Base Zoning Requirements in the RC Zoning District based on proposal:

Standard:	Requirements based on Proposal		
	Lot 1	Lot 2	Lot 3
Use(s)	Conditional Use: Multi-Unit Dwelling; <i>will require Planning Commission review and approval</i>	Conditional Use: Multi-Unit Dwelling(s); <i>will require Planning Commission review and approval</i>	Allowed Use: Single-Family Dwelling
Development Floor Area Ratio (FAR) or Maximum Building Footprint	Maximum FAR: 1.0	Maximum FAR: 1.0	Maximum Building Footprint: 1,658.5 s.f.
Front Yard Setbacks – feet (ft.)	20 ft.	20 ft.	10 ft.
Rear Yard Setbacks – feet (ft.)	10 ft.	10 ft.	10 ft.
Side Yard Setbacks– feet (ft.)	10 ft.	10 ft.	5 ft. / total of 14 ft.

The City Engineer will also require the applicant to grant ten foot (10') public snow storage easements along Norfolk Avenue, Woodside Avenue and Empire Avenue indicated by Condition of Approval #5.

Good Cause

Staff finds good cause for this Plat Amendment as the proposed subdivision will create the necessary lot configurations for an Affordable Housing development. In addition, the surrounding Multi-Unit Developments are sited on similar lot configurations.

Process

The approval of this plat amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC § 15-1-18.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up at that time.

Notice

On May 8, 2019 the property was posted and courtesy notice was mailed to property owners within 300 feet. Legal notice was also published on the Utah Public Notice Website and Park Record on May 4, 2019 according to requirements of the Land Management Code.

Public Input

Public Input is included as Exhibit E of the MPD Staff Report (in this meeting packet).

Alternatives

- The Planning Commission may forward a positive recommendation to the City Council for the Woodside Park Subdivision - Phase II located at 1323 Woodside Avenue, 1361 Woodside Avenue, 1302 Norfolk Avenue, and 1330 Empire Avenue as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for the Woodside Park Subdivision - Phase II located at 1323 Woodside Avenue, 1361 Woodside Avenue, 1302 Norfolk Avenue, and 1330 Empire Avenue and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on the Woodside Park Subdivision - Phase II located at 1323 Woodside Avenue, 1361 Woodside Avenue, 1302 Norfolk Avenue, and 1330 Empire Avenue to a future date.

Significant Impacts

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

Consequences of not taking recommended action

Consequences of not taking the Planning Department's recommendation are that the Site would remain as is. The new development could not be constructed as proposed.

Summary Recommendation

Staff recommends the Planning Commission hold a public hearing for the Woodside Park Subdivision - Phase II located at 1323 Woodside Avenue, 1361 Woodside Avenue, 1302 Norfolk Avenue, and 1330 Empire Avenue and consider forwarding a positive recommendation to the City Council on June 6th based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Exhibits

Exhibit A – Draft Ordinance with Proposed Plat (Attachment 1)

Exhibit B – Survey

Exhibit C – Site Photographs

Exhibit A – Draft Ordinance
Ordinance No. 19-XX

AN ORDINANCE APPROVING THE WOODSIDE PARK SUBDIVISION - PHASE II LOCATED AT 1323 WOODSIDE AVENUE, 1361 WOODSIDE AVENUE, 1302 NORFOLK AVENUE, AND 1330 EMPIRE AVENUE, PARK CITY, UTAH.

WHEREAS, the owners of the property located at 1323 Woodside Avenue, 1361 Woodside Avenue, 1302 Norfolk Avenue, and 1330 Empire Avenue have petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on May 8, 2019, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on May 4, 2019, proper legal notice was sent to all affected property owners and published in the Park Record and on the Utah Public Notice Website; and

WHEREAS, the Planning Commission held a public hearing on May 22, 2019, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on May 22, 2019, forwarded a _____ recommendation to the City Council; and,

WHEREAS, on June 6, 2019, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Woodside Park Subdivision - Phase II located at 1323 Woodside Avenue, 1361 Woodside Avenue, 1302 Norfolk Avenue, and 1330 Empire Avenue.

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

SECTION 1. APPROVAL. The Woodside Park Subdivision - Phase II located at 1323 Woodside Avenue, 1361 Woodside Avenue, 1302 Norfolk Avenue, and 1330 Empire Avenue, as shown in Attachment 1, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The proposed site location consists of 1330 Empire Avenue, 1302 Norfolk Avenue (“Significant” Single-Family Dwelling), 1361 Woodside Avenue, and 1323 Woodside Avenue.
2. The proposed site is located in the Recreation Commercial (RC) Zoning District.
3. The site is known as the Woodside Park Affordable Housing Project Phase II.

4. Woodside Park Subdivision - Phase II will create a three (3) lot subdivision with an Access Easement running east-west. The majority of the property is located in Block 24, Snyder's Addition to Park City Survey. A smaller portion includes part of vacated Norfolk Avenue and Lot A of the Knudson Subdivision which is located in Block 19, Snyder's Addition to Park City Survey. A portion of existing Woodside Avenue is on the easterly side of the property and will be formalized as a public right-of-way as a part of the proposed subdivision plat.
5. Phase II of the Woodside Park Affordable Housing Project will be located between Woodside Avenue and Empire Avenue, with a small portion of the development abutting Norfolk Avenue. There will be a total of 58 units, 52 of which will be deed restricted Affordable Housing units. The scope will include the following:
 - Deed-restricted Affordable Housing Units (52 total):
 - Two (2) Triplex Dwellings abutting Woodside Avenue. The Triplex Dwellings take the form of "townhome style" units.
 - Two (2) Multi-Unit Dwellings centrally located on Lot 2 and accessed via Woodside Avenue. There will be a total of 46 "flats" comprised of studio, one (1), and two (2), bedroom units split between two (2) Multi-Unit Dwellings
 - Market Rate Units (six [6] total):
 - A Multi-Unit Dwelling abutting Empire Avenue which will contain five (5) townhomes style attached units – 1330 Empire Avenue
 - One (1) "Significant" Single-Family Dwelling – 1302 Norfolk Avenue
 - A Parking Garage located beneath the Woodside Avenue townhomes and Multi-Unit Dwellings (flats)
 - A Public Access Easement running east-west which will link to the Woodside Park Phase I Access Easement. The Public Access Easement will also contain Public Art as determined by the Park City Public Art Board.
 - Central gathering areas in the plaza space adjacent to the Public Access Easement.
 - A trail connecting Norfolk Avenue to the central gathering area in the plaza and Public Access Easement.
6. Throughout the process, the Affordable Housing Team has conducted public outreach efforts during the following events:
Public Open Houses:
 - Tuesday, March 20th, 2018 – 4pm-6pm – Miner's Hospital
 - Tuesday, March 27th, 2018 – 5pm-7pm – Park City Library
 - Tuesday, September 11th, 2018 – 7pm – Park City Library (in cooperation with the Sustainability Department)
 - Tuesday, September 18th, 2018 – 5pm-7pm – Park City LibraryDigital Public Engagement:
 - Neighborhood E-mail Blasts: the Affordable Housing staff collected emails from interested neighbors to the project and sent out informational emails letting them know of any public events were taking place along with contact information if they had further questions or comments.

- Engage Park City: The project has been posted on the Engage Park City website. This site allows the general public to look at proposed plans and provide feedback.
7. A Master Planned Development application is currently under review.
 8. A Conditional Use Permit is currently under review for the Multi-Unit Dwellings.
 9. All development will have to comply with the applicable LMC requirements. This development will be reviewed as a Master Planned Development – the Planning Commission may vary some LMC requirements through the MPD process. A setback reduction to the RC Zoning Requirements is being requested through the Master Planned Development (MPD) Application. Setbacks will be formally determined by the Planning Commission as a part of the Master Planned Development application process.
 10. A Single-Family Dwelling is an allowed use in the RC Zoning District.
 11. A Multi-Unit Dwelling is a Conditional Use in the RC Zoning District.
 12. Staff finds good cause for this Plat Amendment as the proposed subdivision will create the necessary lot configurations for a compatible infill of Affordable Housing and Market Rate housing in the RC Zoning District. In addition, the surrounding Multi-Unit Developments are sited on similar lot configurations.
 13. The site is not located within the Sensitive Lands Overlay District. There are no known physical mine hazards. The site is within the Soils Ordinance Boundary and the site will have to meet the Soils Ordinance.
 14. On May 8, 2019 the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published on the Utah Public Notice Website and Park Record on May 4, 2019 according to requirements of the Land Management Code.
 15. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

1. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding lot combinations.
2. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
3. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.
4. There is good cause for this Plat Amendment as the proposed subdivision will create the necessary lot configurations for a compatible infill of Affordable Housing and Market Rate housing in the RC Zoning District. In addition, the surrounding Multi-Unit Developments are sited on similar lot configurations.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this

approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.

3. The property is located within the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) boundary. Final construction must comply with the Soils Ordinance.
4. The applicant shall show and label their easement with Snyderville Basin Water Reclamation District (SBWRD) on the plat amendment.
5. A ten feet (10') wide public snow storage easement will be required along the Norfolk Avenue, Empire Avenue, and Woodside Avenue frontage of the property.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 6th day of June, 2019.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, Mayor

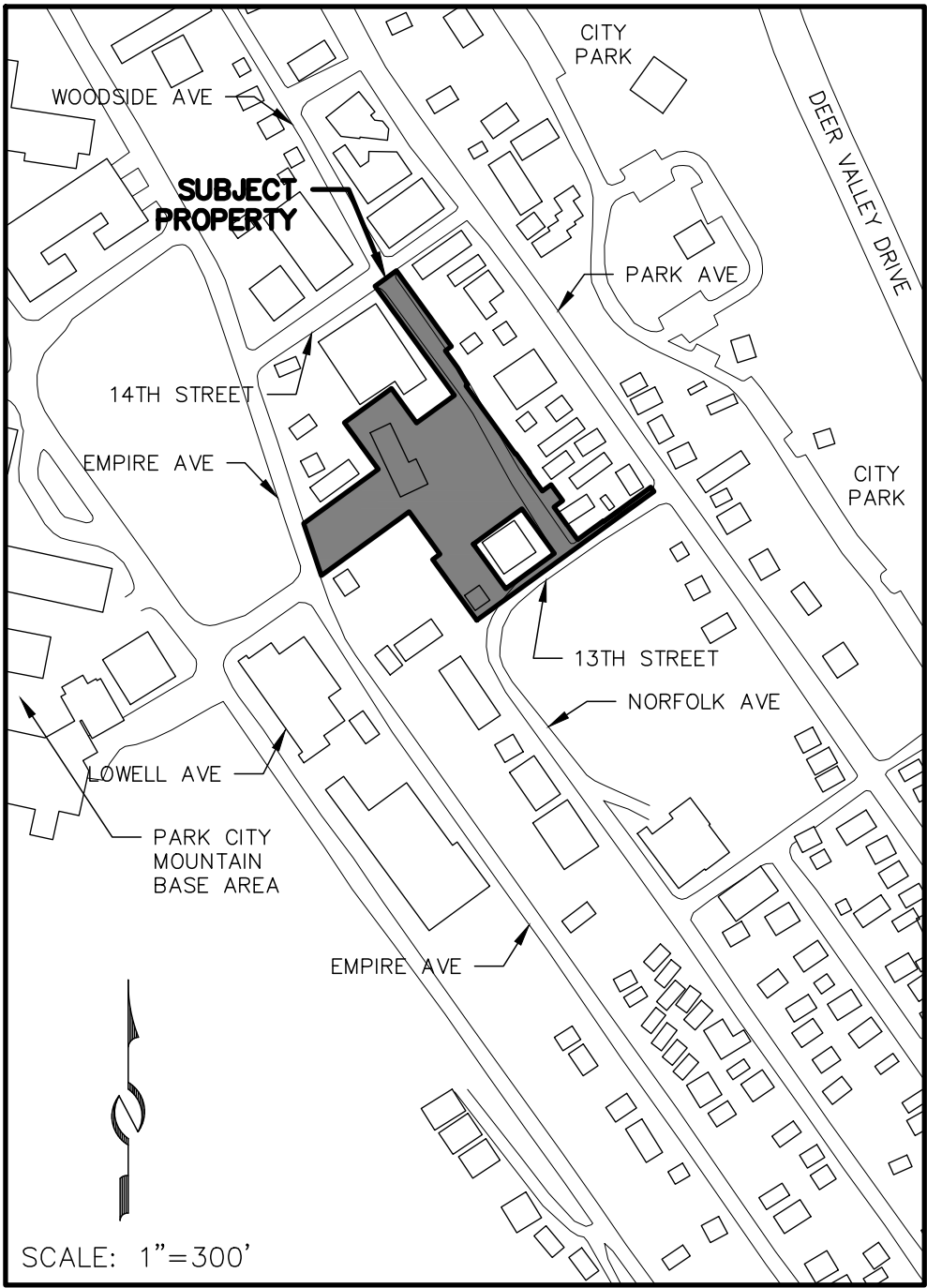
ATTEST:

City Recorder

APPROVED AS TO FORM:

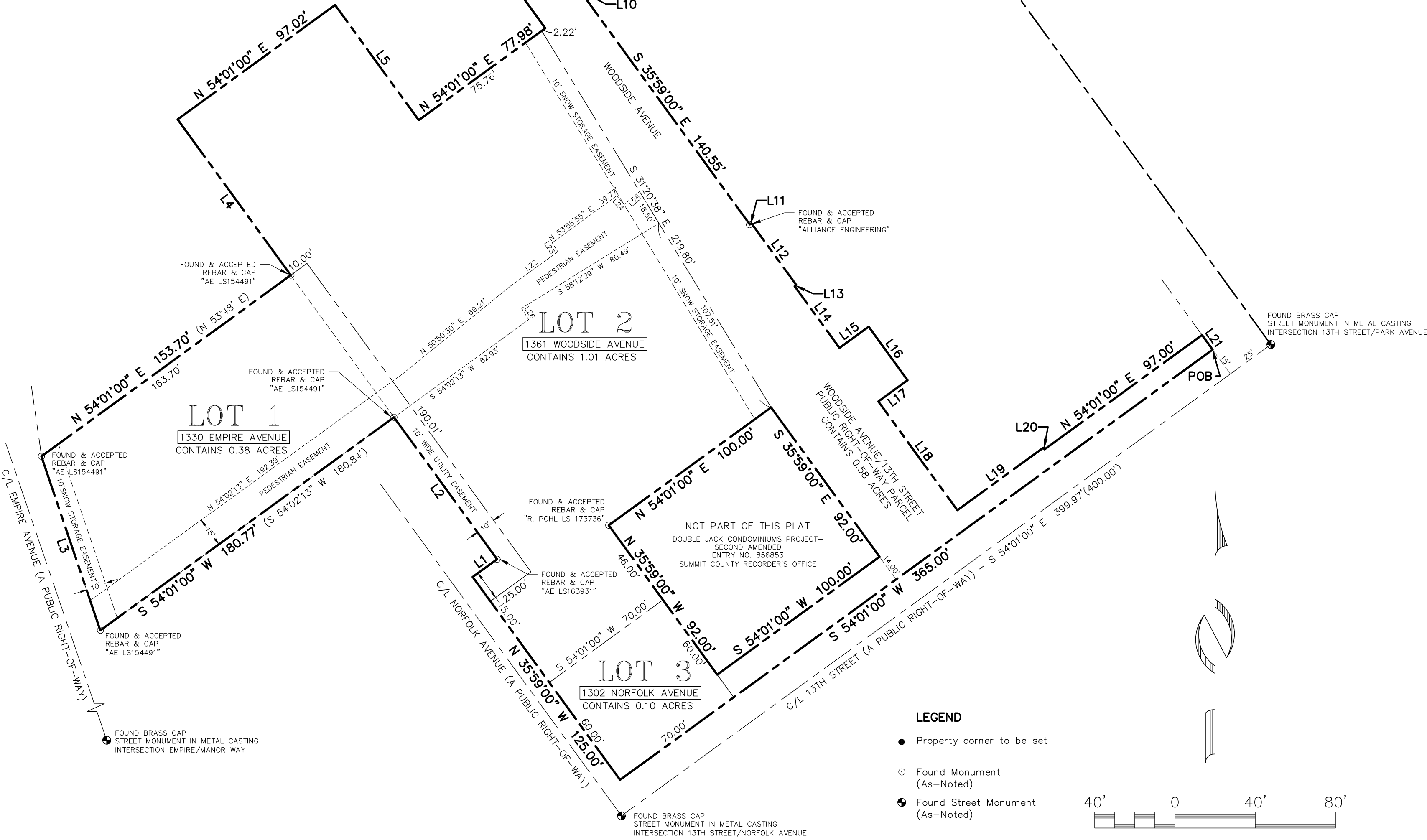
Mark Harrington, City Attorney

Attachment 1 – Proposed Plat



VICINITY MAP

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 54°01'00" E	15.00'
L2	N 35°59'00" W (N 36°00'06" W)	87.44'
L3	N 18°41'00" W (N 18°41'05" W)	91.65'
L4	N 35°59'00" W (N 36°01'42" W)	95.99'
L5	S 35°59'00" E	70.92'
L6	N 54°01'00" E	44.00'
L7	S 54°01'00" W	12.35'
L8	S 36°03'49" E	35.00'
L9	S 30°13'29" E	32.58'
L10	S 53°28'00" W	3.43'
L11	N 54°01'00" E	1.00'
L12	S 35°59'00" E	38.00'
L13	S 54°01'00" W	1.00'
L14	S 35°59'00" E	38.00'
L15	N 54°01'00" E	18.00'
L16	S 35°59'00" E	33.00'
L17	S 54°01'00" W	18.00'
L18	S 35°59'00" E	67.00'
L19	N 54°01'00" E	53.00'
L20	S 35°59'00" E	1.00'
L21	S 35°59'00" E	9.00'
L22	N 53°56'55" E	29.27'
L23	N 32°02'40" W	5.25'
L24	S 40°48'33" E	5.71'
L25	N 49°56'53" E	10.02'
L26	S 31°47'31" E	6.65'



WOODSIDE PARK SUBDIVISION-PHASE II

LOCATED IN THE NORTHWEST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

NOTES

1. This plat amendment is subject to the Conditions of Approval in Ordinance 2019-_____
2. Measured bearings and distances, when different from record, are shown in parenthesis ().
3. See Record of Survey S-_____

AS-SURVEYED DESCRIPTION

Beginning at a point, said point being South 54°01'00" West 25.00 feet and North 35°59'00" West 15.00 feet from an existing street monument at the intersection of 13th Street and Park Ave (Basis of Bearing between said monument and an existing street monument at the intersection of 14th Street and Park Ave bearing North 35°59'00" West), said point also being the intersection of the westerly right of way line of Park Avenue and the northerly right of way line of 13th street; and running thence South 54°01'00" West 295.00 feet coincident with said northerly right of way, thence North 35°59'00" West 14.00 feet to the southwest corner of Double Jack Condominium-Second Amended Subdivision; thence coincident with said subdivision the following three (3) courses: 1) North 54°01'00" East 100.00 feet; thence 2) North 35°59'00" West 92.00 feet; thence 3) South 54°01'00" West 80.00 feet; thence North 35°59'00" West 21.27 feet; thence South 54°01'00" West 75.00 feet to the east line of Lot C of Knudson Subdivision; thence coincident with said Lot C North 36°00'06" West 85.17 feet to the northeast corner of said Lot C. Thence coincident with Lots C and B of said Knudson Subdivision South 54°02'13" West 180.84 feet to the eastern right of way of Empire Avenue; thence coincident with said right of way North 18°41'05" West 91.59 feet to the northerly line of Lot A Knudson Subdivision; thence coincident with said northerly line North 53°59'48" East 153.70 feet to the western line of Block 24, Snyder's Addition to Park City; thence coincident with said western block line North 36°01'42" West 95.99 feet to the southwest corner of Silver Cliff Village Condominium Subdivision; thence coincident with said subdivision boundary the following four (4) courses: 1) North 54°01'00" East 97.02 feet; thence 2) South 35°59'00" East 70.92 feet; thence 3) North 54°01'00" East 77.98 feet; thence 4) North 35°59'00" West 224.92 feet to the southerly right of way line of 14th Street; thence North 54°01'00" East 44.00 feet coincident with said southerly right of way line to the northwest corner of 14th Street Townhomes Subdivision; thence South 35°59'00" East 156.00 feet coincident with the western most lines of 14th Street Townhomes Subdivision, 1375 Park Avenue Subdivision and 1372 Woodside Avenue Condominium Subdivision to the northern boundary of Woodside Park Subdivision-Phase I; thence coincident with said Woodside Park Subdivision-Phase I the following five (5) courses: 1) South 54°01'00" West 12.35 feet; thence 2) South 36°03'49" East 35.00 feet; thence 3) South 30°13'29" East 32.58 feet; thence 4) South 53°28'00" West 3.43 feet; thence 5) South 35°59'00" East 140.55 feet; thence North 54°01'00" East 1.00 feet; thence South 35°59'00" East 38.00 feet; thence North 54°01'00" East 18.00 feet; thence South 35°59'00" East 33.00 feet; thence South 54°01'00" West 18.00 feet; thence South 35°59'00" East 67.00 feet; thence North 54°01'00" East 53.00 feet; thence South 35°59'00" East 1.00 feet; thence North 54°01'00" East 97.00 feet to the westerly right of way line of Park Avenue; thence coincident with said right of way line South 35°59'00" East 9.00 to the point of beginning.

Description contains 2.07 acres.

CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that Park City Redevelopment Authority, as to Parcel 2, to be known hereafter as WOODSIDE PARK SUBDIVISION-PHASE II, does hereby certify that it has caused this Plat Amendment to be prepared, and does hereby consent to the recordation of this Plat.

In witness whereof, the undersigned set his hand this _____ day of _____ 2019.

PARK CITY REDEVELOPMENT AUTHORITY

By: _____
Andy Beerman, Chair

ACKNOWLEDGMENT

State of Utah)
) ss.
County of Summit)

On this _____ day of _____, 2019, Andy Beerman personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Andy Beerman acknowledged to me that he is the authorized representative of Park City Redevelopment Authority and that he signed the above Consent to Record freely and voluntarily.

Notary Public
A Notary Public commissioned in Utah

Printed Name

Residing in: _____

My commission expires: _____

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that Park City Municipal Corporation, a Utah municipal corporation, as to Parcel 1, to be known hereafter as WOODSIDE PARK SUBDIVISION-PHASE II, does hereby certify that it has caused this Plat Amendment to be prepared, and does hereby consent to the recordation of this Plat.

ALSO, the owner or its representative, hereby irrevocably offers for dedication to the City of Park City the streets, land for local government uses, easements, and required utilities and easements shown on the plat in accordance with an irrevocable offer of dedication.

In witness whereof, the undersigned set his hand this _____ day of _____ 2019.

PARK CITY MUNICIPAL CORPORATION

By: _____
Andy Beerman, Mayor

ACKNOWLEDGMENT

State of Utah)
) ss.
County of Summit)

On this _____ day of _____, 2019, Andy Beerman personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Andy Beerman acknowledged to me that he is the authorized representative of Park City Municipal Corporation and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

Notary Public
A Notary Public commissioned in Utah

Printed Name

Residing in: _____

My commission expires: _____

SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 7248891, as prescribed by the laws of the State of Utah, and that by authority of the owner, WOODSIDE PARK SUBDIVISION-PHASE II has been reviewed under my direction, and that the same has been or will be monumented on the ground as shown on this plat. I further certify that the information on this plat is accurate.

LEGAL DESCRIPTION

PARCEL 1:
All that portion of Block 24, Snyder's Addition to the Park City Survey, according to the official plat thereof, on file and of record in the office of the Summit County Recorder lying Westerly of the West right of way line of Park Avenue.

Excepting therefrom any portions thereof lying within the following:

EXCEPTION PARCEL 1:
All of SILVER CLIFF VILLAGE, a Utah Condominium Project, together with its appurtenant undivided ownership interest in the common areas and facilities according to the Record of Survey recorded January 6, 1982 as Entry No. 187228 and the Condominium Declarations recorded January 6, 1982 as Entry No. 187229 in Book M207 at Page 541, and the Amended Condominium Declarations recorded March 24, 1984 as Entry No. 218838 in Book 295 at Page 212 of the official records.

EXCEPTION PARCEL 3:
All of 1375 Park Avenue Subdivision, according to the official plat thereof, recorded August 8, 2008 as Entry No. 851988 of the official records in the office of the Summit County Recorder.

EXCEPTION PARCEL 4:
All of 1372 Woodside Avenue Condominiums, according to the official plat thereof, recorded August 3, 2000 as Entry No. 570237 of the official records in the office of the Summit County Recorder.

EXCEPTION PARCEL 5:
Beginning at a point that is North 54°01' East 356 feet and South 35°59' East 81 feet from the Southwest corner of Block 24, Snyder's Addition, Park City, Utah; and running thence South 35°59' East 75 feet; thence South 54°01' West 77 feet; thence North 35°59' West 75 feet; thence North 54°01' East 77 feet to the beginning.

EXCEPTION PARCEL 6:
Lot 1, Sernyak Subdivision, according to the official plat thereof, recorded July 7, 2005 as Entry No. 741763 of the official records in the office of the Summit County Recorder.

EXCEPTION PARCEL 7:
Subdivision-Phase 1, according to the official plat thereof, recorded January 4, 2018 as Entry No. 1084351 of the official records in the office of the Summit County Recorder.

EXCEPTION PARCEL 8:
Beginning at a point that is North 54°01' East 356 feet and North 35°59' West 186 feet from the Southwest corner of Block 24, Snyder's Addition, Park City, Utah; thence South 35°59' East 38 feet; thence South 54°01' West 155 feet; thence North 35°59' West 38 feet; thence North 54°01' East 155 feet to the beginning.

EXCEPTION PARCEL 9:
Beginning at a point North 54°01' East 275 feet and North 35°59' West 110 feet from the Southwest corner (previously described as the southeast corner) of Block 24, Snyder's Addition to the Park City Survey, according to the official plat thereof on file and of record in the Summit County Recorder's Office; and running thence North 35°59' West 38 feet; thence South 54°01' West 75 feet; thence South 35°59' East 38 feet; thence North 54°01' East 75 feet to the point of beginning.

EXCEPTION PARCEL 10:
Beginning at a point North 54°01' East 350 feet and North 35°59' West 110 feet from the Southwest corner, previously described as the southeast corner of Block 24, Snyder's Addition to the Park City, said point being on the Westerly right of way line of Park Avenue; running thence along said westerly line North 35°59' West 38 feet; thence South 54°01' West 75 feet; thence South 35°59' East 38 feet; thence North 54°01' East 75 feet to the point of beginning.

EXCEPTION PARCEL 11:
Beginning at a point North 54°01' East 353 feet and North 35°59' West 110 feet from the Southwest corner formerly described as the southeast corner of Block 24, Snyder's Addition to the Park City, and running thence South 35°59' East 35 feet; thence South 54°01' West 135 feet; thence North 35°59' West 35 feet; thence North 54°01' East 135 feet to the point of beginning.

EXCEPTION PARCEL 12:
Beginning at a point North 54°01' East 200 feet and North 35°59' West 10 feet from the Southwest corner of Block 24, Snyder's Addition, Park City, Utah; thence North 35°59' West 67 feet; thence North 54°01' East 53 feet; thence South 35°59' East 67 feet; thence South 54°01' West 53 feet to the beginning.

EXCEPTION PARCEL 13:
Beginning at a point North 54°01' East 263 feet and North 35°59' West 9 feet from the Southwest corner of Snyder's Addition, Park City, Utah; and running thence North 35°59' West 66 feet; thence South 54°01' West 10 feet; thence South 35°59' East 66 feet; thence North 54°01' East 10 feet to the point of beginning.

EXCEPTION PARCEL 14:
Beginning at a point which bears North 54°01' East 355 feet and North 35°59' West 9 feet from the Southwest corner of Block 24, Snyder's Addition to Park City, and running thence North 35°59' West 66 feet; thence South 54°01' West 92 feet; thence South 35°59' East 66 feet; thence North 54°01' East 92 feet to the point of beginning.

EXCEPTION PARCEL 15:
All of Double Jack Condominiums, according to the Amended Record of Survey Map, recorded November 17, 1989 as Entry No. 315896 of the official records in the office of the Summit County Recorder.

EXCEPTION PARCEL 16:
Beginning at a point North 35°59' West along the Southwesterly line of Block 24, Snyder's Addition to Park City, Utah, 80.00 feet from the most southerly corner of said Block 24, said corner also known as the Southwest corner of said Block 24; and running thence North 54°01' East 55.00 feet; thence North 35°59' West 26.00 feet to the Westerly most corner of The Double Jack Condominium Parcel; thence North 54°01' East along the Northwesterly line of said Double Jack Condominium Parcel 20.00 feet; thence North 35°59' West along the Southwesterly line of that certain parcel conveyed to David and Carol Downs by Deed recorded in Book M199 at Page 268, Summit County Records, 21.267 feet; thence South 54°01' West 75.00 feet to the Southwesterly line of said Block 24; thence South 35°59' East along said southwesterly Block line 47.267 feet to the point of beginning.

EXCEPTION PARCEL 17:
Beginning at the Southeast corner of Block 24, Snyder's Addition to Park City; thence North 54°01' East 45 feet; thence North 35°59' West 80 feet; thence South 54°01' West 45 feet; thence South 35°59' East 80 feet to the point of beginning, known as 1302 Norfolk Avenue, Park City Utah.

EXCEPTION PARCEL 18:
Beginning at a point North 54°01' East 45 feet from the Southwest corner of Block 24, Snyder's Addition to Park City; and running thence North 35°59' West 80.00 feet; thence North 54°01' East 10.0 feet; thence South 35°59' East 80 feet; thence South 54°01' West 10.0 feet to the point of beginning.

PARCEL 2:
Lot A Knudson Subdivision, according to the official plat thereof, recorded February 27, 2014 as Entry No. 990328 of the official records in the office of the Summit County Recorder.

ALSO,

Beginning at the southwest corner of Block 24, SNYDER'S ADDITION TO PARK CITY, thence North 54°01' East 45 feet; thence North 35°59' West 80 feet; thence South 54°01' West 45 feet; thence South 35°59' East 80 feet to the point of beginning.

Beginning at a point North 54°01' East 45.0 feet from the southwest corner of Block 24, SNYDER'S ADDITION TO PARK CITY, and running thence North 35°59' West 80.0 feet; thence North 54°01' East 10.0 feet; thence South 35°59' East 80.0 feet; thence South 54°01' West 10.0 feet to the point of beginning.

Beginning at a point North 35°59' West along the southwesterly line of Block 24, SNYDER'S ADDITION TO PARK CITY, 80.00 feet from the most southerly corner of said Block 24, said corner also known as the southwest corner of said Block 24, and running thence North 54°01' East 55.00 feet; thence North 35°59' West 26.00 feet to the westerly most corner of the Double Jack Condominium parcel; thence North 54°01' East along the northwesterly line of said Double Jack Condominium parcel 20.00 feet; thence North 35°59' West along the southwesterly line of that certain parcel conveyed in David and Carol Downs by deed recorded in Book M199, Page 268, Summit County Records, 21.267 feet; thence South 54°01' West 75.00 feet to the southwesterly line of said Block 24; thence South 35°59' East along said southwesterly block line 47.267 feet to the point of beginning.

Beginning at the most southerly corner of Block 24, SNYDER'S ADDITION TO PARK CITY, said corner also known as the southwest corner of said Block 24; and running thence North 35°59' West along the southwesterly line of said Block 24, 125.00 feet; thence South 54°01' West 15.00 feet; thence South 35°59' East 125.00 feet; thence North 54°01' East 15.00 feet to the point of beginning.

SHEET 1 OF 1

1/26/19 JOB NO.: 9-2-18 FILE: X:\SnydersAddition\dwg\sr\plat2018\090218.dwg

 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	(435) 649-9467 SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2019 BY _____ S.B.W.R.D.	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2019 BY _____ CHAIR	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2019 BY _____ PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 2019 BY _____ PARK CITY ATTORNEY	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2019 BY _____ MAYOR	CERTIFICATE OF ATTEST I CERTIFY THIS PLAT MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2019 BY _____ PARK CITY RECORDER	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ FEE _____ RECORDER TIME _____ DATE _____ ENTRY NO. _____
--	---	---	--	--	--	--	---

consultant:

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

sheet:

MPD APPLICATION



SURVEYOR'S CERTIFICATE

I, Charles Gault, certify that I am a Professional Land Surveyor and that I hold License No. 72-18891, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a topographic survey has been performed on the subject property and that to the best of my knowledge this plot is a correct representation of said survey.

NOTES

1. Field work for this topography was completed October 10, 2018, and is in compliance with generally accepted industry standards for accuracy;
2. The purpose of this survey was to perform an Existing Conditions and Topography Survey for the possibility of future improvements to the property
3. Site Benchmark: Sanitary Sewer Manhole Lid, Elevation = 6504.13 feet as shown.

LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	S 45°10'30" E	15.00'	L11	S 45°10'30" E	15.00'
L2	N 54°10'30" E	44.00'	L12	S 45°10'30" E	12.35'
L3	S 45°10'30" E	12.35'	L13	S 300°03'49" E	35.00'
L4	S 300°03'49" E	35.00'	L14	N 54°10'30" E	15.00'
L5	N 54°10'30" E	15.00'	L15	S 35°59'20" E	9.00'
L6	S 35°59'20" E	9.00'	L16	S 35°59'20" E	9.00'
L7	S 35°59'20" E	9.00'	L17	S 35°59'20" E	9.00'
L8	S 35°59'20" E	9.00'	L18	S 35°59'20" E	9.00'
L9	S 35°59'20" E	9.00'	L19	S 35°59'20" E	9.00'
L10	S 35°59'20" E	9.00'	L20	S 35°59'20" E	9.00'
L11	S 35°59'20" E	9.00'	L21	S 35°59'20" E	9.00'
L12	S 35°59'20" E	9.00'	L22	S 35°59'20" E	9.00'
L13	S 35°59'20" E	9.00'	L23	S 35°59'20" E	9.00'
L14	S 35°59'20" E	9.00'	L24	S 35°59'20" E	9.00'
L15	S 35°59'20" E	9.00'	L25	S 35°59'20" E	9.00'
L16	S 35°59'20" E	9.00'	L26	S 35°59'20" E	9.00'
L17	S 35°59'20" E	9.00'	L27	S 35°59'20" E	9.00'
L18	S 35°59'20" E	9.00'	L28	S 35°59'20" E	9.00'
L19	S 35°59'20" E	9.00'	L29	S 35°59'20" E	9.00'
L20	S 35°59'20" E	9.00'	L30	S 35°59'20" E	9.00'
L21	S 35°59'20" E	9.00'	L31	S 35°59'20" E	9.00'
L22	S 35°59'20" E	9.00'	L32	S 35°59'20" E	9.00'
L23	S 35°59'20" E	9.00'	L33	S 35°59'20" E	9.00'
L24	S 35°59'20" E	9.00'	L34	S 35°59'20" E	9.00'
L25	S 35°59'20" E	9.00'	L35	S 35°59'20" E	9.00'
L26	S 35°59'20" E	9.00'	L36	S 35°59'20" E	9.00'
L27	S 35°59'20" E	9.00'	L37	S 35°59'20" E	9.00'
L28	S 35°59'20" E	9.00'	L38	S 35°59'20" E	9.00'
L29	S 35°59'20" E	9.00'	L39	S 35°59'20" E	9.00'
L30	S 35°59'20" E	9.00'	L40	S 35°59'20" E	9.00'
L31	S 35°59'20" E	9.00'	L41	S 35°59'20" E	9.00'
L32	S 35°59'20" E	9.00'	L42	S 35°59'20" E	9.00'
L33	S 35°59'20" E	9.00'	L43	S 35°59'20" E	9.00'
L34	S 35°59'20" E	9.00'	L44	S 35°59'20" E	9.00'
L35	S 35°59'20" E	9.00'	L45	S 35°59'20" E	9.00'
L36	S 35°59'20" E	9.00'	L46	S 35°59'20" E	9.00'
L37	S 35°59'20" E	9.00'	L47	S 35°59'20" E	9.00'
L38	S 35°59'20" E	9.00'	L48	S 35°59'20" E	9.00'
L39	S 35°59'20" E	9.00'	L49	S 35°59'20" E	9.00'
L40	S 35°59'20" E	9.00'	L50	S 35°59'20" E	9.00'
L41	S 35°59'20" E	9.00'	L51	S 35°59'20" E	9.00'
L42	S 35°59'20" E	9.00'	L52	S 35°59'20" E	9.00'
L43	S 35°59'20" E	9.00'	L53	S 35°59'20" E	9.00'
L44	S 35°59'20" E	9.00'	L54	S 35°59'20" E	9.00'
L45	S 35°59'20" E	9.00'	L55	S 35°59'20" E	9.00'
L46	S 35°59'20" E	9.00'	L56	S 35°59'20" E	9.00'
L47	S 35°59'20" E	9.00'	L57	S 35°59'20" E	9.00'
L48	S 35°59'20" E	9.00'	L58	S 35°59'20" E	9.00'
L49	S 35°59'20" E	9.00'	L59	S 35°59'20" E	9.00'
L50	S 35°59'20" E	9.00'	L60	S 35°59'20" E	9.00'
L51	S 35°59'20" E	9.00'	L61	S 35°59'20" E	9.00'
L52	S 35°59'20" E	9.00'	L62	S 35°59'20" E	9.00'
L53	S 35°59'20" E	9.00'	L63	S 35°59'20" E	9.00'
L54	S 35°59'20" E	9.00'	L64	S 35°59'20" E	9.00'
L55	S 35°59'20" E	9.00'	L65	S 35°59'20" E	9.00'
L56	S 35°59'20" E	9.00'	L66	S 35°59'20" E	9.00'
L57	S 35°59'20" E	9.00'	L67	S 35°59'20" E	9.00'
L58	S 35°59'20" E	9.00'	L68	S 35°59'20" E	9.00'
L59	S 35°59'20" E	9.00'	L69	S 35°59'20" E	9.00'
L60	S 35°59'20" E	9.00'	L70	S 35°59'20" E	9.00'
L61	S 35°59'20" E	9.00'	L71	S 35°59'20" E	9.00'
L62	S 35°59'20" E	9.00'	L72	S 35°59'20" E	9.00'
L63	S 35°59'20" E	9.00'	L73	S 35°59'20" E	9.00'
L64	S 35°59'20" E	9.00'	L74	S 35°59'20" E	9.00'
L65	S 35°59'20" E	9.00'	L75	S 35°59'20" E	9.00'
L66	S 35°59'20" E	9.00'	L76	S 35°59'20" E	9.00'
L67	S 35°59'20" E	9.00'	L77	S 35°59'20" E	9.00'
L68	S 35°59'20" E	9.00'	L78	S 35°59'20" E	9.00'
L69	S 35°59'20" E	9.00'	L79	S 35°59'20" E	9.00'
L70	S 35°59'20" E	9.00'	L80	S 35°59'20" E	9.00'
L71	S 35°59'20" E	9.00'	L81	S 35°59'20" E	9.00'
L72	S 35°59'20" E	9.00'	L82	S 35°59'20" E	9.00'
L73	S 35°59'20" E	9.00'	L83	S 35°59'20" E	9.00'
L74	S 35°59'20" E	9.00'	L84	S 35°59'20" E	9.00'
L75	S 35°59'20" E	9.00'	L85	S 35°59'20" E	9.00'
L76	S 35°59'20" E	9.00'	L86	S 35°59'20" E	9.00'
L77	S 35°59'20" E	9.00'	L87	S 35°59'20" E	9.00'
L78	S 35°59'20" E	9.00'	L88	S 35°59'20" E	9.00'
L79	S 35°59'20" E	9.00'	L89	S 35°59'20" E	9.00'
L80	S 35°59'20" E	9.00'	L90	S 35°59'20" E	9.00'
L81	S 35°59'20" E	9.00'	L91	S 35°59'20" E	9.00'
L82	S 35°59'20" E	9.00'	L92	S 35°59'20" E	9.00'
L83	S 35°59'20" E	9.00'	L93	S 35°59'20" E	9.00'
L84	S 35°59'20" E	9.00'	L94	S 35°59'20" E	9.00'
L85	S 35°59'20" E	9.00'	L95	S 35°59'20" E	9.00'
L86	S 35°59'20" E	9.00'	L96	S 35°59'20" E	9.00'
L87	S 35°59'20" E	9.00'	L97	S 35°59'20" E	9.00'
L88	S 35°59'20" E	9.00'	L98	S 35°59'20" E	9.00'
L89	S 35°59'20" E	9.00'	L99	S 35°59'20" E	9.00'
L90	S 35°59'20" E	9.00'	L100	S 35°59'20" E	9.00'



Woodside Park – Phase II looking easterly



Woodside Park – Phase II looking northwesterly



Woodside Park – Phase II looking southeasterly



Woodside Park – Phase II looking southwesterly



Woodside Park – Phase II looking westerly

Planning Commission Staff Report



Subject: Woodside Park Affordable Housing
Project Phase II
Project #: PL-18-03822
Author: Hannah M. Tyler, AICP, Senior Planner
Date: May 22, 2019
Type of Item: Master Planned Development

PLANNING DEPARTMENT

Summary Recommendations

Staff recommends that the Planning Commission review the submitted Master Planned Development, hold a public hearing and consider approving the Master Planned Development application based on the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Description

Applicant: Park City Municipal Corporation
Location: 1330 Empire Avenue, 1302 Norfolk Avenue, 1361 Woodside Avenue, and 1323 Woodside Avenue.
Zoning District: Recreation Commercial (RC) Zoning District
Adjacent Land Uses: Single-Family, Multi-Family, Municipal Uses, Resort Commercial, Recreation
Reason for Review: Master Planned Development Applications are reviewed and approved by the Planning Commission

Disclosure: Park City Municipal Corporation owns the property.

Proposal

The Woodside Park Phase II Project Team (Method Studios, Housing, and Community Development) is proposing the Land Use applications for the Phase II of the Woodside Park Affordable Housing Project as a significant step towards implementing the City's Affordable Housing critical priority goals. The MPD application was deemed complete on February 1, 2019. The proposed site location consists of 1330 Empire Avenue, 1302 Norfolk Avenue ("Significant" Single-Family Dwelling), 1361 Woodside Avenue, and 1323 Woodside Avenue. The MPD application proposal is described as follows:

- Phase II of the Woodside Park Affordable Housing Project will be located between Woodside Avenue and Empire Avenue, with a small portion of the development abutting Norfolk Avenue. There will be a total of 58 units, 52 of which will be deed restricted Affordable Housing units. The scope will include the following:
- Deed-restricted Affordable Housing Units (52 total):
 - Two (2) Triplex Dwellings abutting Woodside Avenue. The Triplex Dwellings take the form of "townhome style" units.
 - Two (2) Multi-Unit Dwellings centrally located on Lot 2 and accessed via Woodside Avenue. There will be a total of 46 "flats" comprised of studio, one (1), and two (2), bedroom units split between two (2) Multi-Unit Dwellings

- Market Rate Units (six [6] total):
 - A Multi-Unit Dwelling abutting Empire Avenue which will contain five (5) townhomes style attached units – 1330 Empire Avenue
 - One (1) “Significant” Single-Family Dwelling – 1302 Norfolk Avenue
- A Parking Garage located beneath the Woodside Avenue townhomes and Multi-Unit Dwellings (flats)
- A Public Access Easement running east-west which will link to the Woodside Park Phase I Access Easement. The Public Access Easement will also contain Public Art as determined by the Park City Public Art Board.
- Central gathering areas in the plaza space adjacent to the Public Access Easement.
- A trail connecting Norfolk Avenue to the central gathering area in the plaza and Public Access Easement.

Staff has provided Figures 1, 2, and 3 for site and project context.

***Figure 1:** Site Location Map (north is up). Note: the Right-of-Ways are outlined because they are a part of the proposed Plat Amendment.*



Figure 2: 45 degree bird's-eye view facing west on Woodside Avenue



Figure 3: Facing southwest on Woodside Avenue



Table 1 identifies the additional applications that will require Planning Commission review (these applications can be found in this meeting packet):

Table 1: Application Matrix

Project #:	Application Type:	Address:	Description:
PL-18-03817	Plat Amendment	1330 Empire Avenue, 1302 Norfolk Avenue, 1361 Woodside Avenue, and 1323 Woodside Avenue.	Woodside Park Phase II Subdivision creating a 3-Lot subdivision.
PL-18-03862	Conditional Use Permit (Multi-Unit Dwelling)	1330 Empire Avenue, 1361 Woodside Avenue, and 1323 Woodside Avenue.	Multi-Unit Dwelling(s).

At this time, no work is proposed on the “Significant” Single-Family Dwelling structure located at 1302 Norfolk Avenue. A new driveway will be installed triggering related removal of non-historic fence material and landscape materials on the site; however, all work complies with the Design Guidelines for Historic Districts and Historic Sites and would not trigger a full Historic District Design Review (HDDR). Any future work to the “Significant” Single-Family Dwelling structure will require a HDDR application.

Background

Please reference the March 27, 2019 Planning Commission meeting staff report for a complete background ([Staff Report](#), page 4).

On March 27, 2019, the Planning Commission reviewed the proposed Master Planned Development in a Work Session. The Planning Commission provided the following comments for the applicant to address:

- Identify Usable Open Space within the Open Space calculation – a diagram was recommended.
- Clarify the Parking Calculation as the applicant indicated that changes would occur to the Market Rate units on Empire Avenue.
- Provide additional information regarding the pedestrian access off of Norfolk Avenue.
- Address crosswalk concerns on the western end of the Pedestrian Access Easement.
- Address the Public Comment Letter submitted on March 21, 2019. The applicant has prepared a response as Exhibit F. The Planning Department has reviewed and verified the accuracy of the applicant’s response; the Planning Department is in agreement with the applicant’s response provided in Exhibit F as the document addresses all points of the Public Comment Letter submitted on March 21, 2019. In addition, staff has addressed the applicability of LMC § 15-6-5 in the analysis section below where staff has provided a detailed analysis of each review criterion.

Staff has pasted the applicant’s response below (*Times New Roman Italics font*). This is also available as Exhibit F and on the Affordable Housing Department [webpage](#).

Woodside Park, Phase II Proposed Housing Project FAQs

1. Is the Woodside Park, Phase II proposed housing project subject to the same laws and regulations as any other property owner or developer wanting to develop or re-develop property in Park City? Yes. The City follows the same regulatory requirements as any other Park City development proposal.

2. Is the City violating any provisions of the Land Management Code (LMC) and Master Planned Development (MPD) regulations for parking, open space, setbacks, and treatment of the historically significant property at 1302 Norfolk Avenue? No, the City is not acting in violation of the LMC and MPD regulations as follows:

- **Parking:** The Woodside Park, Phase II Housing project is providing 71 parking spaces, which is 8 more spaces than required based on the code parking calculations that are based on the number and size of the housing units.
- **Setbacks:** The Planning Commission has authority to decrease perimeter setbacks from 25 feet for MPD applications that are one acre or larger, to the zone required setbacks if it is necessary to provide desired architectural interest and variation.

The Woodside Park, Phase II Housing project is requesting use of the zone required setback to align with neighboring property buildings along Empire, Norfolk, and Woodside Avenues. This request does NOT increase the allowed density to be built on the site.

- **Open Space:** The Planning Commission has authority to reduce the required open space to 30% in exchange for project enhancement. The Woodside Park, Phase II Housing project is proposing 44.76% open space and project enhancements, including: 52 deed restricted affordable housing units; a public access easement running east-west linking Woodside Park, Phase II Housing project and Park Avenue to Empire Avenue and the Park City Mountain Resort base area; common plaza/gathering landscaped areas; public art opportunities; extra bicycle parking capacity (36 total); and a trail connecting Norfolk Avenue to the east-west public access easement.
- **Historic Preservation of 1302 Norfolk Avenue:** At this time, no physical modifications to the historically “Significant” single family home are requested. Any future work will require a Historic District Design Review (HDDR) application.

3. How has the City received public input from the neighbors and community?

Throughout the process, the Affordable Housing Team has conducted public outreach efforts during the following events:

Public Open Houses:

- Tuesday, March 20, 2018 – 4:00-6:00 p.m. – Miner’s Hospital
- Tuesday, March 27, 2018 – 5:00-7:00 p.m. – Park City Library
- Tuesday, September 11, 2018 – 7:00 p.m. – Park City Library (in cooperation with the Sustainability Department)
- Tuesday, September 18, 2018 – 5:00-7:00 p.m. – Park City Library

Digital Public Engagement:

- **Neighborhood E-mail Blasts:** the Affordable Housing staff collected emails from interested neighbors and sent out informational emails about public events taking place along with contact information for further questions or comments.
- **Engage Park City:** The project has been posted on the Engage Park City website. The site allows the general public to look at proposed plans and provide feedback.

4. How was the size of the Woodside Park, Phase II project determined to be code compliant and appropriate? The size of a project is measured as density, height limits and setback requirements from the property lines. The density is measured in the Land Management Code (LMC) as Floor Area Ratio (FAR) and defined as the maximum allowed Gross Floor Area divided by the Area of the Lot or Parcel. The Recreation Commercial (RC) zoning allows up to a 1.0 FAR.

The Woodside Park, Phase II Housing project is proposing a 0.938 FAR and does not exceed the maximum density in the zone. In addition, the project proposal does not exceed the zone maximum height of 35 feet above existing grade or 40 feet if the roof is sloped at a pitch that is 4:12 or higher.

The configuration of the buildings within the development takes careful consideration for the surrounding developments. Multi-Unit Dwellings and/or Triplex Dwellings that abut Woodside Avenue and Empire Avenue are consistent with the development patterns of the streetscape.

5. How were the Woodside Park, Phase II traffic impacts and parking requirements determined? The traffic impacts were assessed by third party traffic engineers. Traffic counts were taken, and the data was analyzed to determine if increase traffic from the project would affect the level of service that each street is designed for. The study concluded that both streets will continue to operate at an acceptable level after the development is completed so no mitigation efforts are required.

The traffic analysis report is included in the MPD application materials that were submitted to the [Planning Commission](#).

6. How is the Woodside Park, Phase II affecting the “Significant” single-family dwelling adjacent to the project at 1302 Norfolk? The Woodside Park, Phase II project is not modifying the “Significant” single-family dwelling at 1302 Norfolk Avenue. The single-family dwelling at 1302 Norfolk Avenue will remain on its own separate lot. The lots adjacent to the 1302 Norfolk home to the north were incorporated into the Woodside Park, Phase II project to allow for utility access. The existing sheds and garage that are currently on the adjacent lots are not historic will be taken down.

7. Why is the City allowed to use the Master Planned Development process for this project? A Master Planned Development (MPD) is a Conditional Use in the Recreation Commercial (RC) zone. This requires that a Conditional Use application be approved by the Planning Commission. The Land Management Code (LMC) does not require that projects containing affordable housing use the Master Planned Affordable Housing Development section of the LMC. The purpose of this section of code is to promote and encourage the private sector to develop affordable housing. The benefit of the Master Planned Affordable Housing Development is the possibility of density bonuses for projects that are 100% affordable.

The Woodside Park, Phase II project is not requesting any density bonuses, nor is the project 100% affordable.

Analysis

This application is for Master Planned Development under LMC § 15-6-5. No application for an Affordable Housing Master Planned Development under LMC § 15-6-7 has been filed. Staff plainly reads the LMC to say that LMC § 15-6-7 only applies to 100% Affordable Housing Projects and, more importantly, does not contain mandatory language applicable to any project with an Affordable Housing unit in it. Otherwise, contrary provisions in the main section would additionally conflict and not make any sense. For example the separate density bonus for MPDs with over 30% affordable housing in LMC § 15-6-5 (A)(1)(b) and the separate open space reduction in subsection LMC § 15-6-5 (D). Additionally, none of the standards including the actual density bonus LMC § 15-6-7 (E) separately qualify the 100% requirement, because the purpose section clarifies the whole section applies only to 100% Affordable Housing MPDs. For example, the next subsection regarding Rental Restriction reinforces and references the singular “this exception” meaning the one exception (100% Affordable). Staff finds that the Public Comment letters submitted by Fabian VanCott (Nicole DeForge) are citing the incorrect section of the Land Management Code; therefore, their claims of non-compliance with the Land Management Code LMC § 15-6-7 are invalid.

The following analysis of the proposed MPD application addresses all sections of LMC § 15-6-5.

The Planning Commission provided the applicant with comments during their March 27, 2019 meeting. When applicable, staff has addressed Planning Commission comments in their respective sections of the Requirements outlined below. Staff has provided analysis and an indication of compliance of the Master Planned Development Requirements as outlined in [LMC § 15-6-5](#):

A. Density. The type of Development, number of units and Density 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 and the Density located in the most appropriate locations.

Complies. The RC Zoning District allows up to a 1.0 Floor Area Ratio (FAR). The proposed development is proposing a .938 FAR. The proposed Density of the MPD does not exceed the maximum Density in the zone. The configuration of the buildings within the development takes careful consideration for the surrounding developments. Multi-Unit Dwellings and/or Triplex Dwellings that abut Woodside Avenue and Empire Avenue are consistent with the development patterns of the streetscape. The proposed development includes the following:

1. Deed-restricted Affordable Housing Units (52 total):
 - Two (2) Triplex Dwellings abutting Woodside Avenue. The Triplex Dwellings take the form of “townhome style” units.

- Two (2) Multi-Unit Dwellings centrally located on Lot 2 and accessed via Woodside Avenue. There will be a total of 46 “flats” comprised of studio, one (1), and two (2), bedroom units split between two (2) Multi-Unit Dwellings
2. Market Rate Units (seven [6] total)*:
- A Multi-Unit Dwelling abutting Empire Avenue which will contain five (5) townhomes style attached units – 1330 Empire Avenue
 - One (1) “Significant” Single-Family Dwelling – 1302 Norfolk Avenue

**NOTE: The total number of the Empire Avenue “Townhomes” has been reduced to five (5) from six (6); therefore, the total number of Market Rate Units has been reduced to six (6) from a total of seven (7) as presented on March 27, 2019. There is no impact on the total number of Deed-restricted Affordable Housing Units (52).*

B. Maximum Allowed Building Footprint for Master Planned Developments within the HR-1 and HR-2 Districts.

Not applicable. The site is not located in the HR-1 or HR-2 District. The proposed MPD is located in the RC Zoning District.

- C. Setbacks.** The minimum Setback around the exterior boundary of an MPD shall be twenty five feet (25') for Parcels greater than one (1) acre in size. In some cases, that Setback may be increased to retain existing Significant Vegetation or natural features or to create an adequate buffer to adjacent Uses, or to meet historic Compatibility requirements. The Planning Commission may decrease the required perimeter Setback from twenty five feet (25') to the zone required Setback if it is necessary to provide desired architectural interest and variation. The Planning Commission may reduce Setbacks within the project from those otherwise required in the zone to match an abutting zone Setback, provided the project meets minimum Uniform Building Code and Fire Code requirements, does not increase project Density, maintains the general character of the surrounding neighborhood in terms of mass, scale and spacing between houses, and meets open space criteria set forth in Section 15-6-5(D).

Complies, pending MPD Approval. Applicant requests Setback reductions. Per [LMC 15-6-5\(C\) MPD Requirements - Setbacks](#), the minimum Setback around the exterior boundary of an MPD shall be twenty five feet (25') for Parcels greater than one (1) acre in size. However, per [LMC 15-6-5\(C\)\(1\) MPD Requirements - Setbacks](#), the Planning Commission may decrease the required perimeter Setback from twenty-five feet (25') for MPD applications one (1) acre or larger to the zone required Setback if it is necessary to provide desired architectural interest and variation.

Woodside Park Affordable Housing Phase II is requesting a Setback reduction to the Zone required Setback so that the development is aligned with the neighboring properties along the streetscapes of Empire Avenue, Norfolk Avenue, and Woodside

Avenue. This setback reduction will not result in increased density. Staff has provided Figure 6 for streetscape context.

Figure 4: Excerpt from Sheet A901.7. Red dashed line identifies the as-measured 20 foot (20') Front Yard Setback line for the entire streetscape shown.



The applicant is requesting an additional Rear Yard setback reduction to five feet (5') from the required 10 feet (10') for a portion of Lot 2. The purpose of this staff-supported Setback Reduction is to accommodate a utility easement for Lot 1 (1330 Empire Avenue). Due to the steep grade of Lot 1, the design team has worked with Snyderville Basin Water Reclamation District (SBWRD) to create a utility easement that allows the private lateral sewer line for the Multi-Unit Dwelling (five [5] townhome style units) on Lot 1 to connect to the Norfolk Avenue sewer which

eliminates the need to pump up to Empire Avenue. Per SBWRD, private sewer laterals cannot extend beyond property lines so this sewer line could not drain to Woodside Avenue as it would have had to extend into Lot 2. Staff has provided Figure 5 which outlines the proposed Lot Configuration for context.

Figure 5: Excerpt from proposed Plat identifies the proposed lot configuration.



WOODSIDE PARK SUBDIVISION—PHASE II

The total of the utility easement on Lot 1 (ten feet [10']) and the proposed Rear Setback for Lot 2 (five feet [5']) exceeds the required RC Rear Zoning District Yard Setback of 10 feet (10') as combined, these setbacks equal fifteen feet (15') in total. Given the total separation from the adjacent lot that is located south of Lot 1 and not part of the Woodside Park Phase II project (known as 1314 Empire Avenue), staff finds that this Rear Yard Setback reduction will have no adverse effect on the neighboring property or RC Zoning District. This setback reduction will not result in increased density. Staff has provided Figure 6 which details the specific area of the Rear Yard Setback reduction for Lot 2.

Figure 6: Excerpt from Sheet A901.41. The shaded orange areas identify where a Rear Yard Setback reduction to five feet (5') is requested.

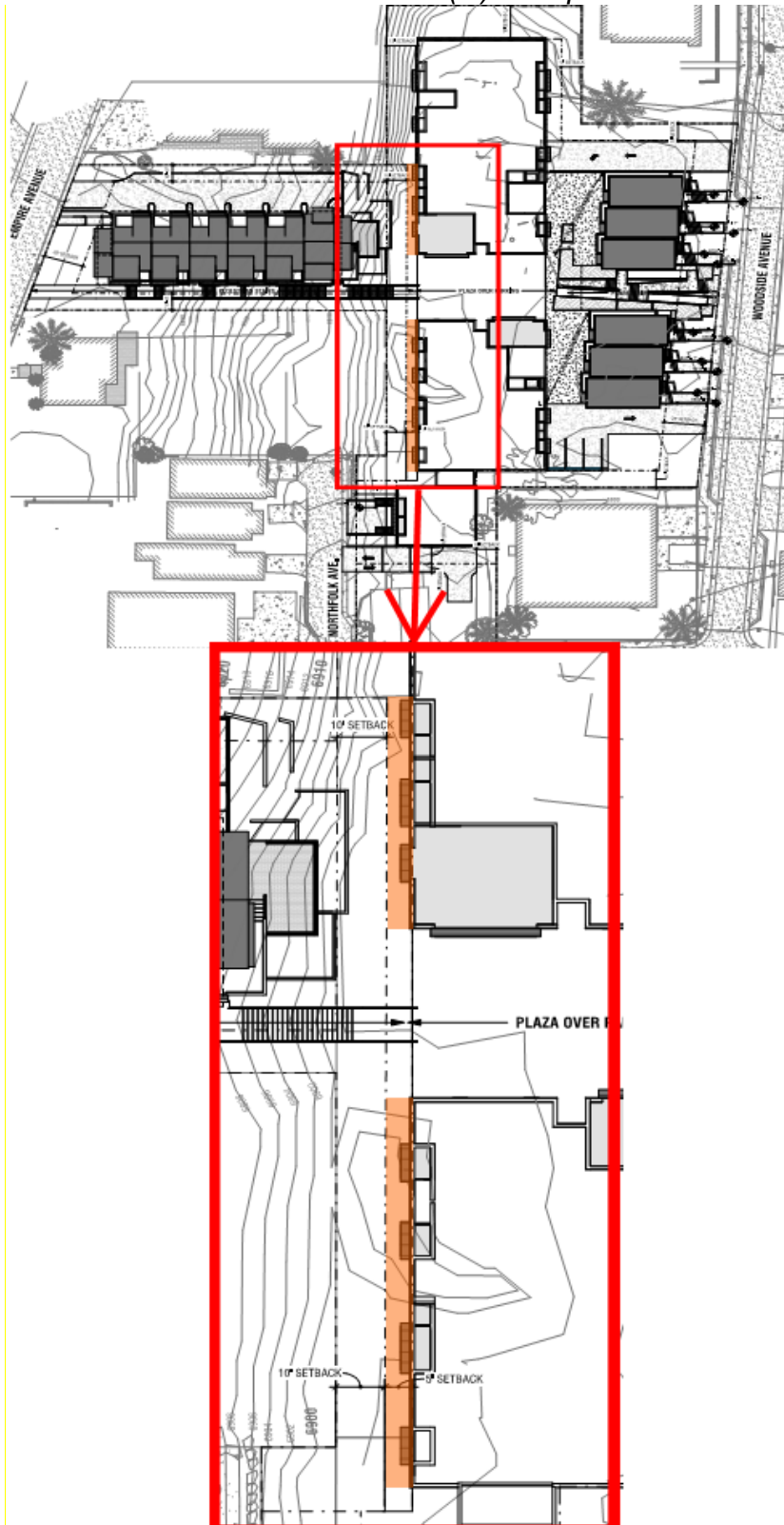


Table 2: The applicable Land Management Code (LMC) Setbacks and compliance in the RC District:

	Proposed:			LMC Requirement:
	Lot 1	Lot 2	Lot 3	
Front Yard Setbacks by Use – feet (ft.)	Multi-Unit Dwelling (Empire Avenue) 20 ft.	Multi-Unit Dwellings (Woodside Avenue) 20 ft.	Single-Family Dwelling 6 ft. 11 in.	Multi-Family Dwelling 20 ft.; <i>complies</i> Single-Family 10 ft. <i>complies, Historic Structure (existing condition)</i>
Rear Yard Setbacks – feet (ft.)	Multi-Unit Dwelling (Empire Avenue) 28 ft. 7 in.	Multi-Unit Dwellings (Woodside Avenue) 10 ft. and 5 ft.	Single-Family Dwelling 33 ft. – 34 ft. (south to north)	Multi-Family Dwelling 10 ft. (5ft. reduction); <i>complies, pending MPD approval.</i> Single-Family 10 ft.; <i>complies</i>
Side Yard Setbacks– feet (ft.)	Multi-Unit Dwelling (Empire Avenue) 15 ft. 4 in. (south) 23 ft. 7 in. (north)	Multi-Unit Dwellings (Woodside Avenue) 10 ft. (south and north)	Single-Family Dwelling 5 ft. 7 in. (south) 12 ft. (north)	Single-Family 5 ft., total 14 ft.; <i>complies</i> Multi-Family Dwelling 10 ft.; <i>complies</i>

D. Open Space. All Master Planned Developments shall contain a minimum of sixty percent (60%) open space as defined in LMC Chapter 15-15.

For Applications proposing the redevelopment of existing Developments, the Planning Commission may reduce the required open space to thirty percent (30%) in exchange for project enhancements in excess of those otherwise required by the Land Management Code that may directly advance policies reflected in the applicable General Plan sections or more specific Area plans. Such project enhancements may include, but are not limited to, Affordable Housing, greater landscaping buffers along public ways and public/private pedestrian Areas that provide a public benefit, increased landscape material sizes, public transit improvement, public pedestrian plazas, pedestrian way/trail linkages, Public Art, and rehabilitation of Historic Structures.

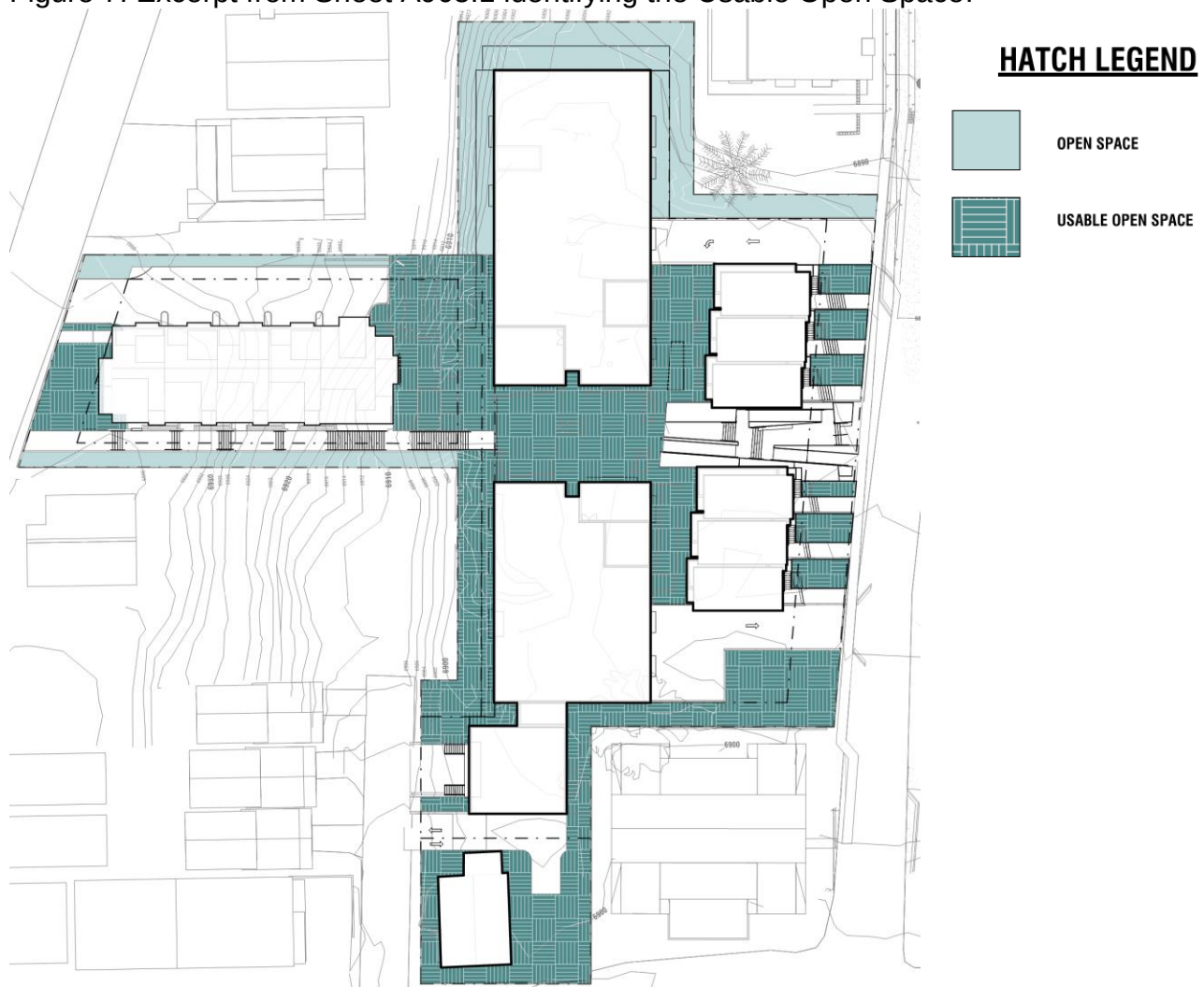
Complies, pending MPD approval. The proposed MPD is in the RC zone and is considered a redevelopment of existing Development; therefore, the Planning Commission may reduce the required open space to 30% in exchange for project enhancements. The proposed MPD area is a total of 64,904 square feet. The applicant is proposing 44.76% Open Space which equates to 29,051 square feet.

Staff finds that this project provides ample project enhancements, including but not limited to:

- 52 deed restricted Affordable Housing units.
- A Public Access Easement running east-west which will link Woodside Park Phase I (Park Avenue) to Empire Avenue (Park City Mountain base).
- Common hardscaped gathering/plaza spaces landscaping areas for use by the property owners within the Woodside Park Phase II.
- Public Art will be installed within the Public Access Easement as determined by the Park City Public Art Board.
- Excess Bicycle Parking stalls from what is required (36 total).
- A trail connecting Norfolk Avenue to the central gathering area in the plaza and Public Access Easement.

Planning Commission requested a diagram identifying the Usable Open Space. According to the Usable Open Space diagram on sheet A905.1 (Figure 7), the Usable Open Space equates to 34.19% of the site or 22,191 square feet.

Figure 7: Excerpt from Sheet A905.1 identifying the Usable Open Space.



E. Off-Street Parking. The number of Off-Street Parking Spaces in each Master Planned Development shall not be less than the requirements of this code, except that the Planning Commission may increase or decrease the required number of Off-Street Parking Spaces based upon a parking analysis submitted by the Applicant at the time of MPD submittal.

Complies. The applicant updated the Parking Calculation based on the reduction in Market Rate units and increase in parking stalls provided for the Empire Avenue units. The total required Parking Spaces of the entire project is 63 Parking Spaces. The total number of Parking Spaces provided by the project is 71 Parking Spaces. The project has also triggered a requirement of 8 bicycle parking stalls. The applicant is providing 36 bicycle parking stalls. For further details, Sheet A901 details the Parking requirements by unit.

Figure 8: The location of Parking stalls throughout the site from Sheet A901.

PROVIDED PARKING STALLS	
Type	Count
Empire Townhome	
Empire Townhome Stall	10
	10
Historic Home Parking	
Historic Home	1
	1
Northfolk 4-Plex	
Northfolk Private Garage	3
Northfolk Surface Stall	1
	4
Parking Garage	
9' x 18' - 90 deg	32
Electric Charging Station/Stall	7
Woodside Townhome Stall	12
9' x 18' (5' Aisle) ADA Stall	1
9' x 18' (8' Aisle) Van Stall	1
	53
Surface Parking	
Surface Stall	3
	3
Grand total	71

F. 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. Height exceptions will not be granted for Master Planned Developments within the HR-1, HR-2, HRC, and HCB Zoning Districts. 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.

Complies. The proposed MPD complies with the Building Height requirements for the RC Zoning District. No Height exception is requested.

- G. Site Planning.** An MPD shall be designed to take into consideration the characteristics of the Site upon which it is proposed to be placed. The project should be designed to fit the Site, not the Site modified to fit the project. The following shall be addressed in the Site planning for an MPD:
1. Units should be clustered on the most developable and least visually sensitive portions of the Site with common open space separating the clusters. The open space corridors should be designed so that existing Significant Vegetation can be maintained on the Site.
 2. Projects shall be designed to minimize Grading and the need for large retaining Structures.
 3. Roads, utility lines, and Buildings should be designed to work with the Existing Grade. Cuts and fills should be minimized.
 4. Existing trails should be incorporated into the open space elements of the project and should be maintained in their existing location whenever possible. Trail easements for existing trails may be required. Construction of new trails will be required consistent with the Park City Trails Master Plan.
 5. Adequate internal vehicular and pedestrian/bicycle circulation should be provided. Pedestrian/ bicycle circulations shall be separated from vehicular circulation and may serve to provide residents the opportunity to travel safely from an individual unit to another unit and to the boundaries of the Property or public trail system. Private internal Streets may be considered for Condominium projects if they meet the minimum emergency and safety requirements.
 6. The Site plan shall include adequate Areas for snow removal and snow storage. The landscape plan shall allow for snow storage Areas. Structures shall be set back from any hard surfaces so as to provide adequate Areas to remove and store snow. The assumption is that snow should be able to be stored on Site and not removed to an Off-Site location.
 7. It is important to plan for trash storage and collection and recycling facilities. The Site plan shall include adequate Areas for trash dumpsters and recycling containers, including an adequate circulation area for pick-up vehicles. These facilities shall be enclosed and shall be included on the site and landscape plans for the Project. Pedestrian Access shall be provided to the refuse/recycling facilities from within the MPD for the convenience of residents and guests. [...]
 8. The Site planning for an MPD should include transportation amenities including drop-off Areas for van and shuttle service, and a bus stop, if applicable.
 9. Service and delivery Access and loading/unloading Areas must be included in the Site plan. The service and delivery should be kept separate from pedestrian Areas.

Complies. Below, Staff has provided analysis for the each applicable criterion listed above:

1. The units are sited in such a way that is compatible with other residential structures in the RC Zoning District, specifically respecting the rhythm and scale of the streetscape on Norfolk Avenue, Woodside Avenue and Empire Avenue.
2. Lot 1 contains the relatively steep slope on the site. The applicant has stepped the series of five (5) townhomes with the topography which helps retain the site. Lot 2 and Lot 3 have a slight slope but the parking garage will accomplish a bulk of the retaining for the Multi-Unit Dwellings on this site. All retaining walls that will be required will be stepped with vegetation between each set of walls. This can be seen between the Multi-Unit Dwelling (townhomes) on Lot 1 and the Multi-Unit Dwellings on Lot 2.
3. Roads, utility lines, and Buildings are designed to work with the Existing Grade. Cuts and fills are minimized.
4. No Trails exist on site. There is a pedestrian walkway and connecting trail that are valuable connector trails; however, these are not on Trails Master Plan but has been a community goal for a while. Any new sidewalks will connect to existing sidewalks within the periphery.
 - As was requested by Planning Commission on March 27, 2019, the applicant revised their plans to include a trail connecting Norfolk Avenue to the central gathering area in the plaza and Public Access Easement.

Figure 9: Excerpt of Sheet A901.7 showing close up of trail (shaded red) connecting Norfolk Avenue to the gathering area in the plaza and Public Access Easement.



5. The project scope includes an Access Easement running east-west which will link the City Park and Park Avenue bus stops (from Woodside Park Phase I) to Empire Avenue. This access easement will provide an important link to future development and improve existing pedestrian circulation in the Lower Park Avenue core. Sidewalks external and internal to the site provide additional pedestrian connectivity. The applicant has also submitted a Traffic Study (Exhibit B) to further analyze the vehicular movement to and from the Public Right-of-Way. The submitted Traffic Study analyzes vehicular impacts to Empire Avenue and Woodside Avenue. The Traffic Study concludes that the trip generation of the proposed project will not have a negative impact on the Level of Service for both Empire Avenue or Woodside Avenue. Park Avenue is considered a Major Residential Collector. Even with the vehicle counts provided in the submitted Traffic Study, Park Avenue would still maintain a Level of Service within the acceptable delays for a 2-lane Collector street.
 - As was requested by Planning Commission on March 27, 2019, staff and the project applicant will continue to work with the City's Streets and Engineering Departments on future solutions within the Right-of-Way.
6. The architect has provided ample snow storage areas in accordance with the requirements of the LMC for the Access Easement, internal sidewalks, and Parking Lot. Specific square footage calculations have been provided on sheet A501 where required by the LMC and will be verified during CUP review.
7. Enclosed trash and recycling areas have been provided on site which included a total of four (4) dumpsters (two [2] Recycling and two [2] Trash) for the units on Lot 2 and 12 trash cans (6 Recycling and 6 Trash) for the Multi-Unit Dwelling (townhomes) abutting Empire Avenue. The trash cans will be stored in each townhome's garage. The Parking Garage will store the four (4) dumpsters.
8. Not applicable, there is already a bus stop on adjacent Park Avenue and Empire Avenue. ADA compliant Parking Spaces have been provided in the Parking Lot which will facilitate van/shuttle drop-off for ADA uses.
9. Not applicable, there are no commercial uses proposed as a part of the MPD application which would require service and delivery access.

H. Landscape and Street Scope. A complete landscape plan must be submitted with the MPD application. The landscape plan shall comply with all criteria and requirements of LMC Section 15-5-5(M) Landscaping.

Complies. A landscape plan has been submitted, see sheet A901.7 and A901.8. The applicant is proposing landscaping throughout the project that is consistent with the area, including, but not limited to, natural turf, native grasses, deciduous trees, shrubs, and other alpine perennials.

I. Sensitive Lands Compliance. All MPD Applications containing any Area within the Sensitive Areas Overlay Zone will be required to conduct a Sensitive Lands Analysis and conform to the Sensitive Lands Provisions, as described in LMC Section 15-2.21.

Not Applicable. The site is not located within the Sensitive Lands Overlay District.

- J. Employee/Affordable Housing.** MPD Applications shall include a housing mitigation plan which must address employee Affordable Housing as required by the adopted housing resolution in effect at the time of Application.

Complies. The proposed MPD exceeds to required Affordable Housing obligation for a project of this size. 52 of the 58 proposed units are designated as Affordable Housing and will be deed restricted as such. The Affordability has been established by [Resolution 03-2017](#), specifically in Section 17 (B) Rental Units and (C) For Sale Units. This project will comply with the above Sections of [Resolution 03-2017](#) and definitions of Affordable.

- K. Child Care.** A Site designated and planned for a Child Care Center may be required for all new single and multi-family housing projects if the Planning Commission determines that the project will create additional demands for Child Care.

Complies. Staff does not find that this project shall trigger the requirement for a Child Care Center as the scale of this project is less than the allowed Zone Density. In addition, the Park City Library has Child Care which is located within walking distance and there is significant open space within the vicinity and on the proposed project site (City Park, Library Park, etc.).

- L. Mine Hazards.** All MPD applications shall include a map and list of all known Physical Mine Hazards on the property and a mine hazard mitigation plan.

Not Applicable. There are no known Physical Mine Hazards on the property.

- M. Historic Mine Waste Mitigation.** For known historic mine waste located on the property, a soil remediation mitigation plan must be prepared indicating areas of hazardous soils and proposed methods of remediation and/or removal subject to the Park City Soils Boundary Ordinance requirements and regulations. See Title Eleven Chapter Fifteen of the Park City Municipal Code for additional requirements.

Not Applicable. There are no known Physical Mine Hazards on the property. The site is not located within the Soils Ordinance Boundary.

- N. General Plan Review.** All MPD applications shall be reviewed for consistency with the goals and objectives of the Park City General Plan; however such review for consistency shall not alone be binding.

Complies. Staff finds that the proposed MPD fulfills the following Goals, Objectives, and/or Implantation Strategies of the General Plan:

- [Goal 3: Park City will encourage alternative modes of transportation on a regional and local scale to maintain our small town character](#), page 42.

- Objective 3A, page 43.
- Community Planning Strategies 3.1, 3.2, 3.3, 3.4, 3.5, page 44.
- City Implementation Strategies 3.7, 3.11, 3.12, 3.15, page 45.
- [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 15% below 2005 levels in 2020](#), page 56.
 - Objectives 5A, 5B, 5C, page 57.
 - Community Planning Strategies 5.1, 5.2, 5.6, 5.8, page 58.
 - City Implementation Strategies 5.15, 5.17, 5.20, 5.24, page 59.
- [Goal 7: Life Cycle Housing: Create a diversity of primary housing opportunities to address the changing needs of residents](#), page 70.
 - Objectives 7A, 7B, page 71.
 - Community Planning Objectives 7.1, 7.1.3, page 72.
 - City Implementation Strategies 7.7, page 73.
- [Goal 8: Workforce Housing: Increase affordable housing opportunities and associated services for the workforce of Park City](#), page 74.
 - Objectives 8A, 8B, 8C, page 74.
 - Community Planning Strategies 8.1, 8.2, 8.8, page 76.
 - City Implementation Strategies 8.11, 8.15, 8.17, page 77.
- [Goal 15: Preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations](#), page 106.
 - Objectives 15A, 15B, 15E, page 107.
 - Community Planning Strategy 15.7, page 108.
 - City Implementation Strategies 15.16, page 109.

O. Historic Sites. All MPD Applications shall include a map and inventory of Historic Structures and Sites on the Property and a Historic Structures Report, as further described on the MPD application. The Historic Structures Report shall be prepared by a Qualified Historic Preservation Professional.

Complies. The applicant provided a site plan and documentation for Historic Single-Family Dwelling located at 1302 Norfolk Avenue. At this time, no work is proposed on the “Significant” Single-Family Dwelling structure located at 1302 Norfolk Avenue. A new driveway will be installed triggering related removal of non-historic fence material and landscape materials on the site; however, all work complies with the Design Guidelines for Historic Districts and Historic Sites and would not trigger a full Historic District Design Review (HDDR). Any future work to the “Significant” Single-Family Dwelling structure will require a HDDR application.

Notice

On March 13, 2019 and May 8, 2019 the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published on the Utah Public Notice Website and Park Record on March 9, 2019 and May 4, 2019 according to requirements of the Land Management Code.

Public Input

Public comment has been included as Exhibit D.

Summary Recommendation

Staff recommends that the Planning Commission review the submitted Master Planned Development, hold a public hearing and consider approving the Master Planned Development application based on the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact:

1. The proposed site location consists of 1330 Empire Avenue, 1302 Norfolk Avenue (“Significant” Single-Family Dwelling), 1361 Woodside Avenue, and 1323 Woodside Avenue.
2. The proposed site is located in the Recreation Commercial (RC) Zoning District.
3. The site is known as the Woodside Park Affordable Housing Project Phase II.
4. Phase II of the Woodside Park Affordable Housing Project will be located between Woodside Avenue and Empire Avenue, with a small portion of the development abutting Norfolk Avenue. There will be a total of 58 units, 52 of which will be deed restricted Affordable Housing units. The scope will include the following:
 - Deed-restricted Affordable Housing Units (52 total):
 - Two (2) Triplex Dwellings abutting Woodside Avenue. The Triplex Dwellings take the form of “townhome style” units.
 - Two (2) Multi-Unit Dwellings centrally located on Lot 2 and accessed via Woodside Avenue. There will be a total of 46 “flats” comprised of studio, one (1), and two (2), bedroom units split between two (2) Multi-Unit Dwellings
 - Market Rate Units (six [6] total):
 - A Multi-Unit Dwelling abutting Empire Avenue which will contain five (5) townhomes style attached units – 1330 Empire Avenue
 - One (1) “Significant” Single-Family Dwelling – 1302 Norfolk Avenue
 - A Parking Garage located beneath the Woodside Avenue townhomes and Multi-Unit Dwellings (flats)
 - A Public Access Easement running east-west which will link to the Woodside Park Phase I Access Easement. The Public Access Easement will also contain Public Art as determined by the Park City Public Art Board.
 - Central gathering areas in the plaza space adjacent to the Public Access Easement.
 - A trail connecting Norfolk Avenue to the central gathering area in the plaza and Public Access Easement.
5. The Woodside Park Phase II Project Team (Method Studios, Housing, and Community Development) is proposing the Land Use applications for the Phase II of the Woodside Park Affordable Housing Project as a significant step towards implementing the City’s Affordable Housing critical priority goals.
6. Throughout the process, the Affordable Housing Team has conducted public outreach efforts during the following events:

Public Open Houses:

- Tuesday, March 20th, 2018 – 4pm-6pm – Miner’s Hospital
- Tuesday, March 27th, 2018 – 5pm-7pm – Park City Library
- Tuesday, September 11th, 2018 – 7pm – Park City Library (in cooperation with the Sustainability Department)
- Tuesday, September 18th, 2018 – 5pm-7pm – Park City Library
- Scheduled for, Monday, May 20th, 2019 – 6pm – 7pm – Park City Library

Digital Public Engagement:

- Neighborhood E-mail Blasts: the Affordable Housing staff collected emails from interested neighbors to the project and sent out informational emails letting them know of any public events were taking place along with contact information if they had further questions or comments.
 - Engage Park City: The project has been posted on the Engage Park City website. This site allows the general public to look at proposed plans and provide feedback.
7. The MPD application was deemed complete on February 1, 2019.
 8. There are three (3) applications total for the entire scope of Phase II, including a Master Planned Development, Conditional Use Permit, and Plat Amendment.
 9. The Planning Commission reviewed, held a public hearing, and continued the Master Planned Development application during a Work Session on March 27, 2019.
 10. At the March 27, 2019 Work Session, the Planning Commission reviewed the entire scope of the project and requested that the following items be addressed:
 - Identify Usable Open Space within the Open Space calculation – a diagram was recommended.
 - Clarify the Parking Calculation as the applicant indicated that changes would occur to the Market Rate units on Empire Avenue.
 - Provide additional information regarding the pedestrian access off of Norfolk Avenue.
 - Address crosswalk concerns on the western end of the Pedestrian Access Easement.
 - Address the Public Comment Letter submitted on March 21, 2019. The applicant has prepared a response as Exhibit F. The Planning Department has reviewed and verified the accuracy of the applicant’s response; the Planning Department is in agreement with the applicant’s response provided in Exhibit F as the document addresses all points of the Public Comment Letter submitted on March 21, 2019.
 11. On March 13, 2019 and May 8, 2019 the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published on the Utah Public Notice Website and Park Record on March 9, 2019 and May 4, 2019 according to requirements of the Land Management Code.
 12. The proposal complies with Land Management Code (LMC) § 15-6-5(A) Density as the proposed Density of the MPD does not exceed the maximum Density in the zone. The proposed MPD consists of a .938 Floor Area Ratio (FAR) which is less than the base zone density of 1.0 FAR.
 13. Land Management Code (LMC) § 15-6-5(B) Building Footprint is not applicable as the site is not located in the HR-1 or HR-2 District. The proposed MPD is located in the Recreation Commercial (RC) Zoning District.

14. The proposal complies with Land Management Code (LMC) § 15-6-5(C) Setbacks. Per [LMC 15-6-5\(C\) MPD Requirements - Setbacks](#), the minimum Setback around the exterior boundary of an MPD shall be twenty five feet (25') for Parcels greater than one (1) acre in size. However, per [LMC 15-6-5\(C\)\(1\) MPD Requirements - Setbacks](#), the Planning Commission may decrease the required perimeter Setback from twenty-five feet (25') for MPD applications one (1) acre or larger to the zone required Setback if it is necessary to provide desired architectural interest and variation.
15. Woodside Park Affordable Housing Phase II is requesting a Setback reduction to the Zone required Setback so that the development is aligned with the neighboring properties along the streetscapes of Empire Avenue, Norfolk Avenue, and Woodside Avenue. This setback reduction will not result in increased density.
16. The minimum Setbacks for the proposed Multi-Unit Dwelling on Lot 1 shall be:
 - Front Yard: 20 feet (20')
 - Side Yard: 10 feet (10')
 - Rear Yard 10 feet (10')
17. The minimum Setbacks for the Multi-Unit Dwellings on Lot 2 shall be:
 - Front Yard: 20 feet (20')
 - Side Yard: 10 feet (10')
 - Rear Yard: 10 feet (10') and reduced to five feet (5') for the area highlighted in Figure 8 on page 8 in the staff report. The applicant is requesting an additional Rear Yard setback reduction to five feet (5') from the required 10 feet (10') for a portion of Lot 2. The purpose of the Setback Reduction is to accommodate a utility easement for Lot 1 (1330 Empire Avenue).
18. The minimum Setbacks for existing Historic Single-Family Dwelling on Lot 3 shall be:
 - Front Yard: 10 ft. for new construction; however the existing Historic Structure is a Legal Non-Complying Structure with a Front Yard Setback measuring six feet eleven inches (6'11")
 - Side Yard: Minimum five feet (5') and a minimum total of 14 feet (14')
 - Rear Yard: 10 feet
19. The proposal complies with Land Management Code (LMC) § 15-6-5(D) Open Space because the proposed MPD is considered a redevelopment of existing Development; therefore, the Planning Commission shall reduce the required open space to 30% in exchange for project enhancements. The applicant is proposing 44.76% Open Space which equates to 29,051 square feet.
20. The proposal complies with LMC 15-3-5(E) as the total required Parking Spaces of the entire project is 63 Parking Spaces. The total number of Parking Spaces provided by the project is 71 Parking Spaces.
21. Per LMC 15-3-9 Bicycle Parking Requirements, the Multi-Unit Dwelling must provide at least seven (7) bicycle Parking Spaces or ten percent (10%) of the required off-Street Parking Spaces, whichever is greater, for the temporary storage of bicycles. The applicant is proposing to provide 36 Bicycle Parking Spaces.
22. The proposal complies with Land Management Code (LMC) § 15-6-5(F) Building Height because the proposed MPD complies with the Building Height requirements for the RC Zoning District. No Height exception is requested.

23. The proposal complies with Land Management Code (LMC) § 15-6-5(G) Site Planning because; the units are sited in such a way that is compatible with other residential structures in the RC Zoning District, specifically respecting the rhythm and scale of the streetscape on Norfolk Avenue, Woodside Avenue and Empire Avenue; The applicant has stepped the series of five (5) townhomes with the topography which helps retain the site. Lot 2 and Lot 3 have a slight slope but the parking garage will accomplish a bulk of the retaining for the Multi-Unit Dwellings on this site; Roads, utility lines, and Buildings are designed to work with the Existing Grade. Cuts and fills are minimized; There is a pedestrian walkway and connecting trail that are valuable connector trails; The project scope includes an Access Easement running east-west which will link the City Park and Park Avenue bus stops (from Woodside Park Phase I) to Empire Avenue; Enclosed trash and recycling areas have been provided on site.
24. The proposal complies with Land Management Code (LMC) § 15-6-5(H) Landscape and Street Scape as the applicant is proposing landscaping throughout the project that is consistent with the area, including, but not limited to, natural turf, native grasses, deciduous trees, shrubs, and other alpine perennials.
25. Land Management Code (LMC) § 15-6-5(I) Sensitive Lands Compliance is not applicable as the site is not located within the Sensitive Lands Overlay District.
26. The proposal complies with Land Management Code (LMC) § 15-6-5(J) Employee/Affordable as the proposed MPD exceeds to required Affordable Housing obligation for a project of this size. 52 of the 58 proposed units are designated as Affordable Housing and will be deed restricted as such. The Affordability has been established by [Resolution 03-2017](#), specifically in Section 17 (B) Rental Units and (C) For Sale Units. This project will comply with the above Sections of [Resolution 03-2017](#) and definitions of Affordable.
27. The proposal complies with Land Management Code (LMC) § 15-6-5(K) Child Care as this project does not trigger the requirement for a Child Care Center as the scale of this project is less than the allowed Zone Density. In addition, the Park City Library has Child Care which is located within walking distance and there is significant open space within the vicinity and on the proposed project site (City Park, Library Park, etc.).
28. Land Management Code (LMC) § 15-6-5(L) Mine Hazards is not applicable as there are no known Physical Mine Hazards on the property.
29. Land Management Code (LMC) § 15-6-5(M) Historic Mine Waste Mitigation is not applicable as there are no known Physical Mine Hazards on the property.
30. The proposal complies with Land Management Code (LMC) § 15-6-5(N) General Plan Review as the proposed MPD fulfills the following Goals 3, 5, 7, 8, 15 of the General Plan and the applicable Objectives and/or Implantation Strategies of each as further described in the Analysis section of this report.
31. The proposal complies with Land Management Code (LMC) § 15-6-5(O) Historic Sites as the applicant provided a site plan and documentation for Historic Single-Family Dwelling located at 1302 Norfolk Avenue. At this time, no work is proposed on the “Significant” Single-Family Dwelling structure located at 1302 Norfolk Avenue. A new driveway will be installed triggering related removal of non-historic fence material and landscape materials on the site; however, all work complies with the

Design Guidelines for Historic Districts and Historic Sites and would not trigger a full Historic District Design Review (HDDR). Any future work to the “Significant” Single-Family Dwelling structure will require a HDDR application.

Conclusions of Law:

1. The MPD, as conditioned, complies with all the requirements of the Land Management Code;
2. The MPD, as conditioned, meets the minimum requirements of Section 15-6-5 herein. LMC § 15-6-7 is not applicable;
3. The MPD, as conditioned, provides the highest value of Open Space, as determined by the Planning Commission;
4. The MPD, as conditioned, strengthens and enhances the resort character of Park City;
5. The MPD, as conditioned, compliments the natural features on the Site and preserves significant features or vegetation to the extent possible;
6. The MPD, as conditioned, is Compatible in Use, scale, and mass with adjacent Properties, and promotes neighborhood Compatibility, and Historic Compatibility, where appropriate, and protects residential neighborhoods and Uses;
7. The MPD, as conditioned, provides amenities to the community so that there is no net loss of community amenities;
8. The MPD, as conditioned, is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time the Application was filed.
9. The MPD, as conditioned, meets the Sensitive Lands requirements of the Land Management Code. The project has been designed to place Development on the most developable land and least visually obtrusive portions of the Site;
10. The MPD, as conditioned, promotes the Use of non-vehicular forms of transportation through design and by providing trail connections; and
11. The MPD has been noticed and public hearing held in accordance with this Code.
12. The MPD, as conditioned, incorporates best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application.
13. The MPD, as conditioned, addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies.
14. The MPD, as conditioned, addresses and mitigates Historic Mine Waste and complies with the requirements of the Park City Soils Boundary Ordinance.
15. The MPD, as conditioned, addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan.

Conditions of Approval:

1. The project shall fully comply with any provisions indicated in the LMC or approved MPD regarding lighting, trash/recycling enclosures, mechanical equipment, etc.
2. A conditional use permit is required for the Multi-Unit Dwelling(s) prior to issuance of a building permit.

3. A development agreement as described in LMC Section 15-6-4(G) shall be ratified by the Planning Commission within 6 months of this approval and prior to issuance of a building permit for the project.
4. Parking Space Allocation within the Parking Area shall be established as a part of the CC&Rs.

Exhibits

- Exhibit A: Woodside Park Affordable Housing Project Phase II Plans
- Exhibit B: Traffic Study
- Exhibit C: Affordable Housing Plan
- Exhibit D: Public Comment
- Exhibit E: 1302 Norfolk Avenue Historic Sites Inventory (HSI) Form
- Exhibit F: City Response to Public Comment Letter dated March 21, 2019

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED CONSTRUCTION.

method studio
360 W. Aspen Ave.
salt lake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDE ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & NOTES. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR COMMERCIALY EXPLOITED IN ANY MANNER WITHOUT THE SOLE WRITTEN PERMISSION OF METHOD STUDIO, INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 317075
date: 04/15/2019

REVISIONS	DATE
-----------	------

title:

Cover Sheet

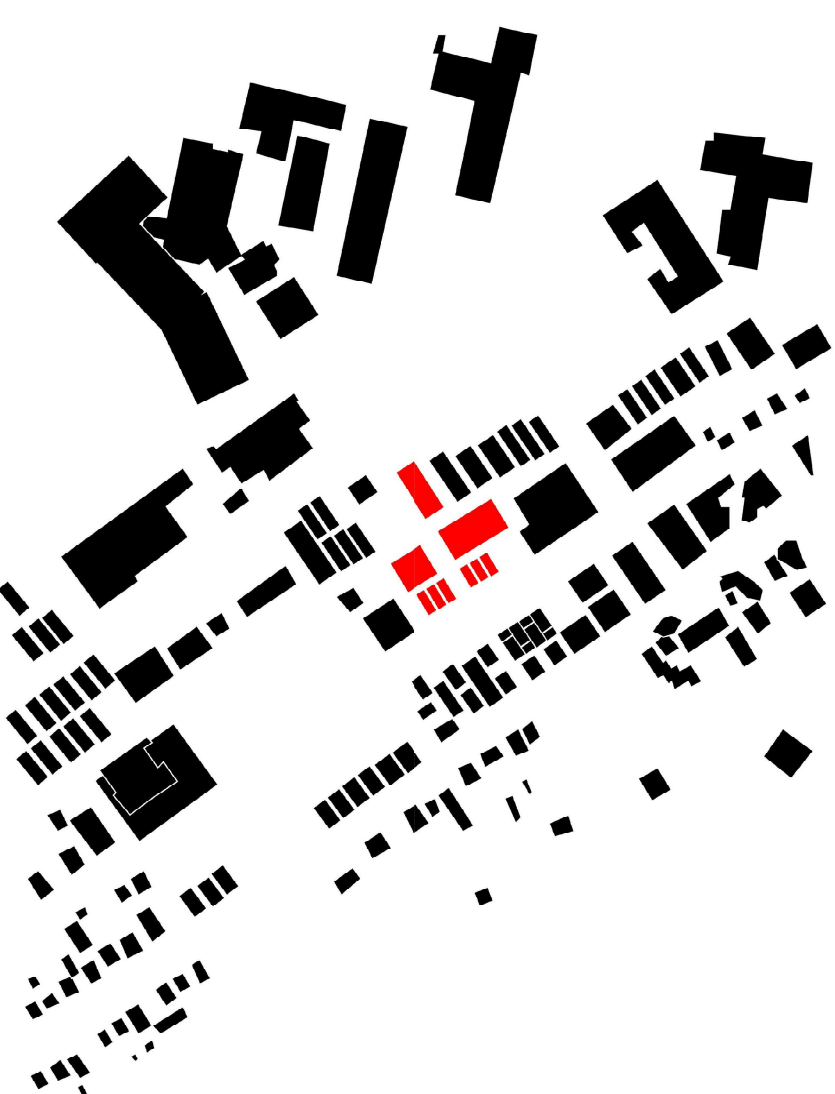
sheet:

A900

MPD APPLICATION

PARK CITY AFFORDABLE HOUSING - WOODSIDE PHASE II

MPD APPLICATION 04/15/2019



Sheet #	Sheet Description
DRAWING INDEX - MPD	
Architectural	
A900	Cover Sheet
A900.1	REVISIONS
A901	Project Information
A901.1	Survey
A901.2	Field Photograph
A901.3	Demolition Site Plan
A901.4	Lot Plan
A901.5	Utility Plan
A901.6	Landscape Plan
A901.7	Landscape Plan
A901.8	Landscape Plan
A901.9	Landscape Plan
A901.10	Landscape Plan
A901.11	Landscape Plan
A901.12	Landscape Plan
A901.13	Landscape Plan
A901.14	Landscape Plan
A901.15	Landscape Plan
A901.16	Landscape Plan
A901.17	Landscape Plan
A901.18	Landscape Plan
A901.19	Landscape Plan
A901.20	Landscape Plan
A901.21	Landscape Plan
A901.22	Landscape Plan
A901.23	Landscape Plan
A901.24	Landscape Plan
A901.25	Landscape Plan
A901.26	Landscape Plan
A901.27	Landscape Plan
A901.28	Landscape Plan
A901.29	Landscape Plan
A901.30	Landscape Plan
A901.31	Landscape Plan
A901.32	Landscape Plan
A901.33	Landscape Plan
A901.34	Landscape Plan
A901.35	Landscape Plan
A901.36	Landscape Plan
A901.37	Landscape Plan
A901.38	Landscape Plan
A901.39	Landscape Plan
A901.40	Landscape Plan
A901.41	Landscape Plan
A901.42	Landscape Plan
A901.43	Landscape Plan
A901.44	Landscape Plan
A901.45	Landscape Plan
A901.46	Landscape Plan
A901.47	Landscape Plan
A901.48	Landscape Plan
A901.49	Landscape Plan
A901.50	Landscape Plan
A901.51	Landscape Plan
A901.52	Landscape Plan
A901.53	Landscape Plan
A901.54	Landscape Plan
A901.55	Landscape Plan
A901.56	Landscape Plan
A901.57	Landscape Plan
A901.58	Landscape Plan
A901.59	Landscape Plan
A901.60	Landscape Plan
A901.61	Landscape Plan
A901.62	Landscape Plan
A901.63	Landscape Plan
A901.64	Landscape Plan
A901.65	Landscape Plan
A901.66	Landscape Plan
A901.67	Landscape Plan
A901.68	Landscape Plan
A901.69	Landscape Plan
A901.70	Landscape Plan
A901.71	Landscape Plan
A901.72	Landscape Plan
A901.73	Landscape Plan
A901.74	Landscape Plan
A901.75	Landscape Plan
A901.76	Landscape Plan
A901.77	Landscape Plan
A901.78	Landscape Plan
A901.79	Landscape Plan
A901.80	Landscape Plan
A901.81	Landscape Plan
A901.82	Landscape Plan
A901.83	Landscape Plan
A901.84	Landscape Plan
A901.85	Landscape Plan
A901.86	Landscape Plan
A901.87	Landscape Plan
A901.88	Landscape Plan
A901.89	Landscape Plan
A901.90	Landscape Plan
A901.91	Landscape Plan
A901.92	Landscape Plan
A901.93	Landscape Plan
A901.94	Landscape Plan
A901.95	Landscape Plan
A901.96	Landscape Plan
A901.97	Landscape Plan
A901.98	Landscape Plan
A901.99	Landscape Plan
A902	Site Plan
A902.1	Site Plan - Level 1
A902.2	Site Plan - Level 2
A902.3	Site Plan - Level 3
A902.4	Site Plan - Level 4
A902.5	Site Plan - Level 5
A902.6	Site Plan - Level 6
A902.7	Site Plan - Level 7
A902.8	Site Plan - Level 8
A902.9	Site Plan - Level 9
A902.10	Site Plan - Level 10
A902.11	Site Plan - Level 11
A902.12	Site Plan - Level 12
A902.13	Site Plan - Level 13
A902.14	Site Plan - Level 14
A902.15	Site Plan - Level 15
A902.16	Site Plan - Level 16
A902.17	Site Plan - Level 17
A902.18	Site Plan - Level 18
A902.19	Site Plan - Level 19
A902.20	Site Plan - Level 20
A902.21	Site Plan - Level 21
A902.22	Site Plan - Level 22
A902.23	Site Plan - Level 23
A902.24	Site Plan - Level 24
A902.25	Site Plan - Level 25
A902.26	Site Plan - Level 26
A902.27	Site Plan - Level 27
A902.28	Site Plan - Level 28
A902.29	Site Plan - Level 29
A902.30	Site Plan - Level 30
A902.31	Site Plan - Level 31
A902.32	Site Plan - Level 32
A902.33	Site Plan - Level 33
A902.34	Site Plan - Level 34
A902.35	Site Plan - Level 35
A902.36	Site Plan - Level 36
A902.37	Site Plan - Level 37
A902.38	Site Plan - Level 38
A902.39	Site Plan - Level 39
A902.40	Site Plan - Level 40
A902.41	Site Plan - Level 41
A902.42	Site Plan - Level 42
A902.43	Site Plan - Level 43
A902.44	Site Plan - Level 44
A902.45	Site Plan - Level 45
A902.46	Site Plan - Level 46
A902.47	Site Plan - Level 47
A902.48	Site Plan - Level 48
A902.49	Site Plan - Level 49
A902.50	Site Plan - Level 50
A902.51	Site Plan - Level 51
A902.52	Site Plan - Level 52
A902.53	Site Plan - Level 53
A902.54	Site Plan - Level 54
A902.55	Site Plan - Level 55
A902.56	Site Plan - Level 56
A902.57	Site Plan - Level 57
A902.58	Site Plan - Level 58
A902.59	Site Plan - Level 59
A902.60	Site Plan - Level 60
A902.61	Site Plan - Level 61
A902.62	Site Plan - Level 62
A902.63	Site Plan - Level 63
A902.64	Site Plan - Level 64
A902.65	Site Plan - Level 65
A902.66	Site Plan - Level 66
A902.67	Site Plan - Level 67
A902.68	Site Plan - Level 68
A902.69	Site Plan - Level 69
A902.70	Site Plan - Level 70
A902.71	Site Plan - Level 71
A902.72	Site Plan - Level 72
A902.73	Site Plan - Level 73
A902.74	Site Plan - Level 74
A902.75	Site Plan - Level 75
A902.76	Site Plan - Level 76
A902.77	Site Plan - Level 77
A902.78	Site Plan - Level 78
A902.79	Site Plan - Level 79
A902.80	Site Plan - Level 80
A902.81	Site Plan - Level 81
A902.82	Site Plan - Level 82
A902.83	Site Plan - Level 83
A902.84	Site Plan - Level 84
A902.85	Site Plan - Level 85
A902.86	Site Plan - Level 86
A902.87	Site Plan - Level 87
A902.88	Site Plan - Level 88
A902.89	Site Plan - Level 89
A902.90	Site Plan - Level 90
A902.91	Site Plan - Level 91
A902.92	Site Plan - Level 92
A902.93	Site Plan - Level 93
A902.94	Site Plan - Level 94
A902.95	Site Plan - Level 95
A902.96	Site Plan - Level 96
A902.97	Site Plan - Level 97
A902.98	Site Plan - Level 98
A902.99	Site Plan - Level 99
A903	Section
A903.1	Section - Level 1
A903.2	Section - Level 2
A903.3	Section - Level 3
A903.4	Section - Level 4
A903.5	Section - Level 5
A903.6	Section - Level 6
A903.7	Section - Level 7
A903.8	Section - Level 8
A903.9	Section - Level 9
A903.10	Section - Level 10
A903.11	Section - Level 11
A903.12	Section - Level 12
A903.13	Section - Level 13
A903.14	Section - Level 14
A903.15	Section - Level 15
A903.16	Section - Level 16
A903.17	Section - Level 17
A903.18	Section - Level 18
A903.19	Section - Level 19
A903.20	Section - Level 20
A903.21	Section - Level 21
A903.22	Section - Level 22
A903.23	Section - Level 23
A903.24	Section - Level 24
A903.25	Section - Level 25
A903.26	Section - Level 26
A903.27	Section - Level 27
A903.28	Section - Level 28
A903.29	Section - Level 29
A903.30	Section - Level 30
A903.31	Section - Level 31
A903.32	Section - Level 32
A903.33	Section - Level 33
A903.34	Section - Level 34
A903.35	Section - Level 35
A903.36	Section - Level 36
A903.37	Section - Level 37
A903.38	Section - Level 38
A903.39	Section - Level 39
A903.40	Section - Level 40
A903.41	Section - Level 41
A903.42	Section - Level 42
A903.43	Section - Level 43
A903.44	Section - Level 44
A903.45	Section - Level 45
A903.46	Section - Level 46
A903.47	Section - Level 47
A903.48	Section - Level 48
A903.49	Section - Level 49
A903.50	Section - Level 50
A903.51	Section - Level 51
A903.52	Section - Level 52
A903.53	Section - Level 53
A903.54	Section - Level 54
A903.55	Section - Level 55
A903.56	Section - Level 56
A903.57	Section - Level 57
A903.58	Section - Level 58
A903.59	Section - Level 59
A903.60	Section - Level 60
A903.61	Section - Level 61
A903.62	Section - Level 62
A903.63	Section - Level 63
A903.64	Section - Level 64
A903.65	Section - Level 65
A903.66	Section - Level 66
A903.67	Section - Level 67
A903.68	Section - Level 68
A903.69	Section - Level 69
A903.70	Section - Level 70
A903.71	Section - Level 71
A903.72	Section - Level 72
A903.73	Section - Level 73
A903.74	Section - Level 74
A903.75	Section - Level 75
A903.76	Section - Level 76
A903.77	Section - Level 77
A903.78	Section - Level 78
A903.79	Section - Level 79
A903.80	Section - Level 80
A903.81	Section - Level 81
A903.82	Section - Level 82
A903.83	Section - Level 83
A903.84	Section - Level 84
A903.85	Section - Level 85
A903.86	Section - Level 86
A903.87	Section - Level 87
A903.88	Section - Level 88
A903.89	Section - Level 89
A903.90	Section - Level 90
A903.91	Section - Level 91
A903.92	Section - Level 92
A903.93	Section - Level 93
A903.94	Section - Level 94
A903.95	Section - Level 95
A903.96	Section - Level 96
A903.97	Section - Level 97
A903.98	Section - Level 98
A903.99	Section - Level 99
A904	Detail
A904.1	Detail - Level 1
A904.2	Detail - Level 2
A904.3	Detail - Level 3
A904.4	Detail - Level 4
A904.5	Detail - Level 5
A904.6	Detail - Level 6
A904.7	Detail - Level 7
A904.8	Detail - Level 8
A904.9	Detail - Level 9
A904.10	Detail - Level 10
A904.11	Detail - Level 11
A904.12	Detail - Level 12
A904.13	Detail - Level 13
A904.14	Detail - Level 14
A904.15	Detail - Level 15
A904.16	Detail - Level 16
A904.17	Detail - Level 17
A904.18	Detail - Level 18
A904.19	Detail - Level 19
A904.20	Detail - Level 20
A904.21	Detail - Level 21
A904.22	Detail - Level 22
A904.23	Detail - Level 23
A904.24	Detail - Level 24
A904.25	Detail - Level 25
A904.26	Detail - Level 26
A904.27	Detail - Level 27
A904.28	Detail - Level 28
A904.29	Detail - Level 29
A904.30	Detail - Level 30
A904.31	Detail - Level 31
A904.32	Detail - Level 32
A904.33	Detail - Level 33
A904.34	Detail - Level 34
A904.35	Detail - Level 35
A904.36	Detail - Level 36
A904.37	Detail - Level 37
A904.38	Detail - Level 38
A904.39	Detail - Level 39
A904.40	Detail - Level 40
A904.41	Detail - Level 41
A904.42	Detail - Level 42
A904.43	Detail - Level 43
A904.44	Detail - Level 44
A904.45	Detail - Level 45
A904.46	Detail - Level 46
A904.47	Detail - Level 47
A904.48	Detail - Level 48
A904.49	Detail - Level 49
A904.50	Detail - Level 50
A904.51	Detail - Level 51
A904.52	Detail - Level 52
A904.53	Detail - Level 53
A904.54	Detail - Level 54
A904.55	Detail - Level 55
A904.56	Detail - Level 56
A904.57	Detail - Level 57
A904.58	Detail - Level 58
A904.59	Detail - Level 59
A904.60	Detail - Level 60
A904.61	Detail - Level 61
A904.62	Detail - Level 62
A904.63	Detail - Level 63
A904.64	Detail - Level 64
A904.65	Detail - Level 65
A904.66	Detail - Level 66
A904.67	Detail - Level 67
A904.68	Detail - Level 68
A904.69	Detail - Level 69
A904.70	Detail - Level 70
A904.71	Detail - Level 71
A904.72	Detail - Level 72
A904.73	Detail - Level 73
A904.74	Detail - Level 74
A904.75	Detail - Level 75
A904.76	Detail - Level 76
A904.77	Detail - Level 77
A904.78	Detail - Level 78
A904.79	Detail - Level 79
A904.80	Detail - Level 80
A904.81	Detail - Level 81
A904.82	Detail - Level 82
A904.83	Detail - Level 83
A904.84	Detail - Level 84
A904.85	Detail - Level 85
A904.86	Detail - Level 86
A904.87	Detail - Level 87
A904.88	Detail - Level 88
A904.89	Detail - Level 89
A904.90	Detail - Level 90
A904.91	Detail - Level 91
A904.92	Detail - Level 92
A904.93	Detail - Level 93
A904.94	Detail - Level 94
A904.95	Detail - Level 95
A904.96	Detail - Level 96
A904.97	Detail - Level 97
A904.98	Detail - Level 98
A904.99	Detail - Level 99
A905	Section
A905.1	Section - Level 1
A905.2	Section - Level 2
A905.3	Section - Level 3
A905.4	Section - Level 4
A905.5	Section - Level 5
A905.6	Section - Level 6
A905.7	Section - Level 7
A905.8	Section - Level 8
A905.9	Section - Level 9
A905.10	Section - Level 10
A905.11	Section - Level 11
A905.12	Section - Level 12
A905.13	Section - Level 13
A905.14	Section - Level 14
A905.15	Section - Level 15
A905.16	Section - Level 16
A905.17	Section - Level 17
A905.18	Section - Level 18
A905.19	Section - Level 19
A905.20	Section - Level 20
A905.21	Section - Level 21
A905.22	Section - Level 22
A905.23	Section - Level 23
A905.24	Section - Level 24
A905.25	Section - Level 25
A905.26	Section - Level 26
A905.27	Section - Level 27
A905.28	Section - Level 28
A905.29	Section - Level 29
A905.30	Section - Level 30
A905.31	Section - Level 31
A905.32	Section - Level 32
A905.33	Section - Level 33
A905.34	Section - Level 34
A905.35	Section - Level 35
A905.36	Section - Level 36
A905.37	Section - Level 37
A905.38	Section - Level 38
A905.39	Section - Level 39
A905.40	Section - Level 40
A905.41	Section - Level 41
A905.42	Section - Level 42
A905.43	Section - Level 43
A905.44	Section - Level 44
A905.45	Section - Level 45
A905.46	Section - Level 46
A905.47	Section - Level 47
A905.48	Section - Level 48
A905.49	Section - Level 49
A905.50	Section - Level 50
A905.51	Section - Level 51
A905.52	Section - Level 52
A905.53	Section - Level 53
A905.54	Section - Level 54
A905.55	

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. DESIGN PROPOSED ON 10/18/2019.

methodstudio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGN SHOWN AND DESCRIBED HEREIN IS NOT A FINAL DESIGN. IT IS A PRELIMINARY DESIGN AND IS NOT INTENDED FOR CONSTRUCTION. THE DESIGN SHOWN AND DESCRIBED HEREIN IS NOT A FINAL DESIGN. IT IS A PRELIMINARY DESIGN AND IS NOT INTENDED FOR CONSTRUCTION. THE DESIGN SHOWN AND DESCRIBED HEREIN IS NOT A FINAL DESIGN. IT IS A PRELIMINARY DESIGN AND IS NOT INTENDED FOR CONSTRUCTION.

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

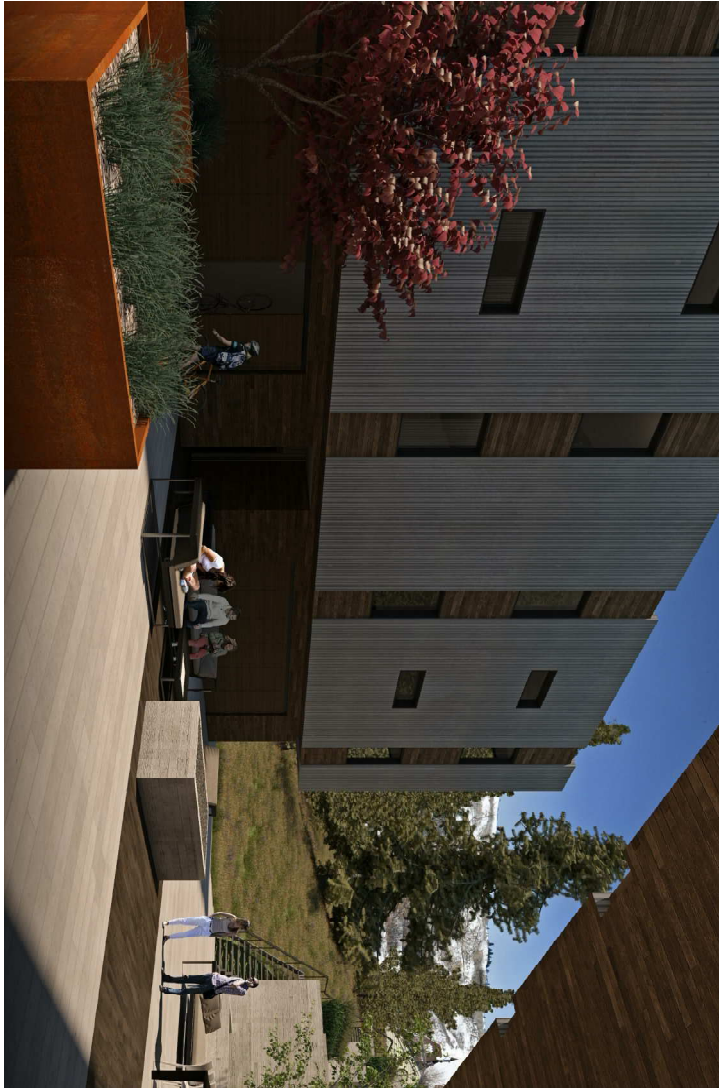
project#:	
31-0755	
date:	
04/15/2019	
REVISIONS	
DATE	

title:
RENDERINGS

sheet:

A900.1

MPD APPLICATION



UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. REVISIONS ARE INDICATED BY THE FOLLOWING:

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

**PROGRESS SET
NOT FOR
CONSTRUCTION**

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 3170755	
date: 04/15/2019	
REVISIONS	DATE

title:
Survey

sheet:

A901.1

MPD APPLICATION



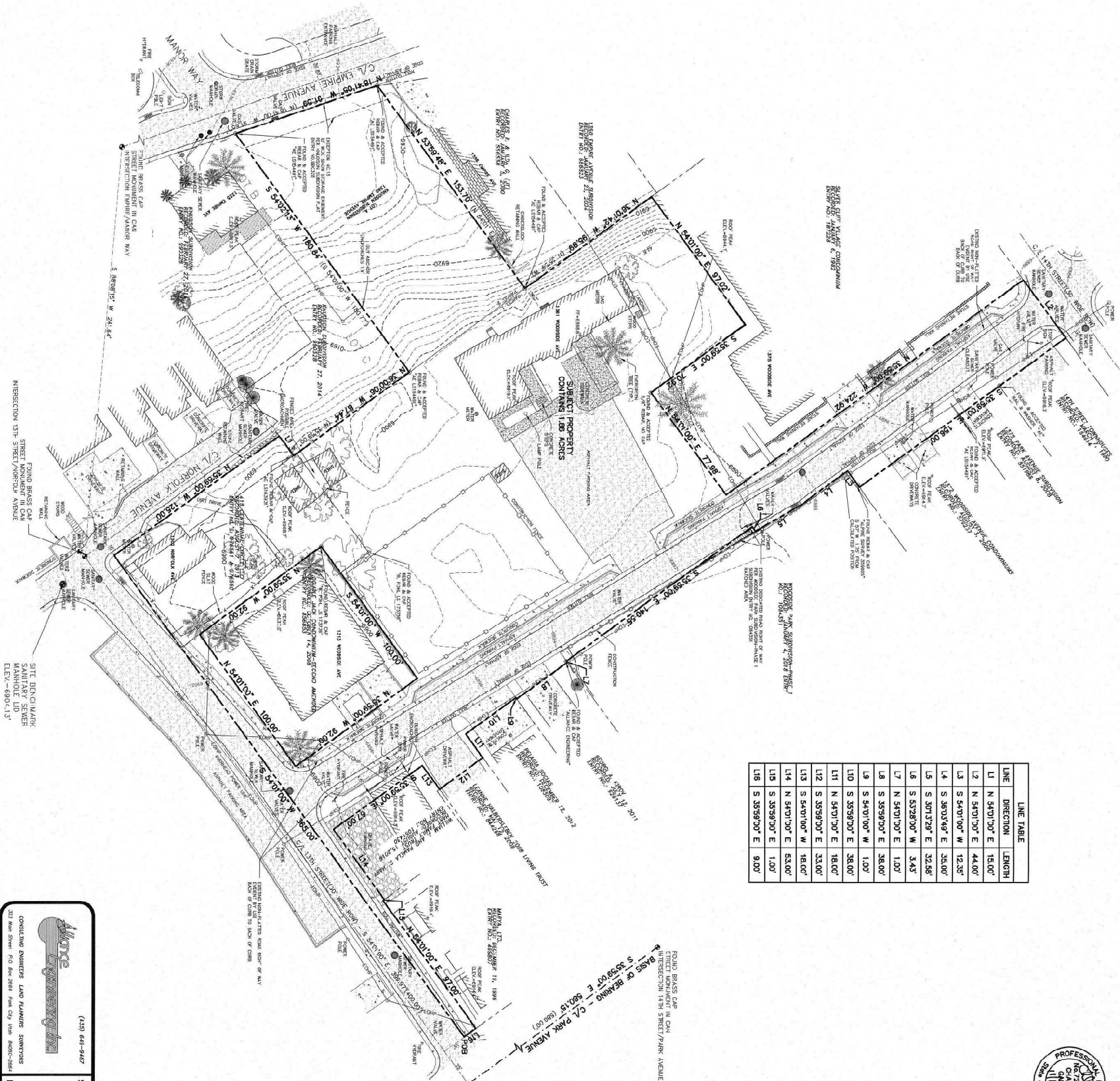
SURVEYOR'S CERTIFICATE

I, Charles Gault, certify that I am a Professional Land Surveyor and that I hold License No. 728891, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision and control, this survey was made in accordance with the laws of the State of Utah and my knowledge this plot is a correct representation of said survey.

NOTES

- Field work for this Topography was completed October 10, 2018, and is in compliance with generally accepted industry standards for accuracy.
- The purpose of this survey was to perform an Existing Conditions and Topography Survey for the possibility of future improvements to the property.
- Site Benchmark: Sanitary Sewer Manhole Ltd, Elevation = 6904.13, set as shown.

LINE	DIRECTION	LENGTH
L1	N 54°01'30" E	15.00'
L2	N 54°01'30" E	44.00'
L3	S 54°01'00" W	12.35'
L4	S 36°03'49" E	35.00'
L5	S 30°13'29" E	32.56'
L6	S 53°28'00" W	3.43'
L7	N 54°01'30" E	1.00'
L8	S 35°59'00" E	38.00'
L9	S 54°01'00" W	1.00'
L10	S 35°59'00" E	38.00'
L11	N 54°01'30" E	18.00'
L12	S 35°59'00" E	33.00'
L13	S 54°01'00" W	18.00'
L14	N 54°01'30" E	53.00'
L15	S 35°59'00" E	1.00'
L16	S 35°59'00" E	9.00'



(435) 645-5457



STAFF:
CHARLES GAULT
JASON WYNNE
CHIP TOWNSEND

DATE: 11/16/18

EXISTING CONDITIONS & TOPOGRAPHIC MAP
A PORTION OF BLOCK 24
SNYDER'S ADDITION TO PARK CITY SURVEY
FOR: PARK CITY MUNICIPAL CORPORATION
JOB NO.: S-2-18
FILE: X:\Snyder\addition\dwg\serv\array2018\090218\Woodside Park PH II Existing Conditions.dwg

SHEET
1
OF
1

DEMO LEGEND

DEMOLISHED ELEMENT

DEMOLISHED VEGETATION

360 W. Aspen Ave.
saltlake city, utah 84101
phone: (801) 532-4422

phone: (801) 532-4422

consultant:

project:

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS AND MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALLY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM METHUEN STUDIO INC.

project#:	17.0755
date:	04/15/2019
REVISIONS	DATE

sheet:

A1 DEMO SITE PLAN
1" = 20'-0"

SITE PLAN LEGEND

- EMPIRE TOWNHOMES - (5) 3
BEDROOM UNITS
- WOODSIDE TOWNHOMES - (6) 3
BEDROOM UNITS
- STACKED CONDOS (3 LEVELS +
PARKING)
- STACKED CONDOS (2 LEVELS +
PARKING)
- EXISTING HISTORIC HOME
- ADJACENT RESIDENTIAL
PROPERTIES

method studio
360 W. Aspen Ave.
saltlake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DEEDS SHOWN AND DESCRIBED HEREIN FOLLOW ALL
TECHNICAL DRAWINGS, GRADING, SURVEYING, AND OTHER
INSTRUMENTALLY REPORTED IN WOODSIDE PHASE II AND THROUGH THE SOLE
AGREEMENT WITH THE ARCHITECTURAL FIRM METHOD STUDIO, INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:	31-0755
date:	04/15/2019
REVISIONS	DATE

title:

Key Plan

sheet:

A901.4

MPD APPLICATION



UNIT COUNTS (FLATS)

Name	Count
Level 2	10
1 BR UNIT	3
2 BR UNIT	3
EXISTING HISTORIC UNIT	1
STUDIO UNIT	15
Level 3	12
1 BR UNIT	3
2 BR UNIT	3
STUDIO UNIT	2
Level 4	11
1 BR UNIT	2
2 BR UNIT	2
STUDIO UNIT	15
Grand total	47

UNIT COUNTS (TOWNHOMES)

Name	Count
Empire Townhome 1	1
Empire Townhome 2	1
Empire Townhome 3	1
Empire Townhome 4	1
Empire Townhome 5	1
Woodside Townhome 1	1
Woodside Townhome 2	1
Woodside Townhome 3	1
Woodside Townhome 4	1
Woodside Townhome 5	1
Woodside Townhome 6	1
Grand total	11

A1 KEY PLAN

1" = 20'-0"

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. DESIGN PROPOSED ON 04/15/2019.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGN SHOWN AND DESCRIBED HEREIN RELYING ON ALL TECHNICAL DRAWINGS, SPECIFICATIONS, NOTES, AND CONDITIONS OF CONTRACT. THE DESIGN IS NOT TO BE CONSIDERED A GUARANTEE OF PERFORMANCE OR A CONTRACT. THE DESIGN IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF METHOD STUDIO INC.

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 31-0755	
date: 04/15/2019	
REVISIONS	DATE

title:
**Landscape
Plan**

sheet:

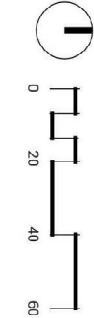
A901.7

MPD APPLICATION



WOODSIDE PHASE II

LANDSCAPE PLAN SUBMITTAL // DD PHASE



6/4

LOFT SIXFOUR

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM METHUEN STUDIO INC.

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE I

Project#:	17.0755
date:	04/15/2019
REVISIONS	DATE

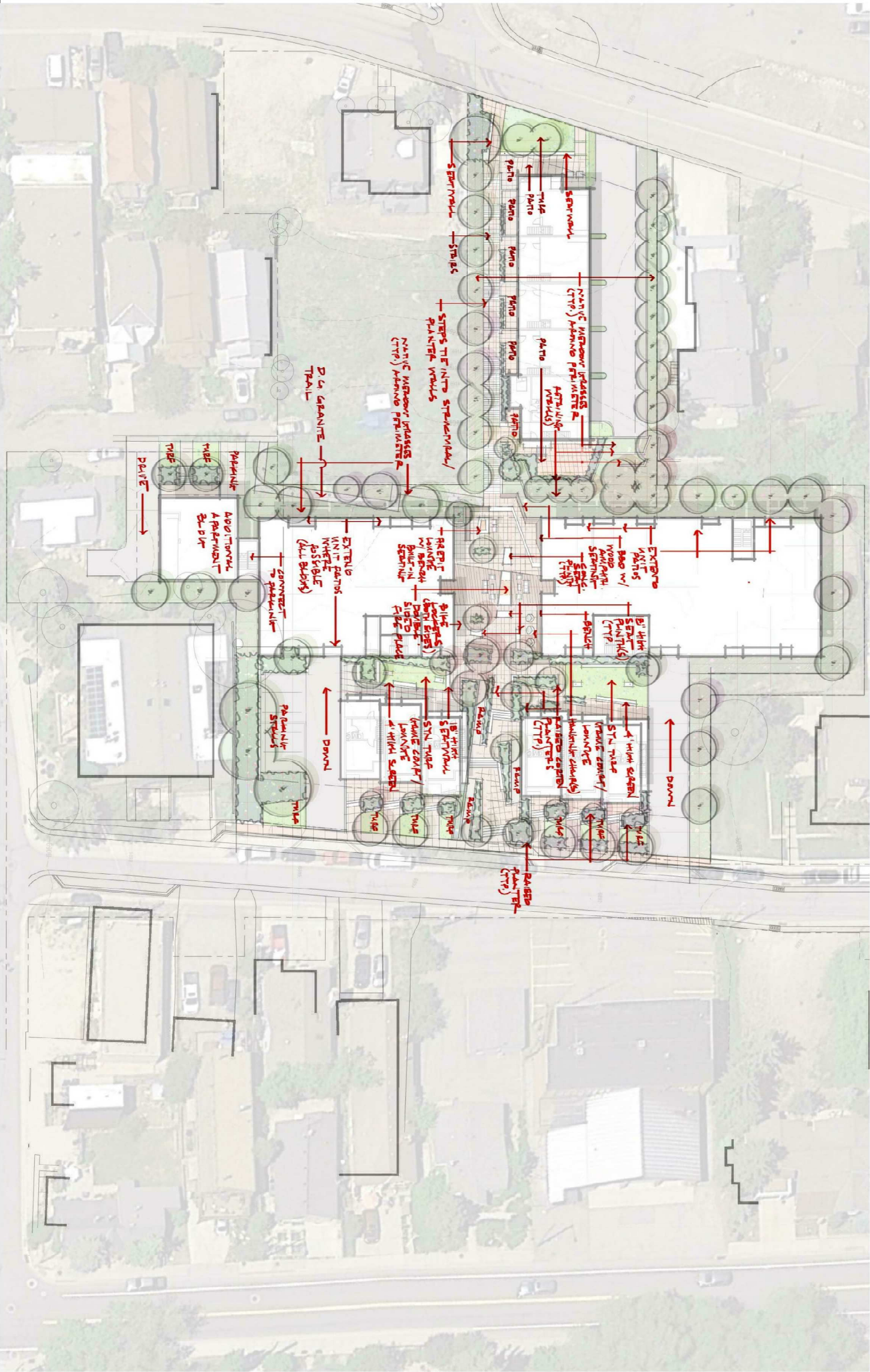
title:

Landscape Plan

sheet:

A901.8

MPD APPLICATION



WOODSIDE PHASE II // PARK CITY, UT

LANDSCAPE PLAN SUBMITTAL - WITH NOTES // DD PHASE

$$\frac{9}{4}$$

LOFTSIXFOUR

method studio
360 W. Aspen Ave.
saltlake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS, & MODELS THEREOF ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR OTHERWISE REPRODUCED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXCLUSIVE WRITTEN PERMISSION FROM METHOD STUDIO INC.

project:

**PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II**

Project#:	17.0755
Date:	04/15/2019
 REVISIONS	DATE

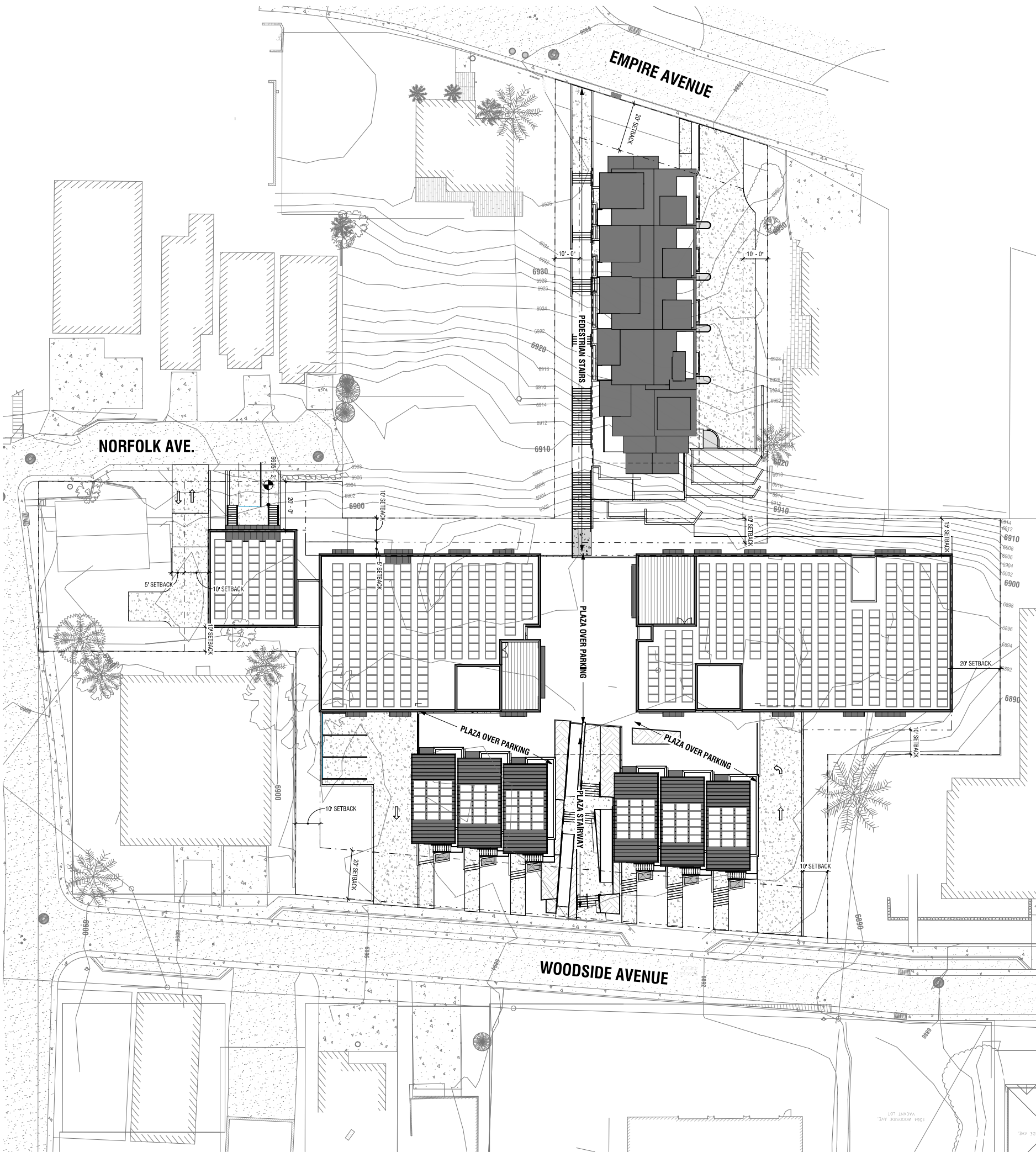
title:

Architectural Site Plan

sheet:

A901.41

MPD APPLICATION



ALL SANITARY SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING AGENCIES AND THE LATEST EDITION(S) OF SNYDERVILLE BASIN WATER RECLAMATION DISTRICT (SEWRD) STANDARDS AND SPECIFICATIONS.

(SEWRD) STANDARDS AND SPECIFICATIONS.

PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL EXISTING SEWER MAINS AT POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY CONSTRUCTION. ANY NECESSARY CHANGES OF SEWER LINE LOCATION OR DEPTH DURING CONSTRUCTION SHALL BE REFERRED TO SBARD AND THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONTINUANCE OF CONSTRUCTION.

ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE AND ARE LIKELY NOT ALL INCLUSIVE. EXISTING UTILITIES SHOWN ARE DERIVED FROM A COMBINATION OF GROUND SURVEY SURFACE, CONTRACTOR AND PLANNING MAPS FROM OWNERS, PRIOR TO BEING IN CONSTRUCTION. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING FACILITIES IN THE CONSTRUCTION AREA BY BLUE STAKE AND BY POT HOLEING. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY BETWEEN THE PLANS AND THE FIELD INVESTIGATION.

DISCREPANCY BETWEEN THE PLANS AND THE FIELD INVESTIGATION

360 W. Aspen Ave

salt lake city, utah 84107
phone: (801) 532-4422

phone: (801) 532-4422

consultant:

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL, DRAWING, OR GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM METHOD STUDIO INC.

project:

#	REVISIONS	DATE
---	-----------	------

title:

sheet:

MPD APPLICATION

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. REVISIONS ARE INDICATED BY THE FOLLOWING:

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

**PROGRESS SET
NOT FOR
CONSTRUCTION**

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

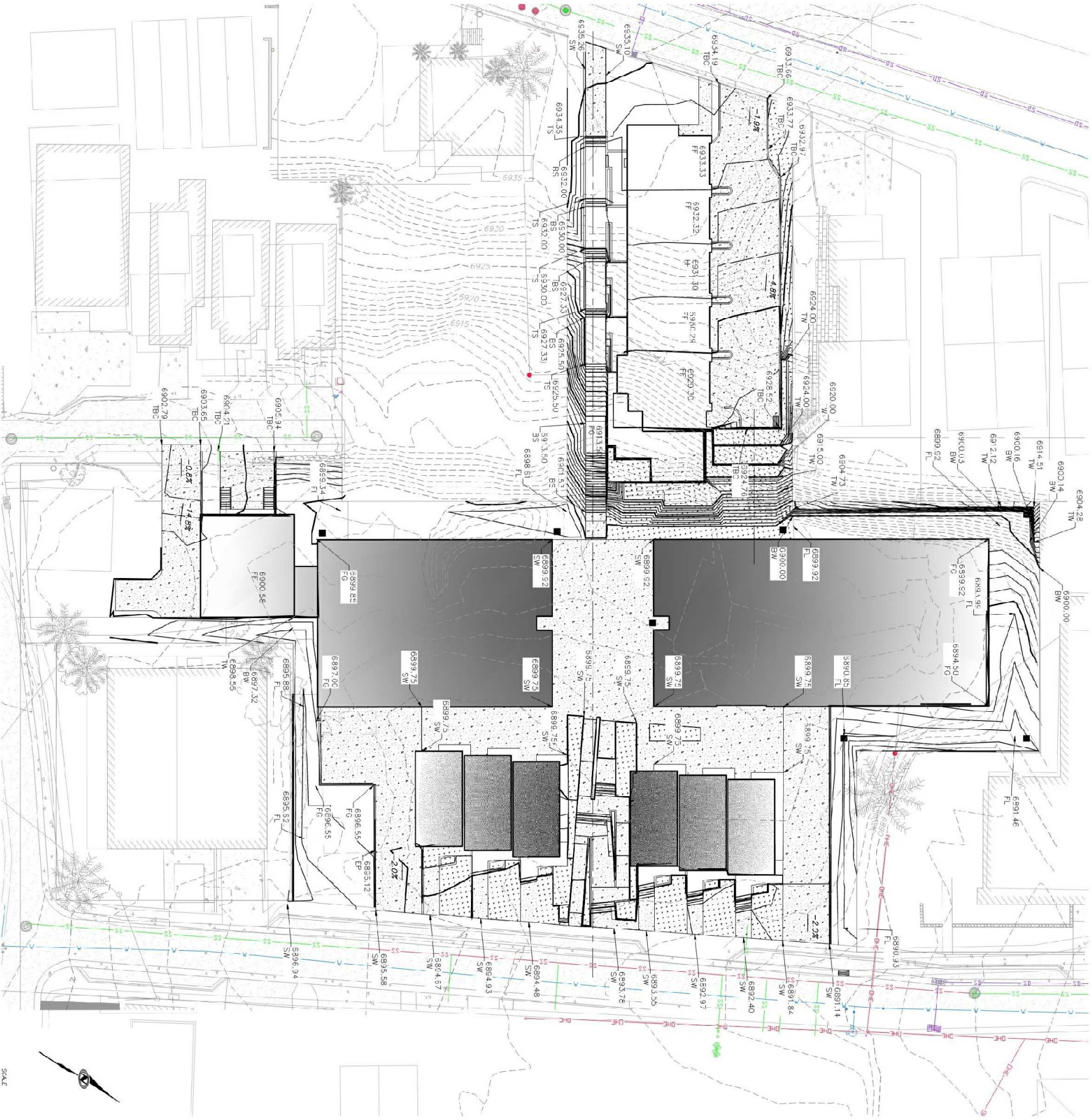
project#: 317075	
date: 04/15/2019	
REVISIONS	DATE

title:
Civil Grading
Plan

sheet:

A9016.5

MPD APPLICATION



GEOTECHNICAL NOTES /REQUIREMENTS.
SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE FIELD GEOTECHNICAL ENGINEER.
ALL TOPSOIL ENCOUNTERED WITHIN PROJECT SITE MUST BE STRIPPED AND STOCKPILED FOR USE PRIOR TO GRADING. SOILS REPORT SUGGESTS THERE SHOULD BE ABOUT 1-9 INCHES OF TOPSOIL ACROSS THE ENTIRE SITE AND UP TO A COUPLE FEET OF TOPSOIL IN THE HEAVILY VEGETATED AREAS.
IT IS ANTICIPATED TO HAVE SHALLOW BEDROCK IN MANY AREAS IN WHICH EXCAVATIONS WILL REQUIRE RIPPING AND/OR BLASTING TO ACHIEVE THE REQUIRED DEPTHS. EXCAVATED BEDROCK IS TO BE CRUSHED FOR USE AS FILL.
EXISTING SITE SOILS AND CRUSHED BEDROCK WILL BE SUITABLE FOR USE AS SITE GRADING FILL. COORDINATE WITH PROJECT GEOLOGICAL ENGINEER FOR REQUIREMENTS ON SITE PREP, PLACEMENT OF FILL, COMPACTION, CUT/FILL SLOPES, ETC.
SEE UTILITY PLANS AND PROFILE SHEETS FOR PROPOSED UTILITY DESIGN INFORMATION.

AREAS SHOWING PROPOSED ROCK RETAINING WALLS ARE BASED UPON PROPOSED SOILS AND GEOTECHNICAL WALLS MAY BE ELIMINATED OR ADJUSTED BASED ON FIELD OBSERVATIONS AND RECOMMENDATIONS FROM THE FIELD GEOTECHNICAL ENGINEER. PROJECT GEOTECHNICAL ENGINEER FOR REQUIREMENTS ON FINAL CUT AND FILL SLOPES.

GENERAL NOTES:

ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE AND ARE LIKELY NOT ALL INCLUSIVE. EXISTING UTILITIES SHOWN ARE DERIVED FROM A COMBINATION OF GROUND SURVEY, SURFACE FEATURES AND PLANNING MAPS FROM OWNERS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY BETWEEN THE PLANS AND THE FIELD INVESTIGATION.

ALL EXISTING UTILITIES SHOWN THAT AREN'T SPECIFICALLY NOTED TO BE ALTERED OR REMOVED MUST REMAIN IN PLACE AND OPERATIONAL. ANY UNEXPECTED UTILITIES FOUND DURING CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER WHILE UNCOVERED.

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM THE OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. REVISIONS OR MODIFICATIONS SHALL BE INDICATED BY A REVISION NUMBER AND DATE.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

**PROGRESS SET
NOT FOR
CONSTRUCTION**

THE DESIGN SHOWN AND DESCRIBED HEREIN IS FOR THE CLIENT'S INFORMATION ONLY. IT IS NOT A CONTRACT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CLIENT.

project:

**PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II**

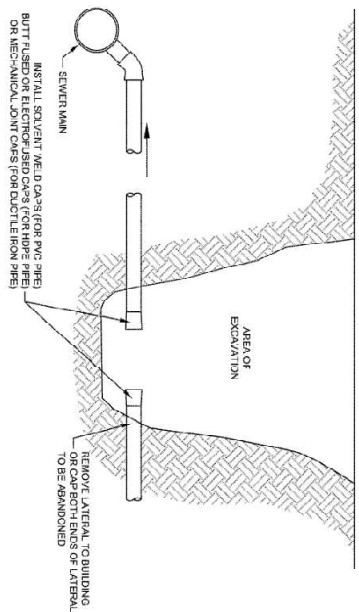
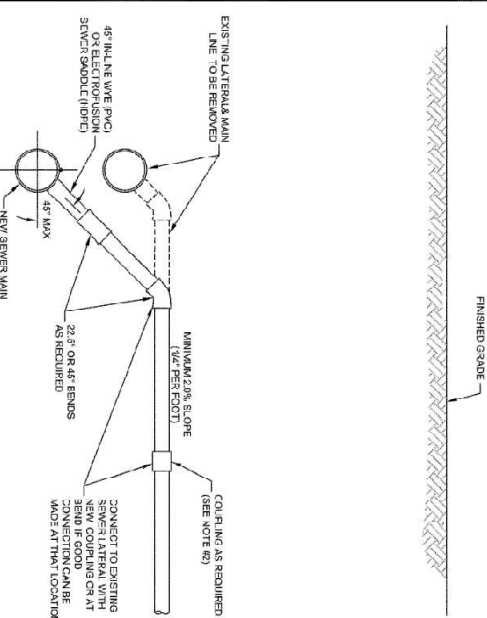
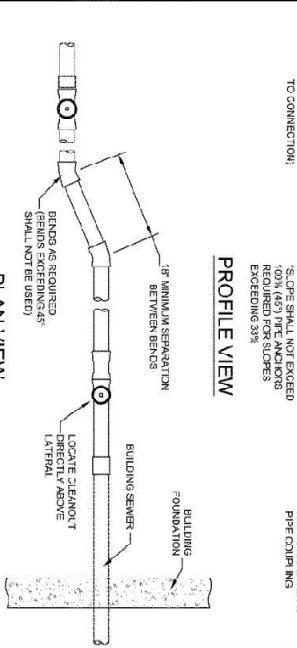
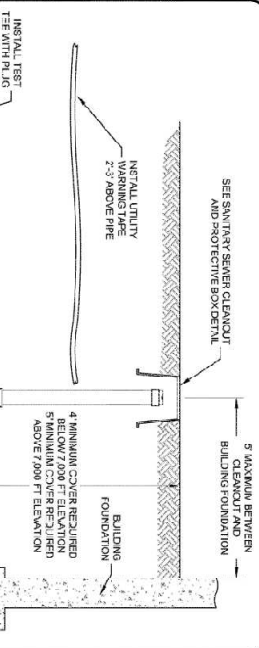
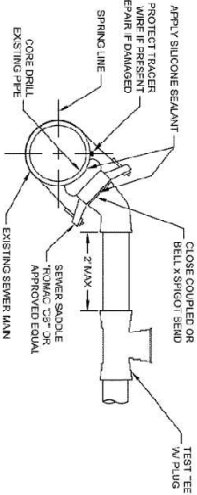
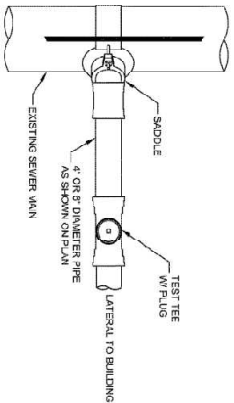
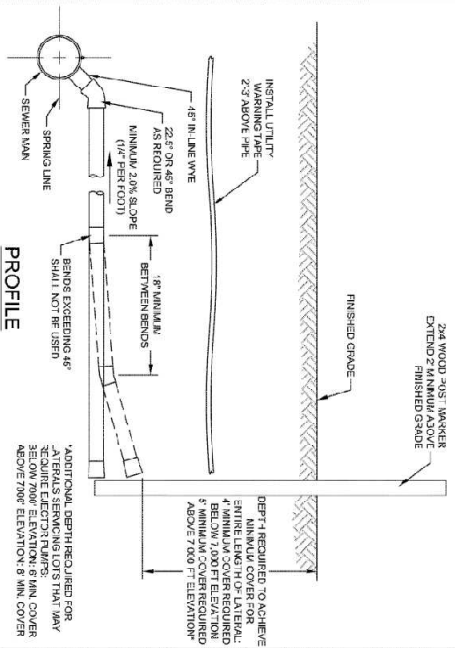
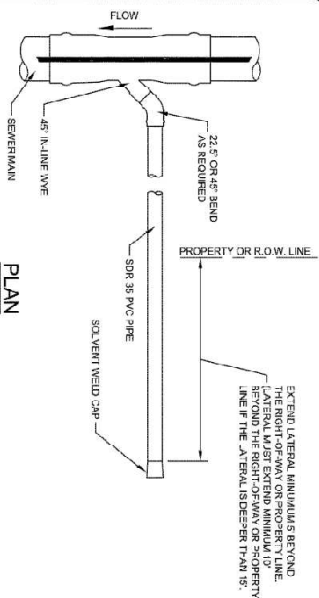
PROJECT#:	31-0755
DATE:	04/15/2029
REVISIONS	DATE

title:
Civil Details

sheet:

A901G.6

MPD APPLICATION



NOTES:
1. TRANSITION FROM 4\"/>

NOTES:
1. CAP EXISTING LATERAL AS CLOSE TO THE MAIN LINE AS POSSIBLE.
2. SEWER INSPECTOR MUST WITNESS THE INSTALLATION OF LATERAL CAPS.

NOTES:
1. SEWER INSPECTOR MUST WITNESS THE LATERAL RECONNECTION.
2. USE A PVC ROLLIE BELL SEWER COUPLING FOR PVC PIPE, A HUBER ELECTRO FUSION COUPLING FOR HDPE PIPE. ADJUST THE ROLLIE COUPLING FOR DUCTILE IRON PIPE, OR A HUBER STRONG BACK COUPLING FOR OTHER MATERIALS.

1

2

3

4

5

A

B

C

D

method studio
360 W. Aspen Ave.
salt lake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLID AND EXPRESS WRITTEN PERMISSION FROM METHOD STUDIO INC.

project:

**PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II**

Project#:	17.0755
Date:	04/15/2019
 REVISIONS	DATE

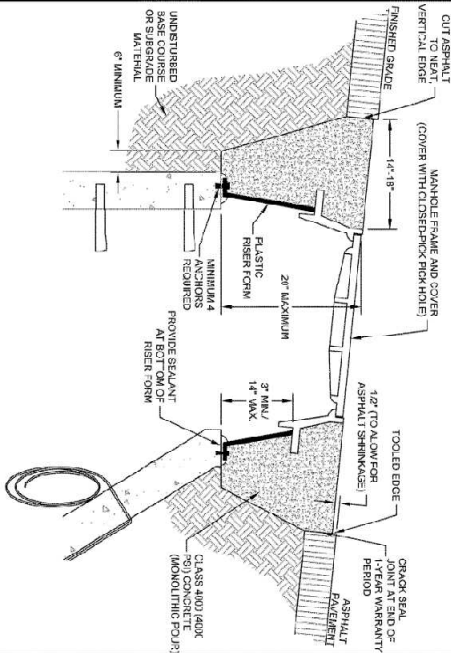
title:

Civil Details

sheet:

A901G.7

MPD APPLICATION



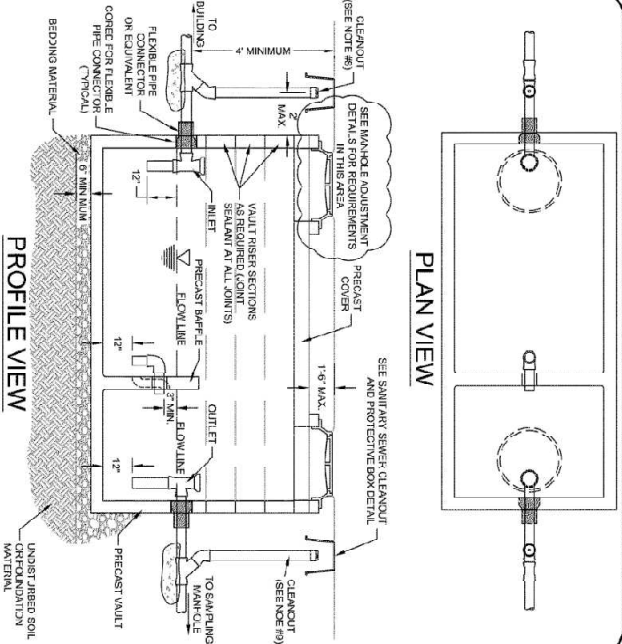
- [illegible]



**Myderville Basin Water
Reclamation District**

MANHOLE ADJUSTMENT IN ASPHALT PAVEMENT

STANDARD DETAIL
MH-07
Revision Date: 1/10/18



- NOTES:**
1. THE GREASE INTERCEPTOR CAPACITY IS DEFINED AS THE STORAGE VOLUME OF THE WALL BELOW THE DUTILE PIPE ELEVATION.
2. THE GREASE INTERCEPTOR SHALL HAVE A MINIMUM CAPACITY OF 100G GALLONS IF SERVING A COMMERCIAL KITCHEN OR 300 GALLONS IF SERVING A COVERED PARKING STRUCTURE.
3. THE INLET PIPE SHALL BE ONE SIZE HIGHER THAN THE DUTILE PIPE.
4. THE OUTLET PIPE SHALL BE ONE SIZE LOWER THAN THE DUTILE PIPE.
5. WEIR BASINS OF GREASE INTERCEPTORS SHALL NOT BE ALLOWED.
6. SANITARY WASTES SHALL NOT BE ALLOWED TO GREASE INTERCEPTOR.
7. THE DIMENSIONS AND CONFIGURATION OF THE WALL AND DUTILE SHALL BE ACCORDING TO THE MANUFACTURERS REQUIREMENTS FOR THE SIZE OF INTERCEPTOR INSTALLED.
8. THE GREASE INTERCEPTOR SHALL HAVE A RETENTION TIME OF 2 TO 4 HOURS AT 70°F AND 8 HOURS AT 50°F.
9. THE CLEANOUT DOWNSTREAM OF THE GREASE INTERCEPTOR MAY BE DELETED IF THE SAMPLING MANHOLE IS A TIGHT FIT (SEAL) AND THE GREASE INTERCEPTOR AND THE LINE BETWEEN THE GREASE INTERCEPTOR AND THE SAMPLING MANHOLE IS A TIGHT FIT (SEAL).



Yderville Basin Water Reclamation District

GREASE INTERCEPTOR

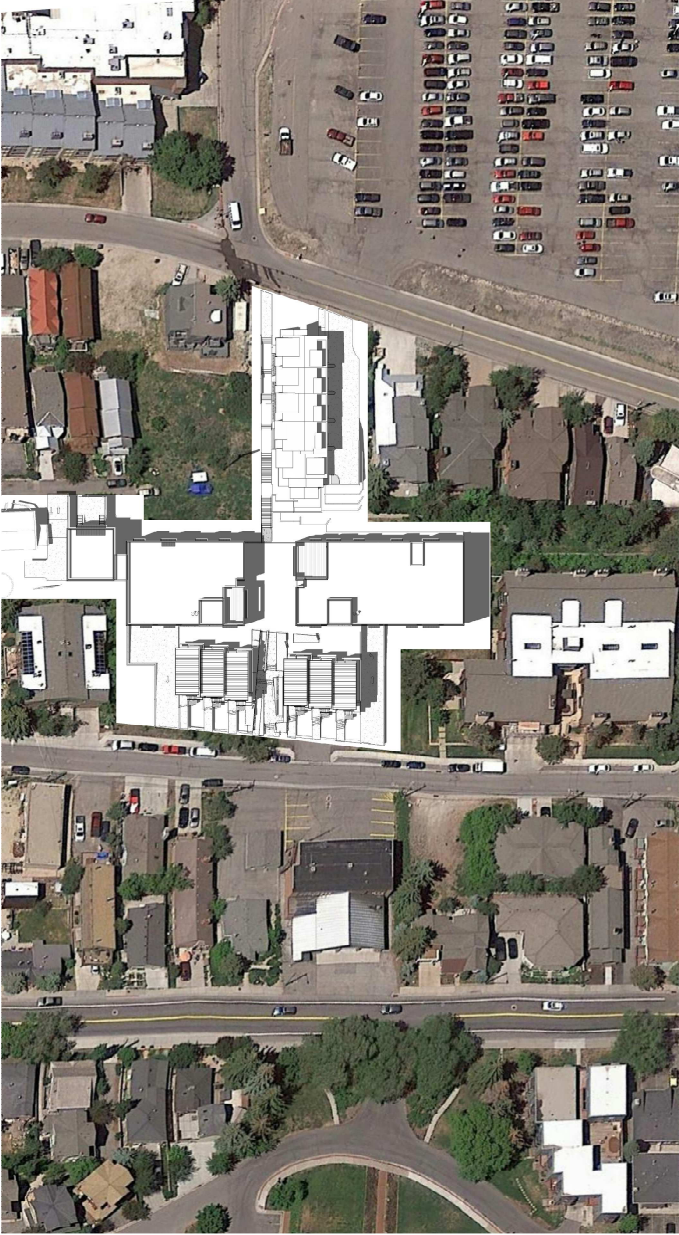
STANDARD DETAIL
PT-01
Revision Date: 2/12/16

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. ACCORDING TO PROPOSED CITY ORDINANCE 12.11.01.

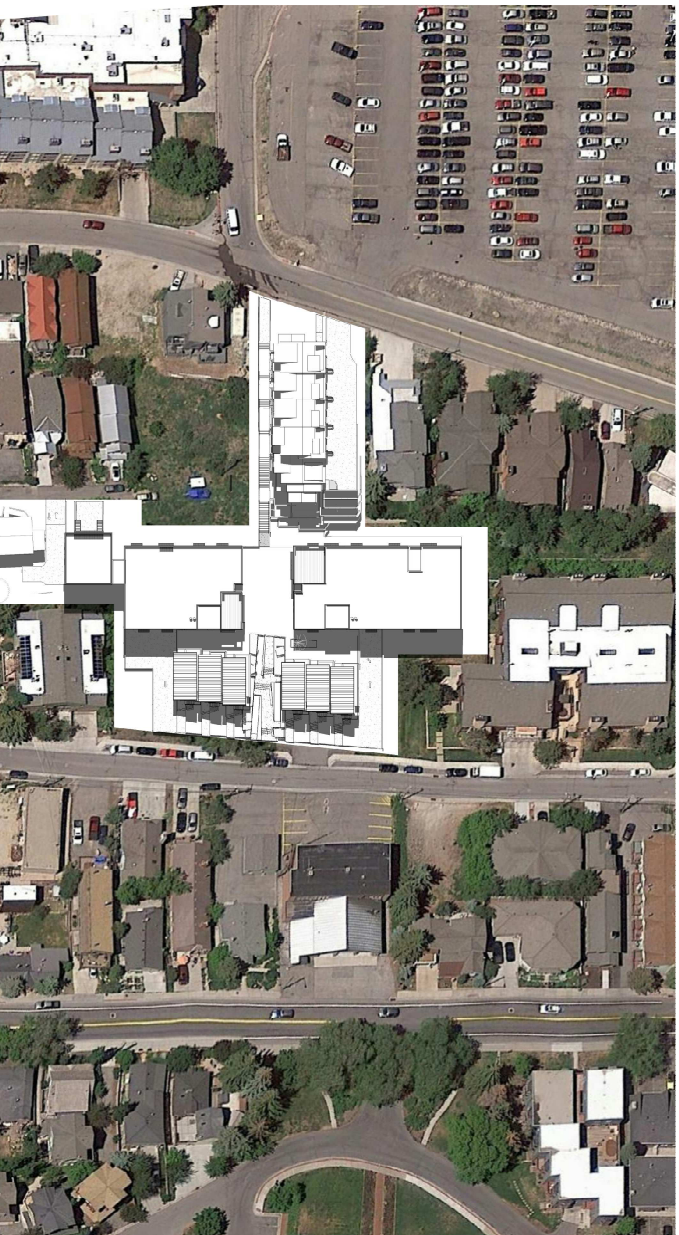
method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION



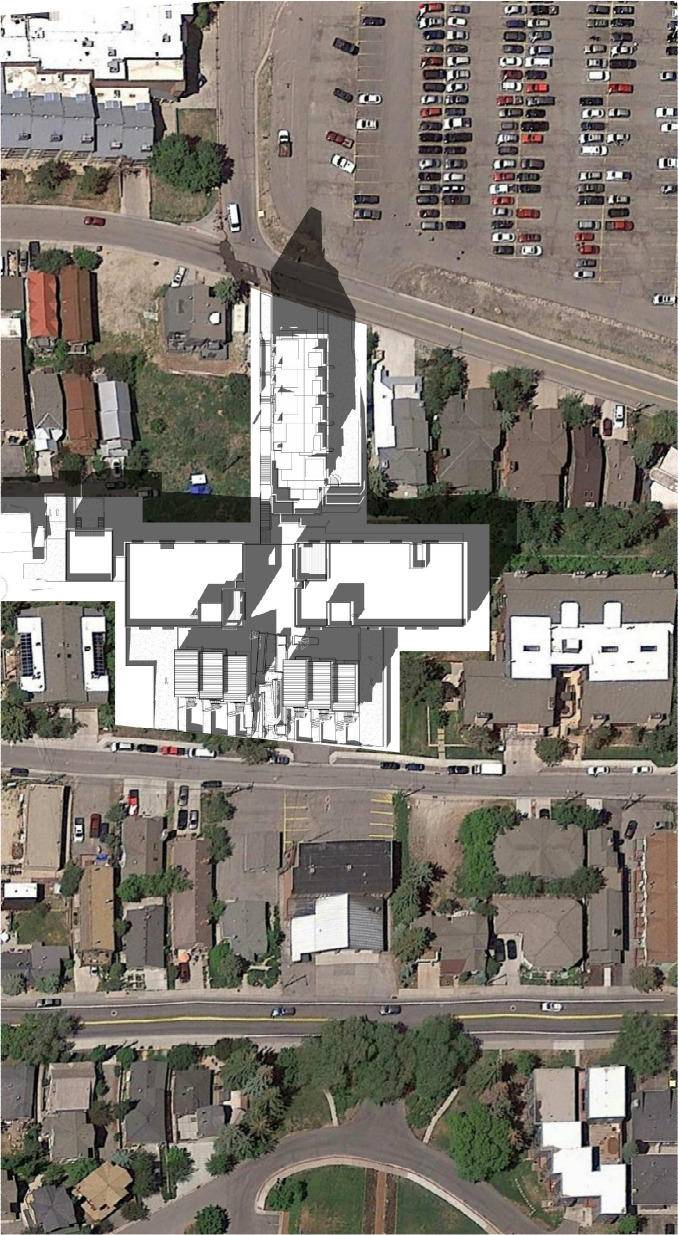
12 PM



3 PM

SHADOW STUDY SUMMER SOLSTICE

JUNE 21



9 AM

title:

Shadow
Study - 1

sheet:

A902.1

MPD APPLICATION

THE FIGURES SHOWN AND DESCRIBED HEREIN FOLLOW ALL TECHNICAL DRAWINGS, SPECIFIC CONSTRUCTION SCHEDULES, AND OTHER INFORMATION. THE INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION. ACCORDING TO PROPOSED CITY ORDINANCE 12.11.01.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 3170755

date: 04/15/2019

REVISIONS	DATE
-----------	------

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. ACCORDING TO PROPOSED CITY ORDINANCE 11.04.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED HEREIN FOLLOW ALL TECHNICAL DRAWINGS, SPECIFIC REPRESENTATIONS AND NOTES. THE INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY. COMMERCIAL USE IS PROHIBITED IN WHOLE OR IN PART WITHOUT THE SOLE WRITTEN PERMISSION OF THE METHOD STUDIO, INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:		31.07.25
date:		04/15/2019
REVISIONS	DATE	

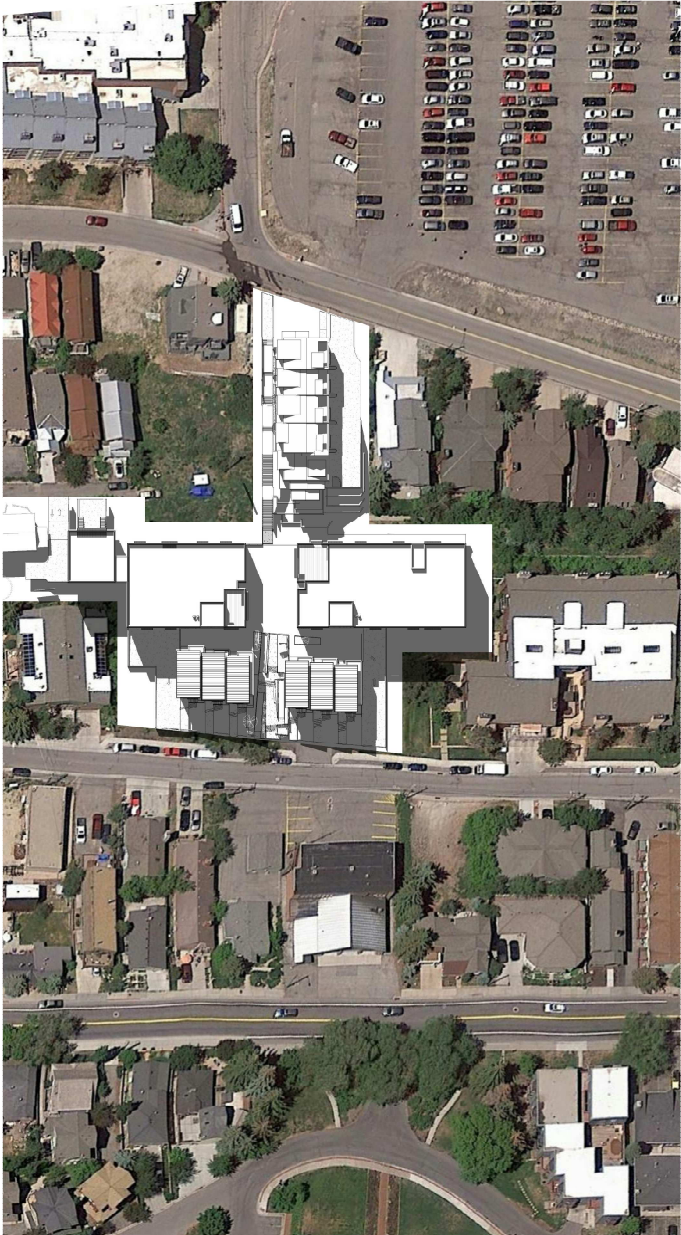
title:

Shadow
Study - 2

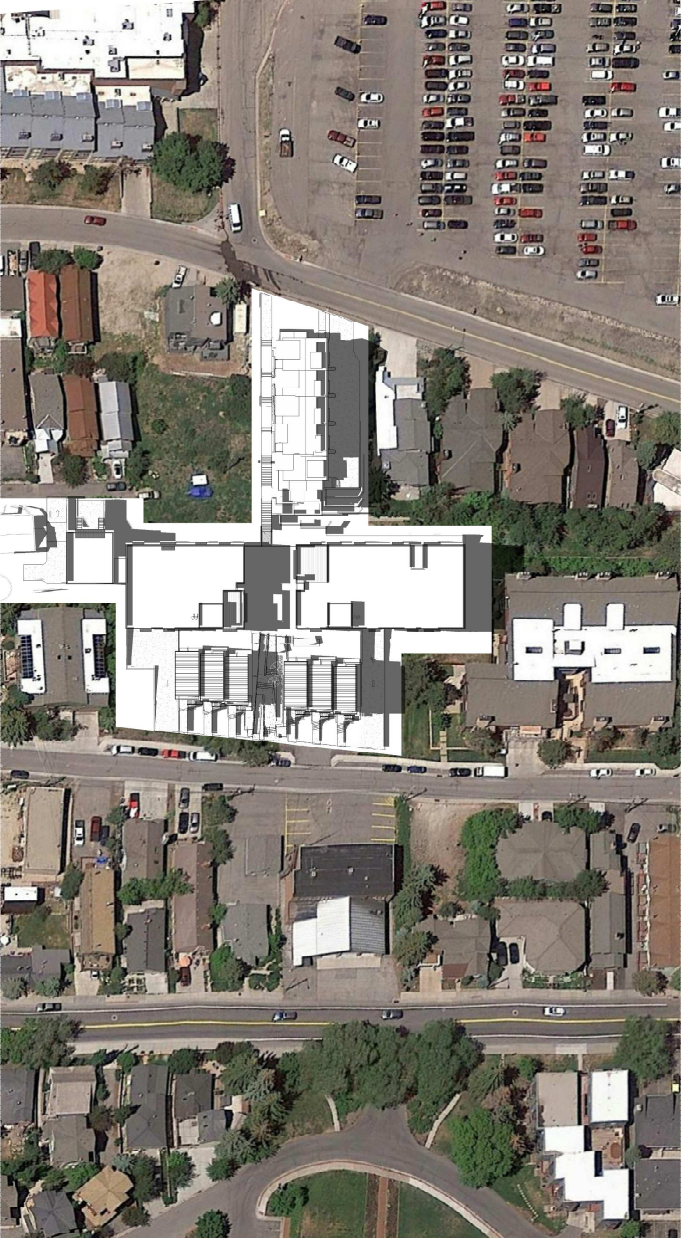
sheet:

A9022.2

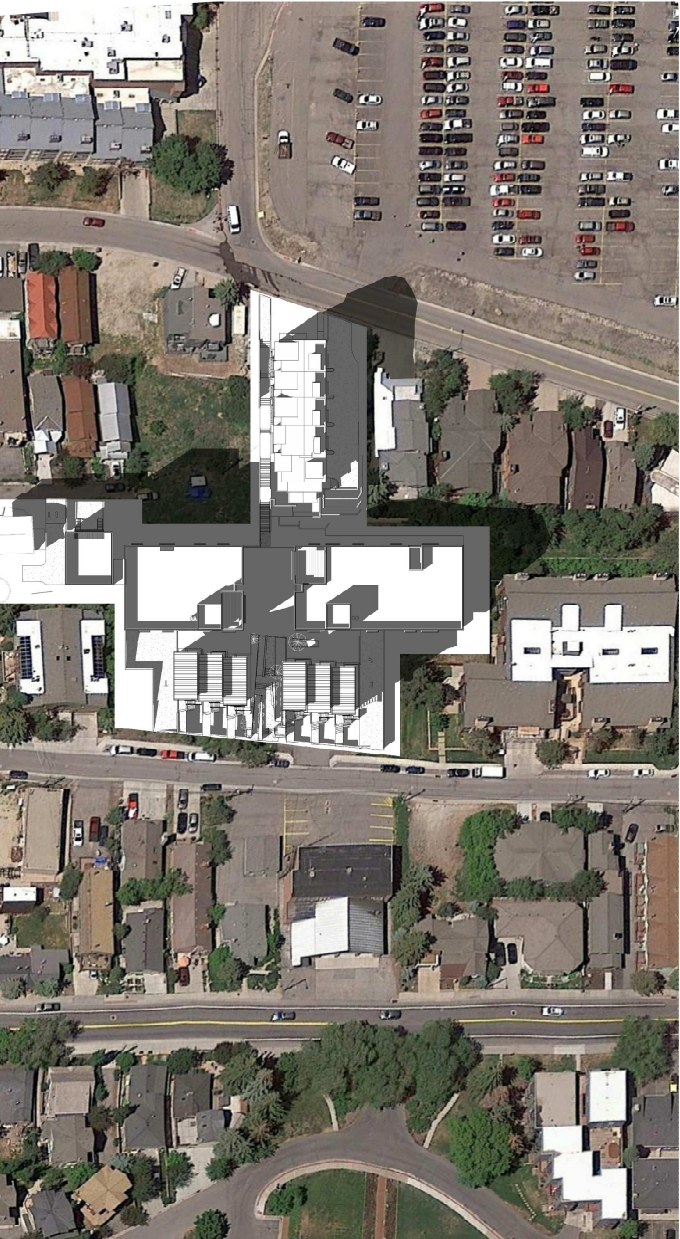
MPD APPLICATION



3 PM



12 PM



9 AM

SHADOW STUDY
SPRING/FALL EQUINOX
MARCH/SEPTEMBER 21

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. ACCORDING TO PROPOSED CITY ORDINANCE 17.01.001

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED HEREIN FOLLOW ALL TECHNICAL DRAWINGS, SPECIFIC CONSTRUCTION METHODS, AND STANDARDS. THE INFORMATION IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. IT IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER OF THIS DOCUMENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 3170755	
date: 04/15/2019	
REVISIONS	DATE

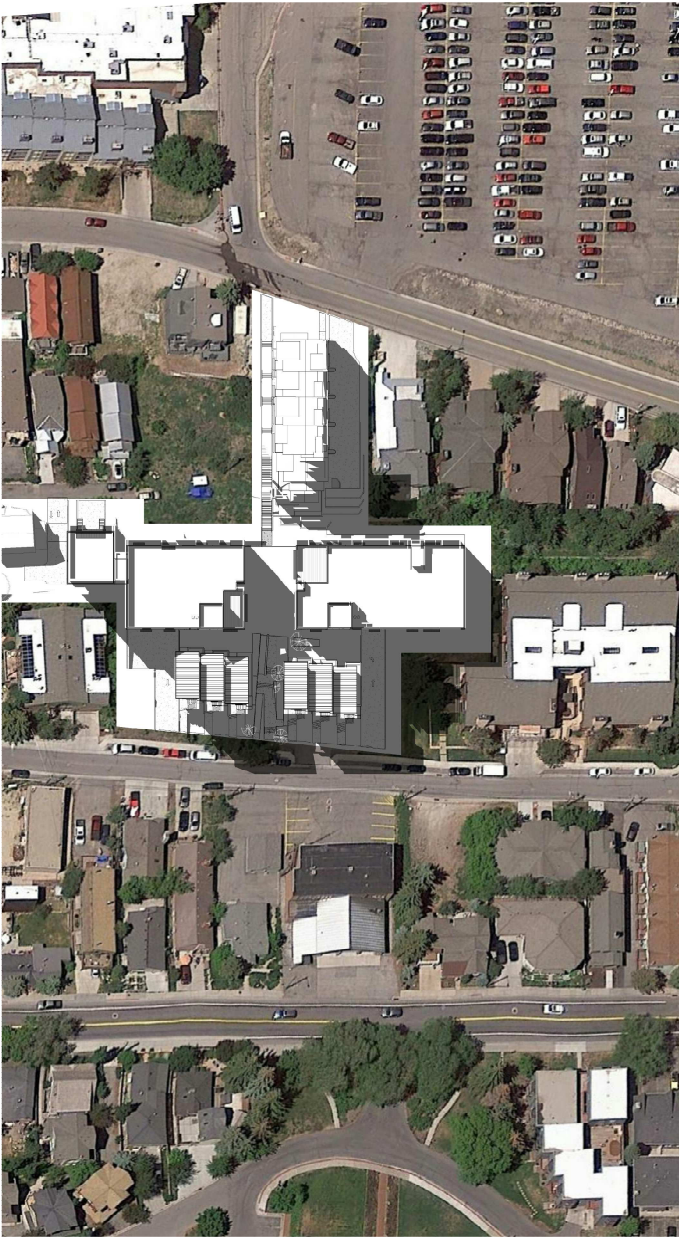
title:

Shadow
Study - 3

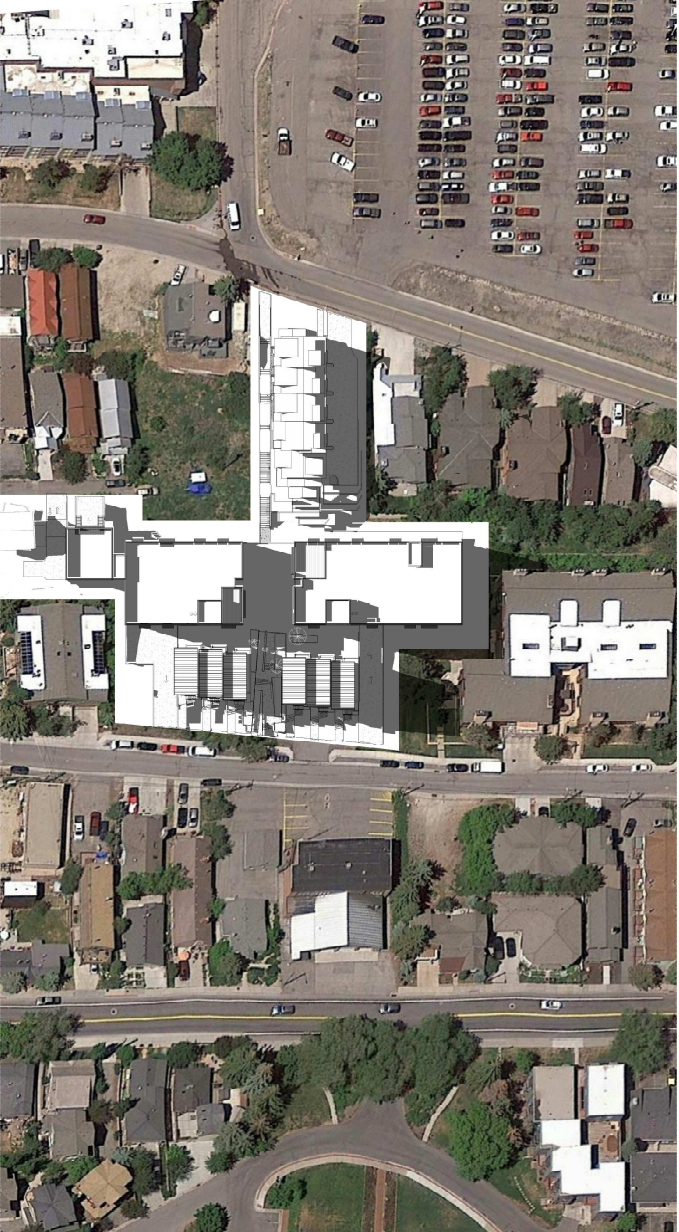
sheet:

A902.3

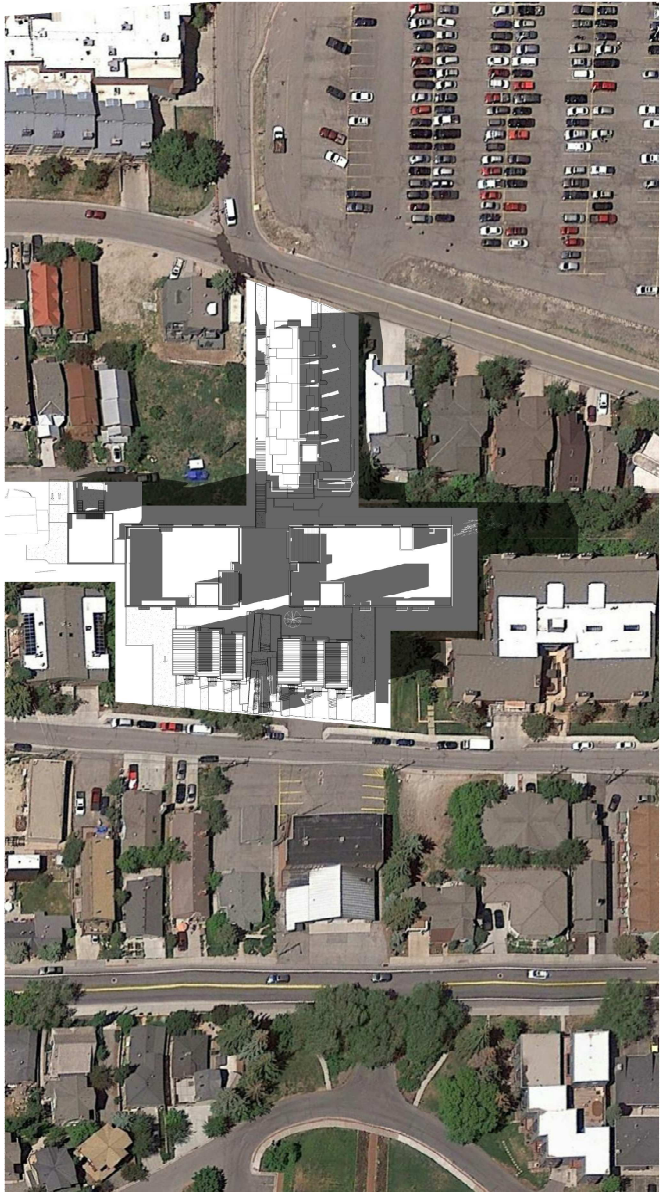
MPD APPLICATION



3 PM



12 PM



9 AM

SHADOW STUDY WINTER SOLSTICE DECEMBER 21

UNITED STATES PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED. THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED FOR REVISION IN ANY MANNER.

methodstudio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED HEREIN FOLLOW ALL TECHNICAL DRAWINGS, SPECIFIC CONSTRUCTION METHODS, AND MATERIALS. THE DRAWINGS AND SPECIFICATIONS ARE NOT TO BE CONSIDERED AS A GUARANTEE OF PERFORMANCE OR AS A COMMERCIAL ADVERTISEMENT. THE DRAWINGS AND SPECIFICATIONS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:		31.07.25
date:		04/15/2019
REVISIONS	DATE	

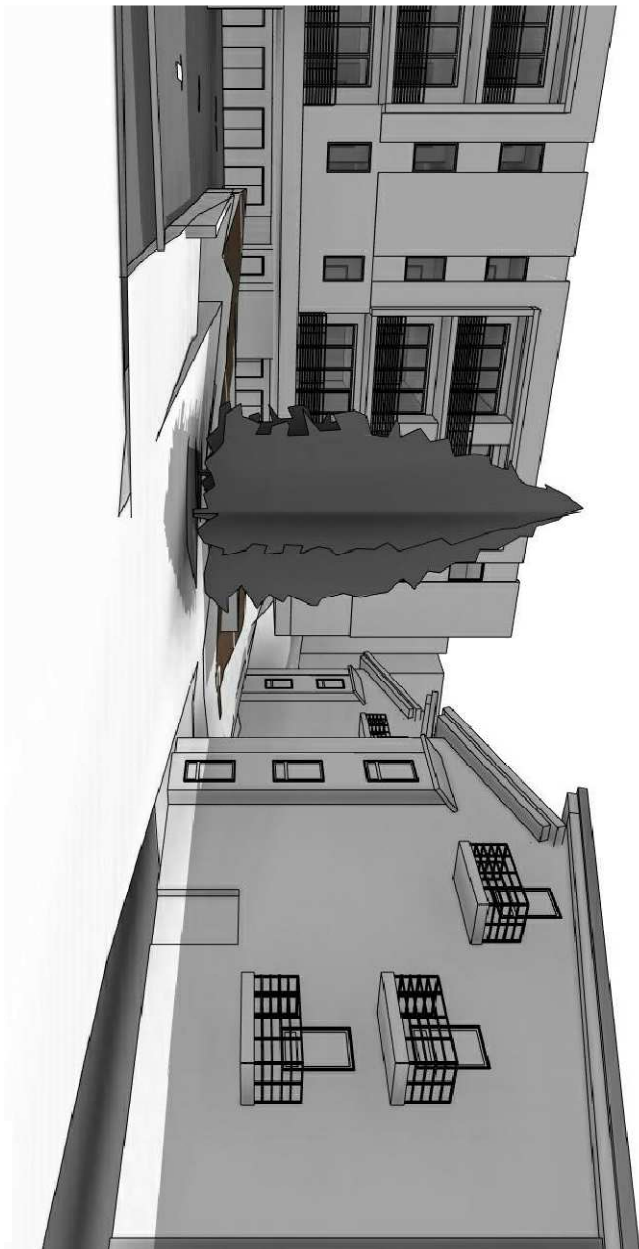
title:

Shadow
Study - 4

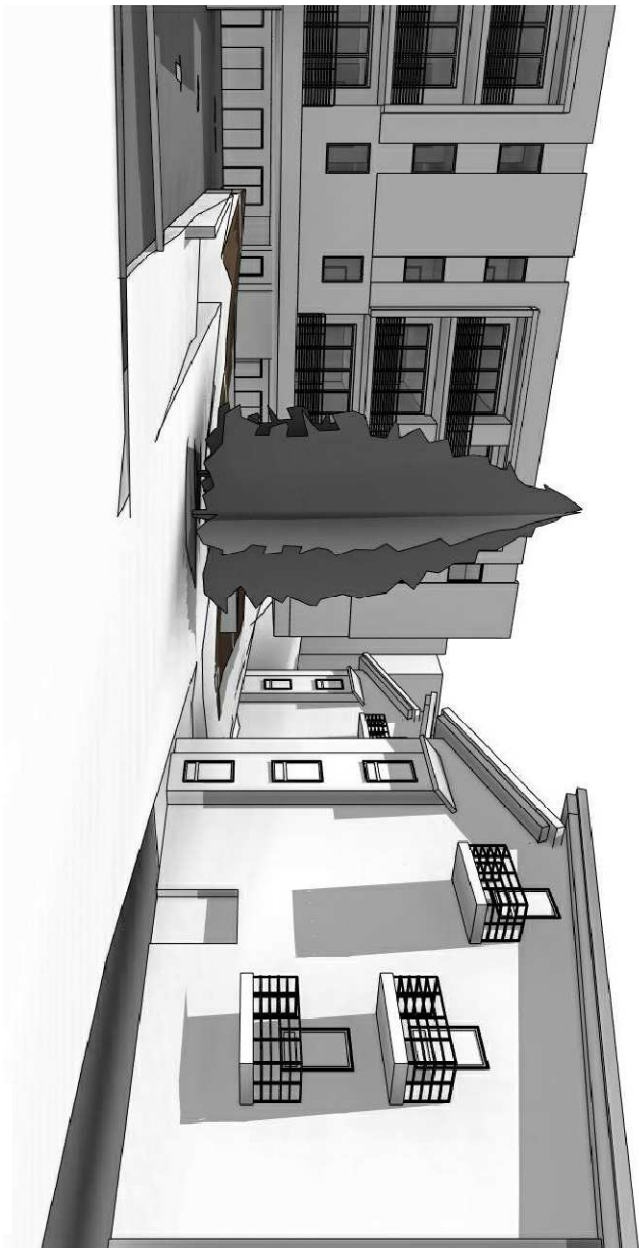
sheet:

A902.4

MPD APPLICATION



3 PM



12 PM



9 AM

SHADOW STUDY SUMMER SOLSTICE CAMERA 1

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED FOR PERMITTING.

methodstudio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED HEREIN FOLLOW ALL TECHNICAL DRAWINGS, GRADING, SURVEYING, AND ALL OTHER INFORMATION SHOWN ON THE PLANS AND SPECIFICATIONS. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT. THE CONSULTANT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 3170755
date: 04/15/2019

REVISIONS	DATE
-----------	------

title:

Shadow
Study - 5

sheet:

A902.5

MPD APPLICATION



3 PM



12 PM



9 AM

CAMERA 1

SHADOW STUDY
WINTER SOLSTICE

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED FOR REVISION IN ANY MANNER.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE PERSONS SHOWN AND DESCRIBED HEREIN ARE NOT, IN ANY MANNER, GUARANTEED, REPRESENTED, OR WARRANTED BY METHOD STUDIO. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED FOR REVISION IN ANY MANNER.

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 3170755	
date: 04/15/2019	
REVISIONS	DATE

title:
Shadow
Study - 6

sheet:

A902.6

MPD APPLICATION



3 PM



12 PM



9 AM

SHADOW STUDY
SUMMER SOLSTICE
CAMERA 2

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED CONSTRUCTION.

methodstudio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE PERSONS SHOWN AND DESCRIBED HEREIN ARE NOT REAL. ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS SHOWN HEREIN ARE PRELIMINARY AND NOT INTENDED FOR CONSTRUCTION. ANY INFORMATION SHOWN HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 3170755
date: 04/15/2019

REVISIONS	DATE
-----------	------

title:

**Shadow
Study - 7**

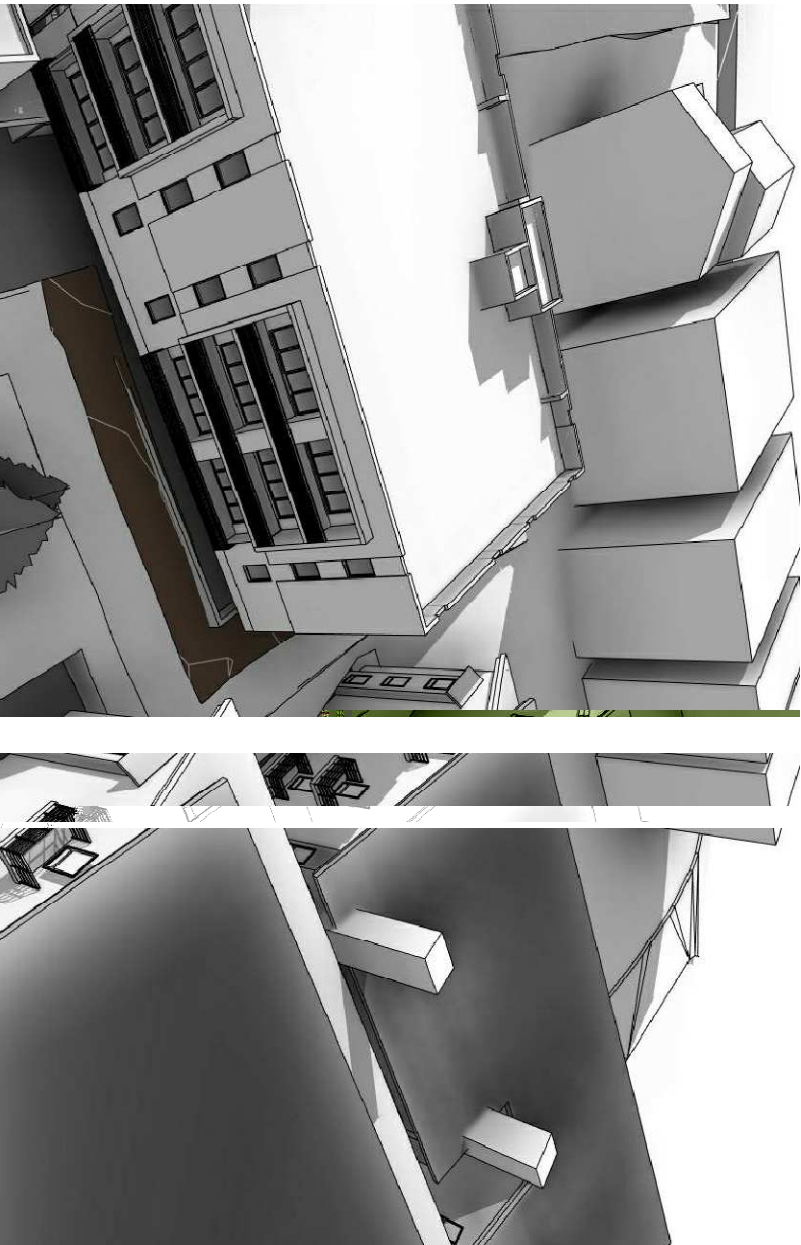
sheet:

A902.7

MPD APPLICATION



3 PM



12 PM



9 AM

**SHADOW STUDY
WINTER SOLSTICE
CAMERA 2**

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PURPOSE OF PERMITTING.

methodstudio
360 W. Aspen Ave.
saltlake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED DEPEND ON LOCAL ALL TECHNICAL DRAWINGS, SHOWN, REPRESENTATIONS & MODELS. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES. COMMERCIALITY EXPLORED IN WOODSIDE PHASE II PART THROUGH THE SOLAR AND CLOUDS WITHIN THE WOODSIDE PHASE II STUDY AREA.

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 310755	
date: 04/15/2019	
REVISIONS	DATE

title:
**Shadow
Study - 8**

sheet:

A902.8

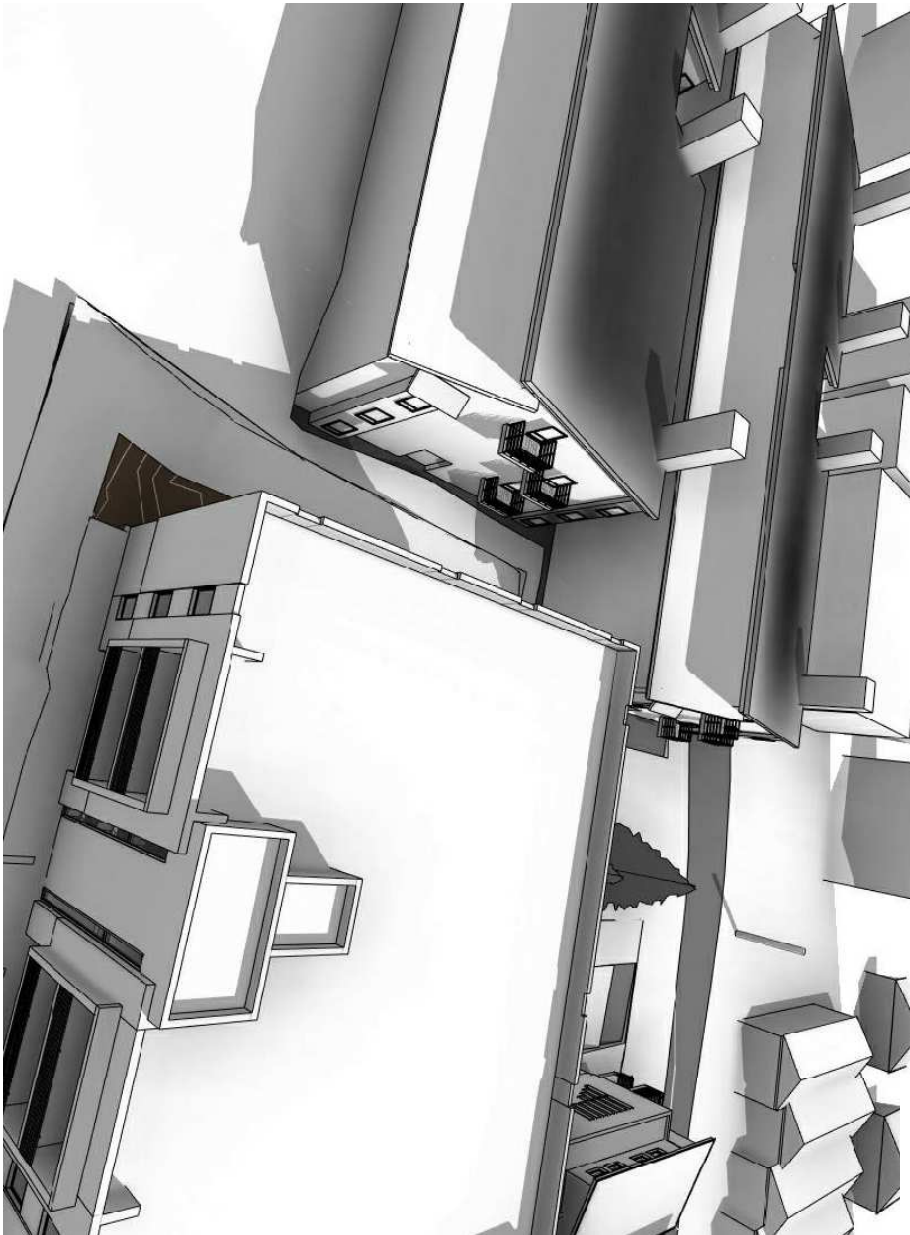
MPD APPLICATION



3 PM



12 PM



9 AM

**SHADOW STUDY
SUMMER SOLSTICE
CAMERA 3**

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. RECORD PROPOSED OR REVISIONS ONLY.

methodstudio
360 W. Aspen Ave.
saltlake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED ARE NOT TO SCALE. ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS SHOWN HEREIN ARE PRELIMINARY AND NOT INTENDED FOR CONSTRUCTION. EXCEPTED IN WOODSIDE PHASE II PART THROUGH THE SCALE AND CIRCUMSTANCES OF THE WOODSIDE PHASE II STUDY.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 310755	
date: 04/15/2019	
REVISIONS	DATE

title:

**Shadow
Study - 9**

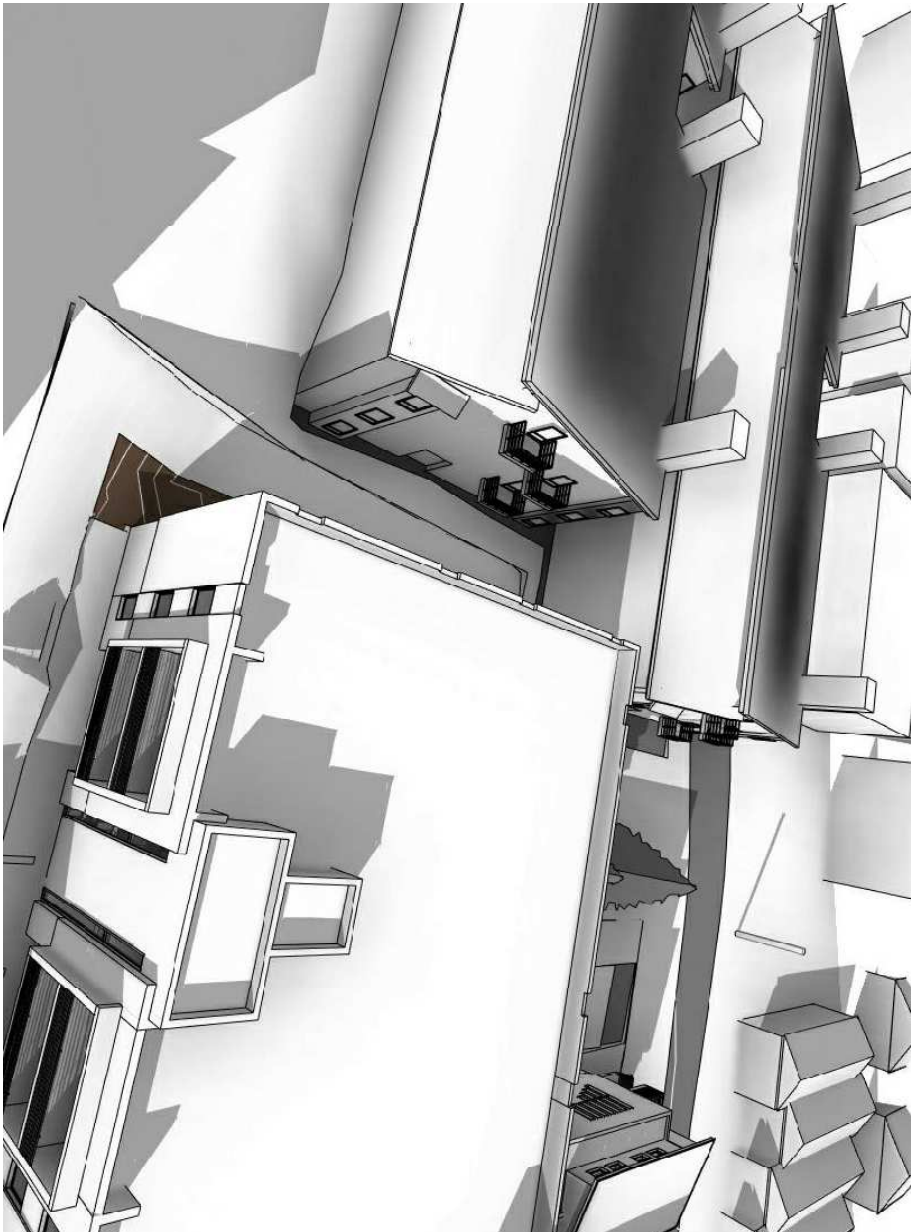
sheet:

A902.9

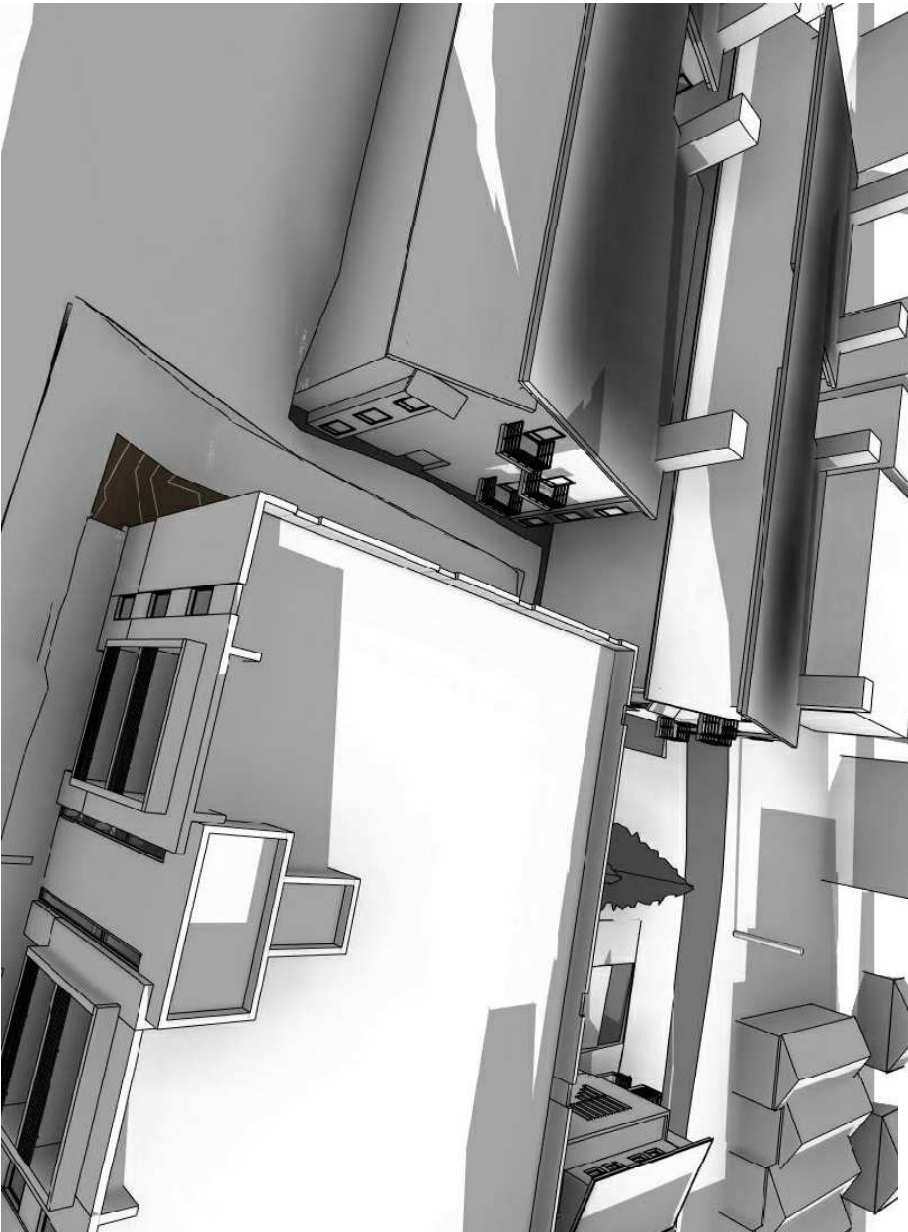
MPD APPLICATION



3 PM



12 PM



9 AM

**SHADOW STUDY
WINTER SOLSTICE
CAMERA 3**

LOT SIZES

Space Type	Area	Percentage of Site
Lot Sizes		
Parcel 1	16,756 SF	25.81%
Parcel 2	44,414 SF	68.43%
Parcel 3	4,198 SF	6.47%
Grand Total	65,367 SF	100.71%

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED FOR PERMITTING.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:	3170755
date:	04/15/2019
REVISIONS	DATE

title:

Lot Sizes

sheet:

A903

MPD APPLICATION



SITE PLAN LEGEND

---	PROPERTY LINE
- - -	PROPOSED PROPERTY LINE
---	SETBACK LINE
[Cross-hatched box]	PROPOSED OR EXISTING EASEMENT
[Red box]	PEDESTRIAN EASMENT SEE SURVEY



UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. RECORD PROPOSED OR REVISIONS ONLY.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

THE DESIGNS SHOWN AND DESCRIBED ARE THE PROPERTY OF THE DESIGNER. ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS, AND/OR COMMERCIAL OR INDUSTRIAL PROPERTY OF THE DESIGNER ARE HEREBY PROTECTED BY COPYRIGHT AND PATENT RIGHTS. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE DESIGNER.		
project#:	31.0755	
date:	04/15/2019	
REVISIONS	DATE	

title:
**Combined
Site Plan**

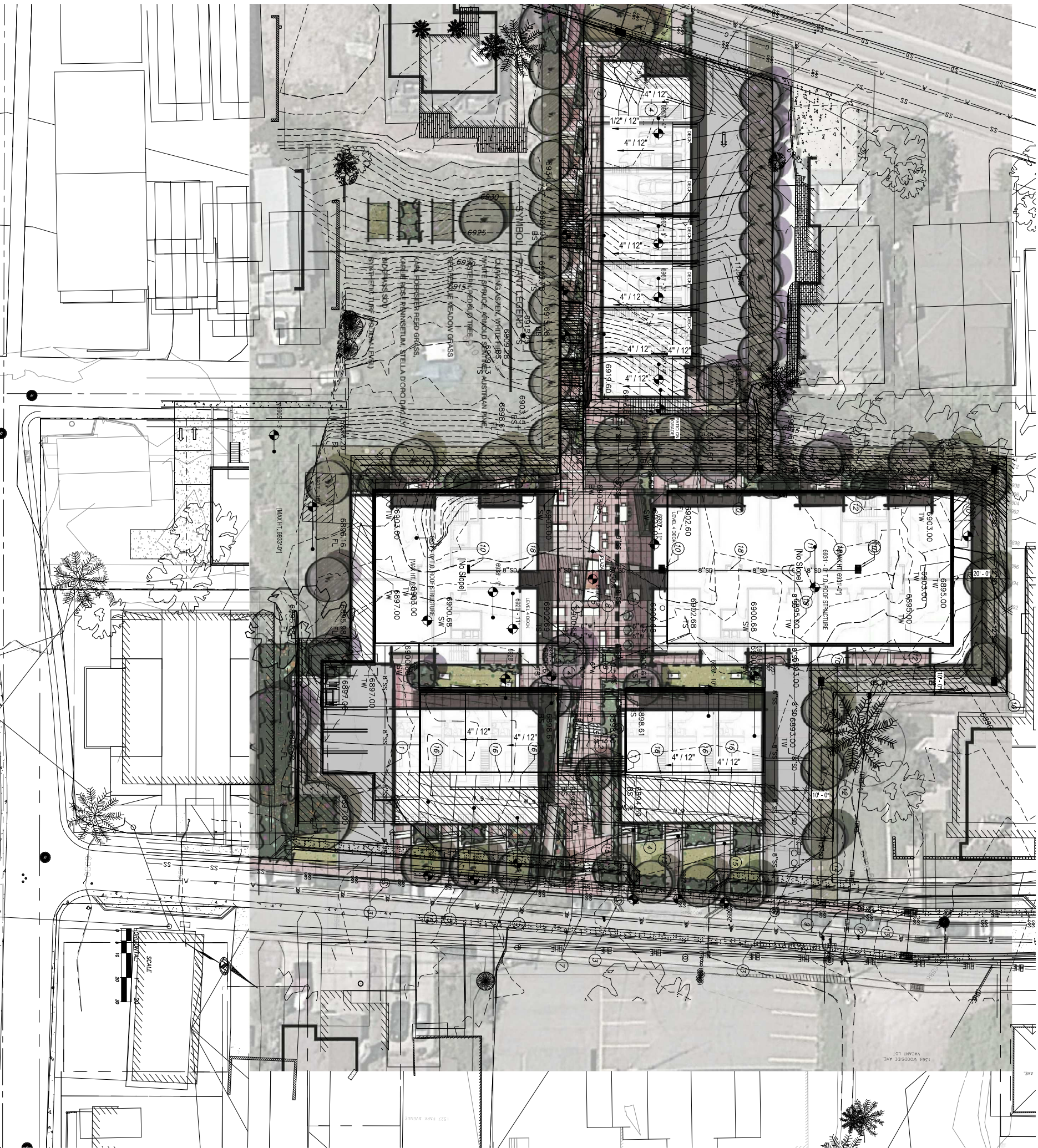
sheet:

A904

MPD APPLICATION

A1 COMBINED SITE PLAN

1" = 20'-0"



phone: (801) 532-4422

ET

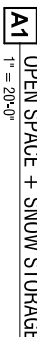
THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR OTHERWISE EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM METHOD STUDIO INC.

**PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II**

#	REVISIONS	DATE
---	-----------	------

A905

MPD APPLICATION

65,367 S

Grand total	0,000 SF	13,01%
	28,962 SF	44,62%

Woodside 1 Walkways	614 SF	64,905 SF	0.95%
---------------------	--------	-----------	-------

Snow Storage 4	1,100 SF / 0,011 SF = 11,728%
Snow Storage 5	275 SF / 1,444 SF = 19.00%

Woodside Townhomes 1	2,361 SF	64,905 SF	3.64%
----------------------	----------	-----------	-------

BUILDING FOOTPRINTS

HATCH LEGEND

- OPEN SPACE

29,051 SF (44.76% OF SITE AREA)
- USABLE OPEN SPACE

22,191 SF (34.19% OF SITE AREA)

UNLESS A PROFESSIONAL SEAL, SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED OR FURTHER ACTION.

methodstudio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

THE FIGURES SHOWN AND DESCRIBED HEREIN NOTWITHSTANDING, ALL TECHNICAL DRAWINGS, SPECIFICATIONS, NOTES, AND DETAILS SHALL BE GOVERNED BY THE SPECIFICATIONS AND DETAILS OF THE PROJECT, WHICH ARE AVAILABLE TO THE PUBLIC AT THE PROJECT OFFICE, 360 W. ASPEN AVE., SALT LAKE CITY, UTAH 84101. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE SPECIFICATIONS SHALL BE RESOLVED BY THE PROJECT OFFICE.

project#:	17-0755
date:	04/15/2019
REVISIONS	DATE

title:

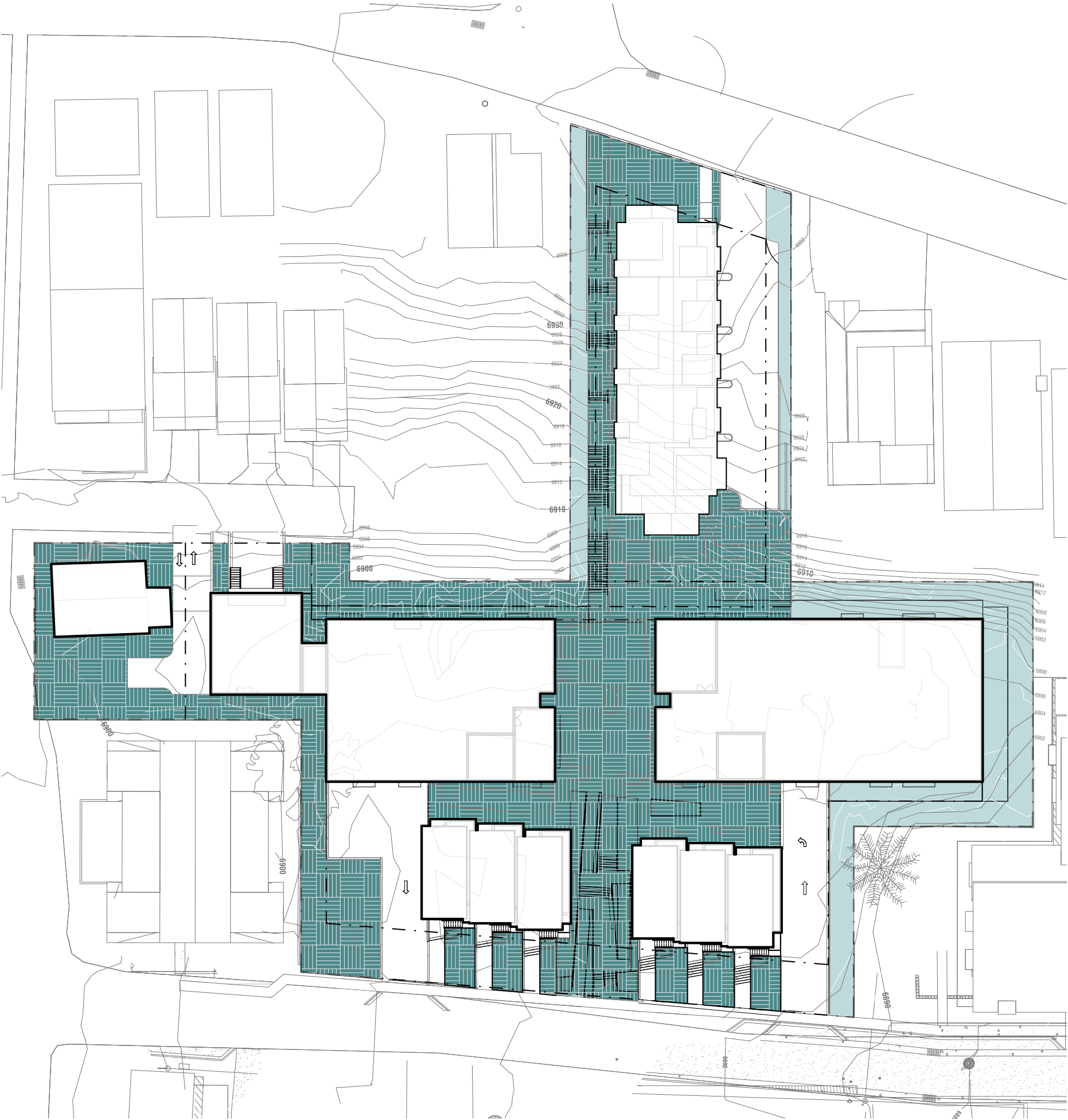
Open Space

sheet:

A905.1

A1 OPEN SPACE

1" = 20'-0"



1

2

3

4

5

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PURPOSE OF PERMITTING.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 31.0755		
date: 04/15/2019		
REVISIONS		
DATE	DATE	
1	Revision 1	Date 1

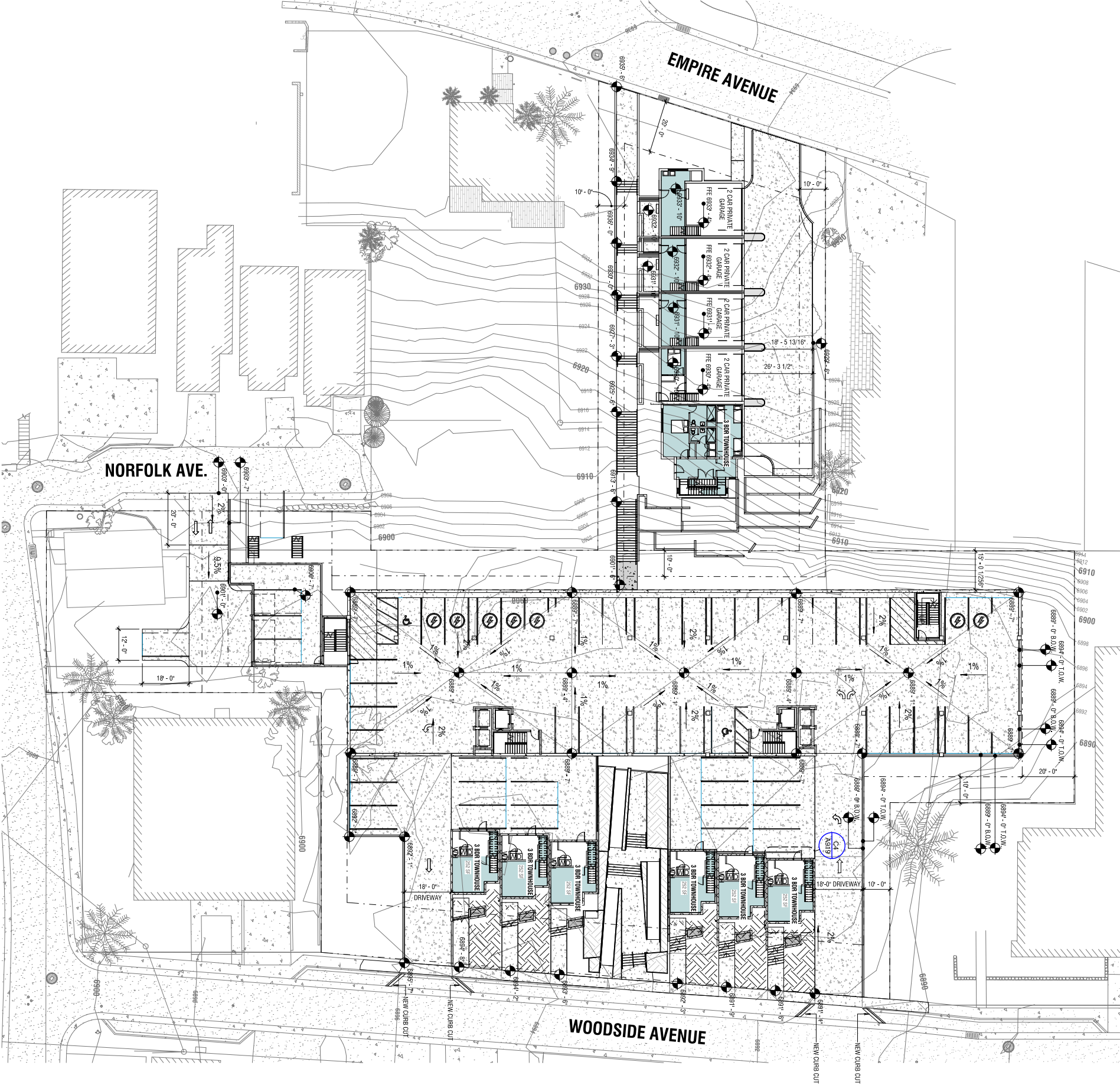
title:
Floor Plan -
Parking

sheet:

A906

MPD APPLICATION

- UNIT LEGEND**
- 1 BDR UNIT
 - 2 BDR TOWNHOUSE
 - 2 BDR TYPE A UNIT
 - 2 BDR UNIT
 - 3 BDR TOWNHOUSE
 - BIKE STORAGE
 - CIRCULATION
 - EXISTING HISTORIC UNIT
 - EXTERIOR DECK
 - STUDIO UNIT
 - TRASH



EXISTING HISTORIC HOME - REQUIRED PARKING SPACES - 20
PROJECT TOTAL REQUIRED PARKING SPACES - 68

PROVIDED PARKING STALLS	
Type	Count
Empire Townhome	10
Empire Townhome Stall	10
Historic Home Parking	1
Historic Home	1
Northpark 4-Flex	3
Northpark Private Garage	4
Northpark Surface Stall	32
Parking Garage	7
7' x 12' 6" Long Street Stall	12
7' x 12' 6" Long Street Stall	1
7' x 12' 6" Long Street Stall	1
7' x 12' 6" Long Street Stall	53
Surface Parking	3
Grand total	71

A1 LEVEL 1 (PARKING)

1" = 20'-0"

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PURPOSE OF PERMITTING.

method studio
360 W. Aspen Ave.
saltlake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED HEREIN FOLLOW ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS AND/OR COMMERCIALLY EXPEDITED IN WOODSIDE PHASE II AND THROUGH THE SOLE AGREEMENT WITH THE ARCHITECT AND THE ARCHITECT'S FIRM.

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 31.0755	
date: 04/15/2019	
REVISIONS	DATE

title:
Floor Plan -
Level 2

sheet:

A907

MPD APPLICATION

UNIT LEGEND

- 1 BDR UNIT
- 2 BDR TOWNHOUSE
- 2 BDR TYPE A UNIT
- 2 BDR UNIT
- 3 BDR TOWNHOUSE
- BIKE STORAGE
- CIRCULATION
- EXISTING HISTORIC UNIT
- EXTERIOR DECK
- STUDIO UNIT
- TRASH

UNIT COUNTS (FLATS-LVL 2)

Name	Count
Level 2	
1 BDR UNIT	10
2 BDR UNIT	3
EXISTING HISTORIC UNIT	1
STUDIO UNIT	1
TOTAL	15



PROVIDED BIKE STALLS

Type	Parable Bikes
Wall Mounted Bike Storage System	9
Wall Mounted Bike Storage System	9
Wall Mounted Bike Storage System	9
Wall Mounted Bike Storage System	9
Total Bikes	36

A1 A-LEVEL 2 (PLAZA)

1" = 20'-0"

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PURPOSE OF PERMITTING.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED HEREIN RELY ON ALL TECHNICAL DRAWINGS, SPEAKING, REPRESENTATIONS & AGENCIES. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES. COMMERCIAL USE IS PROHIBITED IN WOODSIDE PHASE II WITHOUT THE SOLE WRITTEN PERMISSION OF METHOD STUDIO INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 31.0755
date: 04/15/2019

REVISIONS **DATE**

sheet:

A908

MPD APPLICATION

UNIT LEGEND

- 1 BDR UNIT
- 2 BDR TOWNHOUSE
- 2 BDR TYPE A UNIT
- 2 BDR UNIT
- 3 BDR TOWNHOUSE
- BIKE STORAGE
- CIRCULATION
- EXISTING HISTORIC UNIT
- EXTERIOR DECK
- STUDIO UNIT
- TRASH

UNIT COUNTS (FLATS-LVL 3)

Name	Count
Level 3	
1 BDR UNIT	12
2 BDR UNIT	3
STUDIO UNIT	2
TOTAL	17



A1 LEVEL 3
1" = 20'-0"

UNIT LEGEND

- 1 BDR UNIT
- 2 BDR TOWNHOUSE
- 2 BDR TYPE A UNIT
- 2 BDR UNIT
- 3 BDR TOWNHOUSE
- BIKE STORAGE
- EXISTING HISTORIC UNIT
- EXTERIOR DECK
- STUDIO UNIT
- TRASH

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED HEREIN RELY ON ALL
TECHNICAL DRAWINGS, SPECIFIC REPRESENTATIONS AND NOTES
COMPLEMENTARILY EXPRESSED IN WORDS, SIGN AND THROUGHOUT THE SCALE
AND DIMENSIONS OF THE DRAWING AND THE PROJECT'S SCOPE.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:		31.07.25	
date:		04/15/2029	
REVISIONS	DATE		
	1	Revision 1	Date 1

title:

Floor Plan -
Level 4

sheet:

A909

MPD APPLICATION

A1 LEVEL 4
1" = 20'-0"



UNIT COUNTS (FLATS-LVL 4)	
Name	Count
Level 4	
1 BDR UNIT	11
2 BDR TYPE A UNIT	1
2 BDR UNIT	2
STUDIO UNIT	1
TOTAL	15

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND NOT INTENDED FOR CONSTRUCTION. RECORD PROPOSED OR PARTIAL ONLY.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FEES SHOWN AND DESCRIBED HEREIN FOLLOW ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS AND/OR COMMERCIALLY EXPEDITED IN WOODSIDE PARK THROUGH THE SOLE AGREEMENT WITH THE ARCHITECT AND THE OWNER.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

PROJECT#:			01.07.25
DATE:			04/15/2029
REVISIONS	DATE		

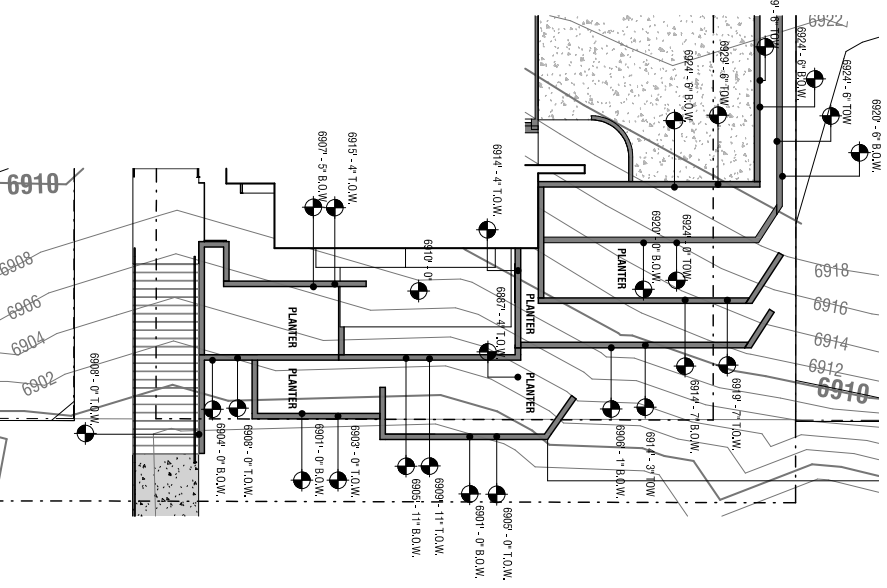
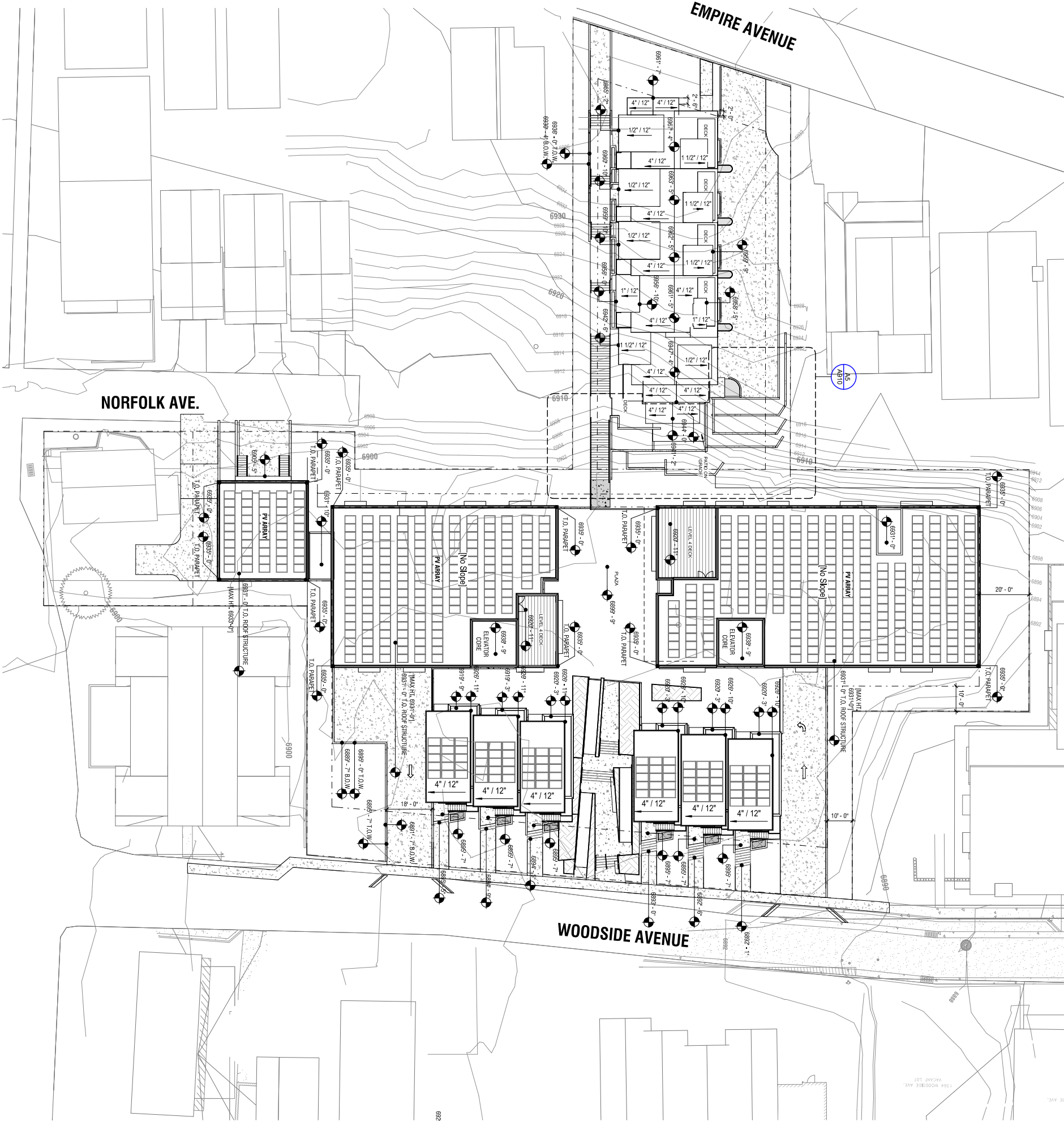
title:

Roof Plan

sheet:

A910

MPD APPLICATION

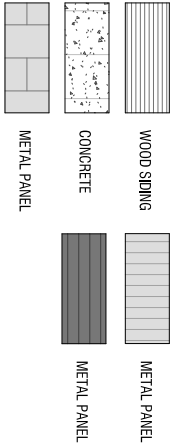


A1 ROOF PLAN
1" = 20'-0"



A5 ENLARGED SITE WALLS
3/32" = 1'-0"

MATERIAL LEGEND



UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED OR FOR ANY OTHER USE.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN ARE THE PROPERTY OF METHOD STUDIO. ALL RIGHTS ARE RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM METHOD STUDIO, INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

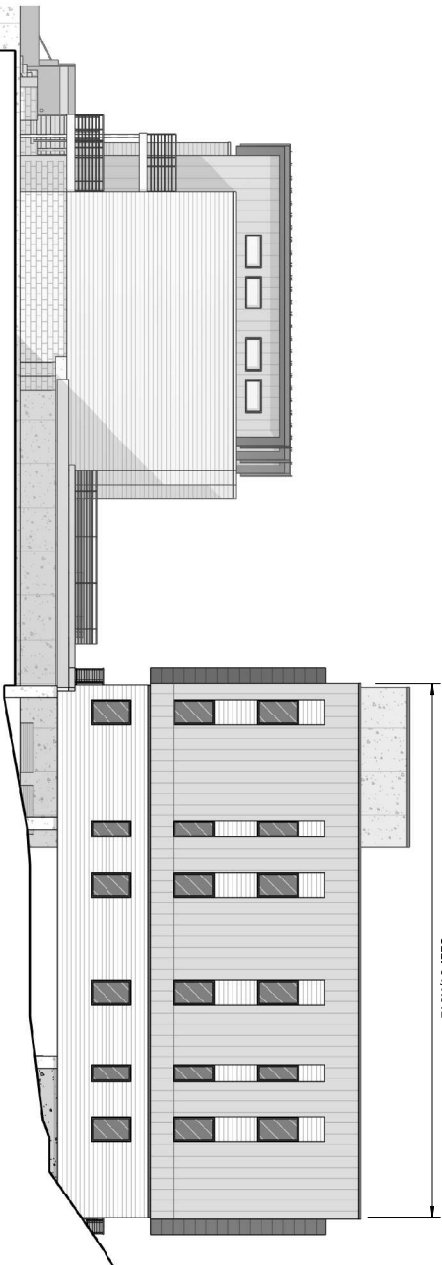
project#:	3170755
date:	04/15/2019
revisions	date

title:
Exterior
Elevations -
Flats

sheet:

A911

MPD APPLICATION

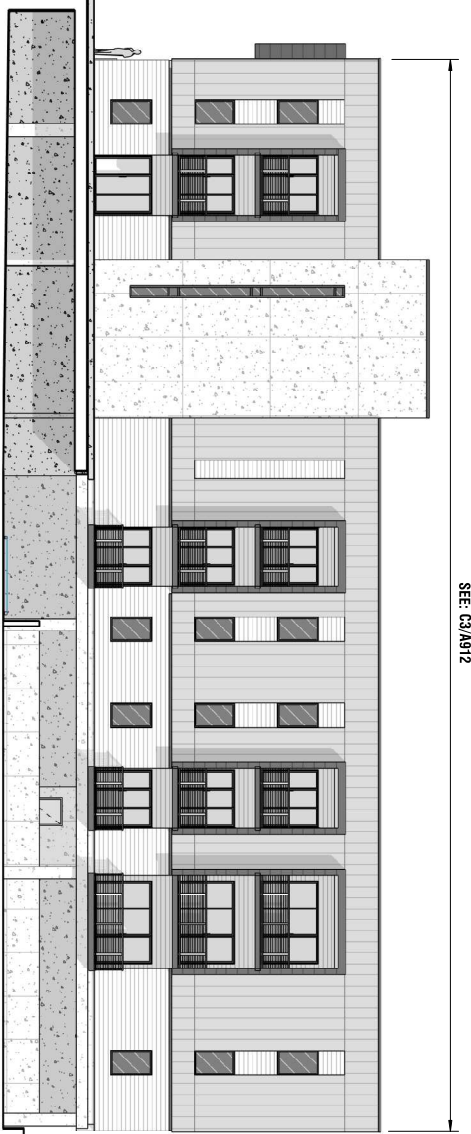


C1 FLATS (NORTH)
3'3 1/2" = 1'-0"

C3 FLATS 1 (SOUTH)
3'3 1/2" = 1'-0"



B1 FLATS (EAST)
3'3 1/2" = 1'-0"



SEE: A1/A912

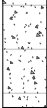
SEE: A1/A913



A1 FLATS (WEST)
3'3 1/2" = 1'-0"



MATERIAL LEGEND

	WOOD SIDING		METAL PANEL
	CONCRETE		METAL PANEL
	METAL PANEL		

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. REVISIONS AND PROPOSED CHANGES ARE IN PINK.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THESE SHOWN AND DESCRIBED GREEN BUILDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS, COMMERCIAL & RESIDENTIAL WOODSIDE PARK THROUGH THE SOLE AGREEMENT WITH ENVIRONMENTAL DESIGN STUDIO, INC.

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

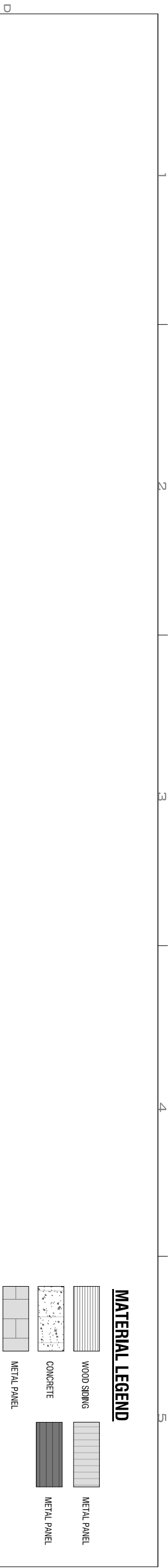
project#: 317075		
date: 04/15/2019		
REVISIONS	DATE	

title:
**Exterior
Elevations -
Flats**

sheet:

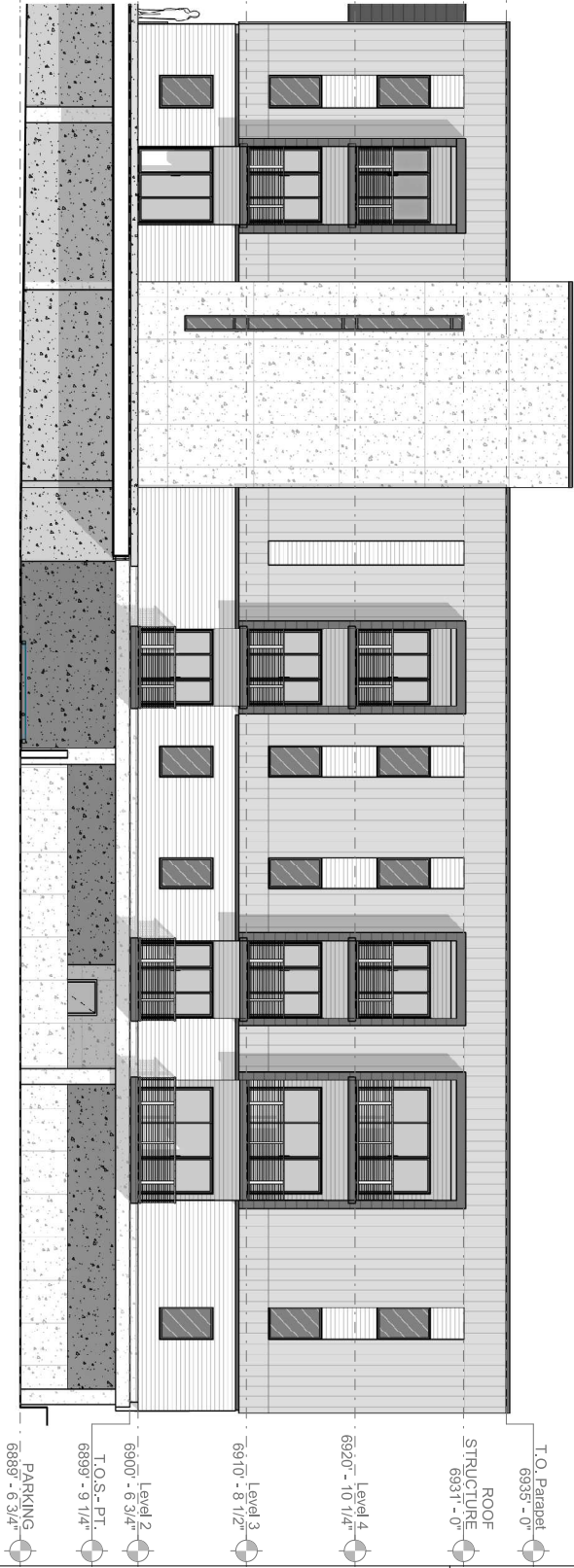
A912

MPD APPLICATION



C1 FLATS BUILDING 1 (NORTH)
1/8" = 1'-0"

C3 FLATS BUILDING 1 (EAST)
1/8" = 1'-0"



A1 FLATS BUILDING 1 (WEST)
1/8" = 1'-0"

A4 FLATS BUILDING 1 (SOUTH)
1/8" = 1'-0"

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED OR PRESENTATION.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
Phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS, AND/OR ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF METHOD STUDIO, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF METHOD STUDIO, INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 3170755	
date: 04/15/2019	
REVISIONS	DATE

title:
**Exterior
Elevations -
Flats**

sheet:

A913

MPD APPLICATION



UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. RECORD PROPOSED ON PAPER ONLY.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FEES SHOWN AND DESCRIBED HEREIN INCLUDE ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS, AND ALLSPECIAL SERVICES AND MATERIALS. THESE FEES DO NOT INCLUDE COMMERCIALITY EXPENSES IN WOODSIDE PARK THROUGH THE SOLE AGENT, PAPERWORK, PERMITS, AND/OR OTHER THIRD PARTY FEES.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 3170755	
date: 04/15/2019	
REVISIONS	DATE

title:
**Exterior
Elevations -
Flats**
sheet:

A914

MPD APPLICATION

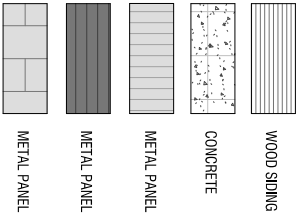


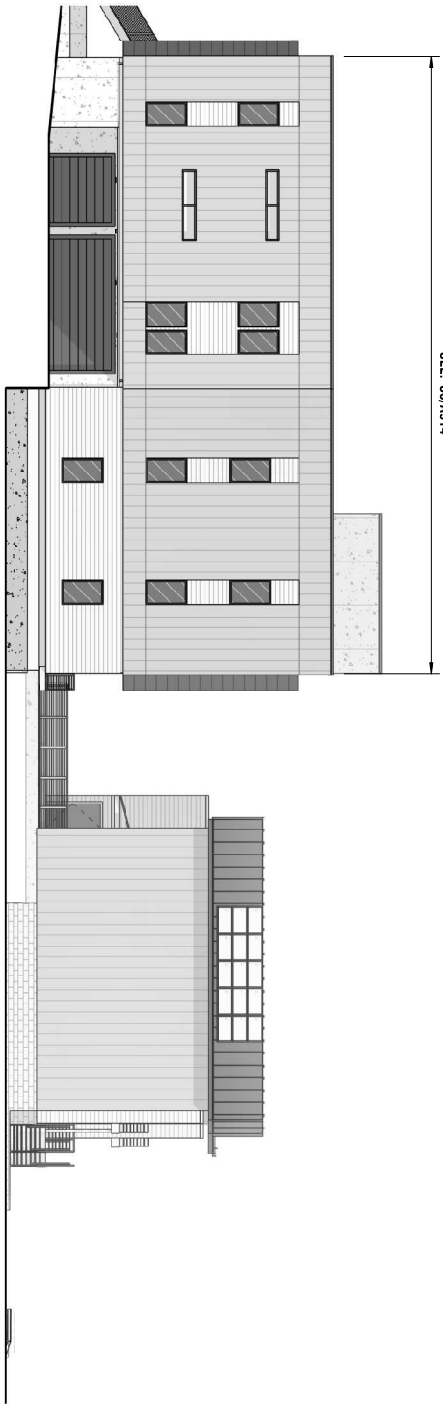
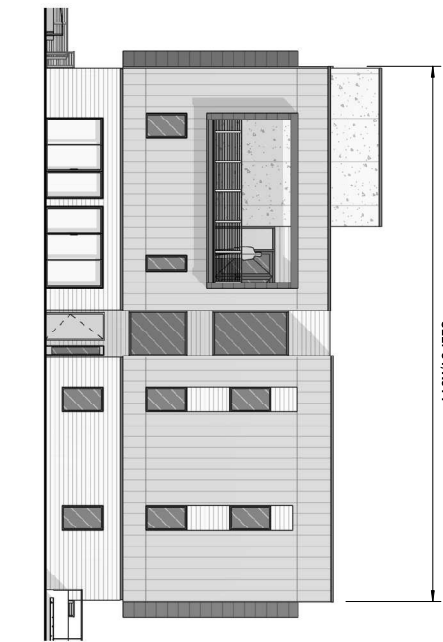
C1 FLATS BUILDING 2 (NORTH)
1/8" = 1'-0"



C3 A WOODSIDE FLATS2 SOUTH (ENLARGED)
1/8" = 1'-0"

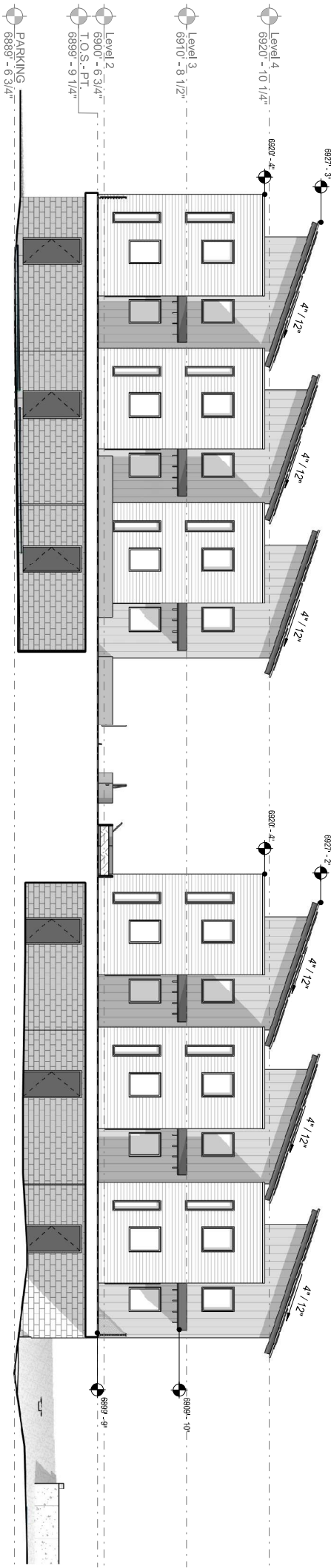
MATERIAL LEGEND



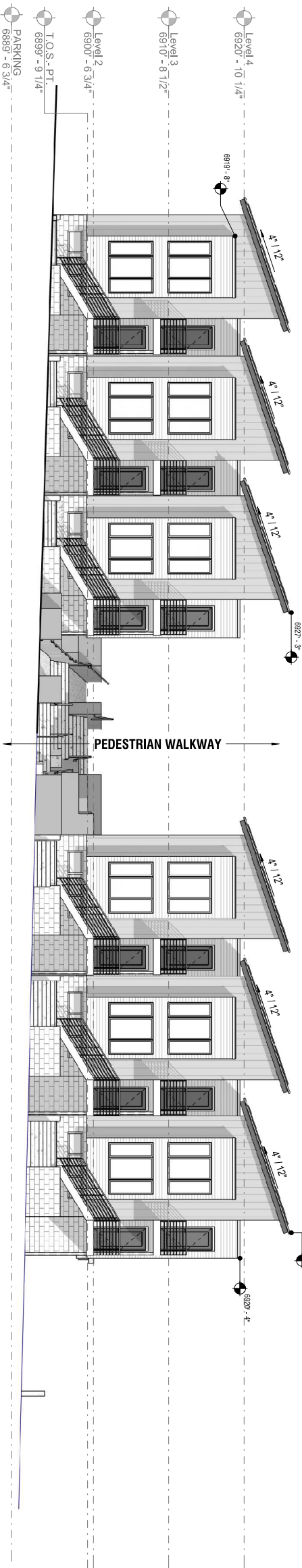


C1 FLATS 2 (NORTH)
33'2" = 1'-0"

C3 FLATS 2 (SOUTH)
33'2" = 1'-0"



B1 WOODSIDE (WEST)
11'8" = 1'-0"



A1 WOODSIDE (EAST)
11'8" = 1'-0"

MATERIAL LEGEND

- WOOD SIDING
- CONCRETE
- METAL PANEL
- METAL PANEL
- METAL PANEL

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
Phone: (801) 532-4422

consultant:

**PROGRESS SET
NOT FOR
CONSTRUCTION**

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 310755
date: 04/15/2019
REVISIONS **DATE**

title:
**Exterior
Elevations -
Woodside**
sheet:

A915

MPD APPLICATION

MATERIAL LEGEND

- WOOD SIDING
- CONCRETE
- METAL PANEL
- METAL PANEL
- METAL PANEL

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
Phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED ARE THE PROPERTY OF METHOD STUDIO, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF METHOD STUDIO, INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

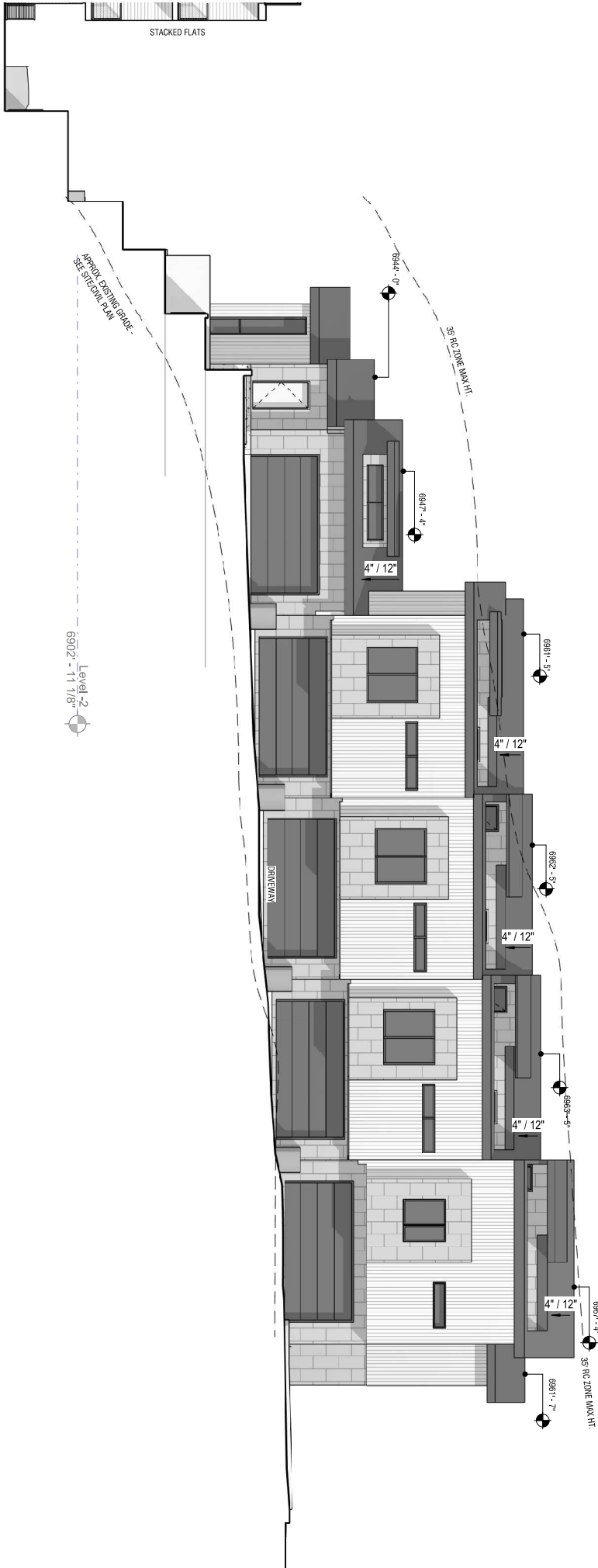
project#:	3170755
date:	04/15/2019
REVISIONS	DATE

title:
Exterior
Elevations -
Empire

sheet:

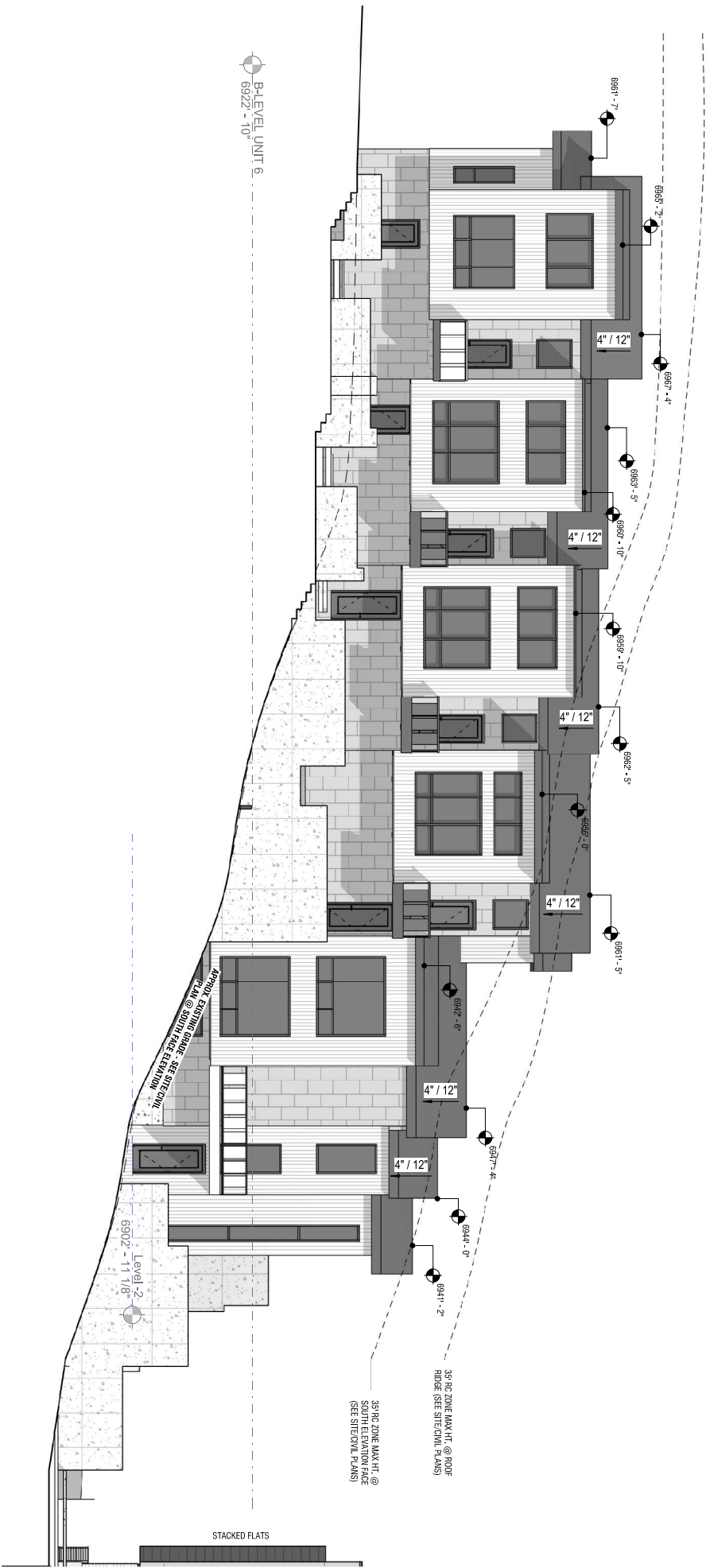
A916

MPD APPLICATION



C1 EMPIRE TOWNHOMES (NORTH)

1/8" = 1'-0"



A1 EMPIRE TOWNHOMES (SOUTH)

1/8" = 1'-0"

MATERIAL LEGEND

- WOOD SIDING
- CONCRETE
- METAL PANEL
- METAL PANEL
- METAL PANEL

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. REVISIONS AND PROPOSED CHANGES ARE IN PINK.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
Phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN ARE THE PROPERTY OF METHOD STUDIO. ANY REUSE OR REPRODUCTION OF THESE DESIGNS WITHOUT THE WRITTEN PERMISSION OF METHOD STUDIO IS PROHIBITED. THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. REVISIONS AND PROPOSED CHANGES ARE IN PINK.

project:

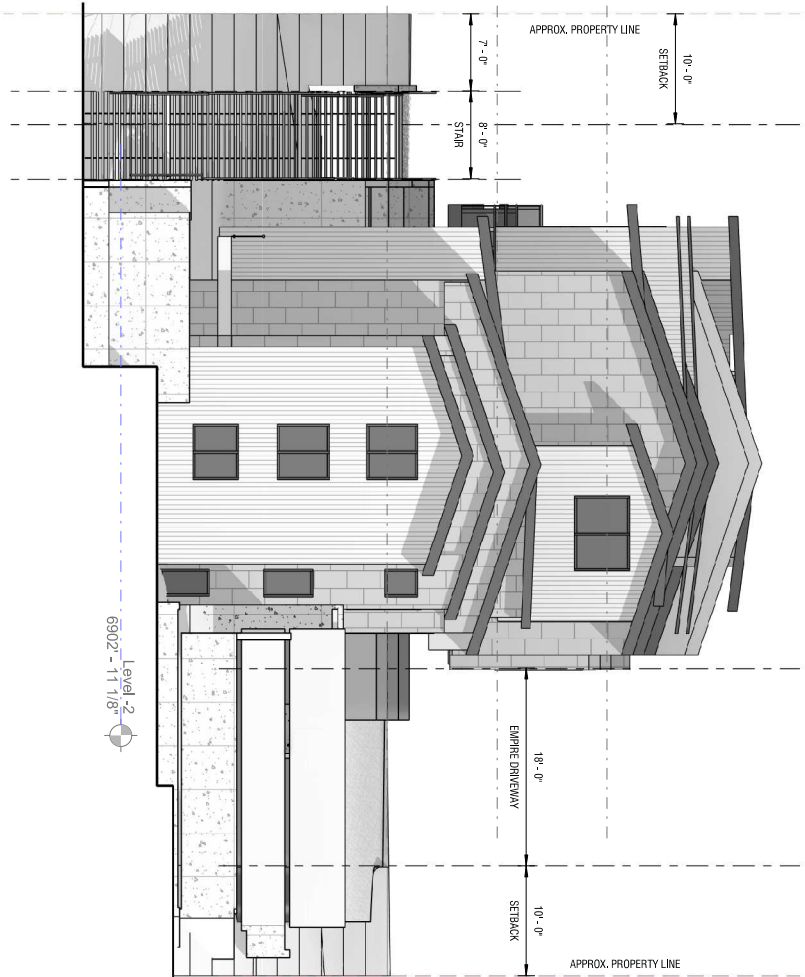
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:		3170755
date:		04/15/2019
REVISIONS	DATE	

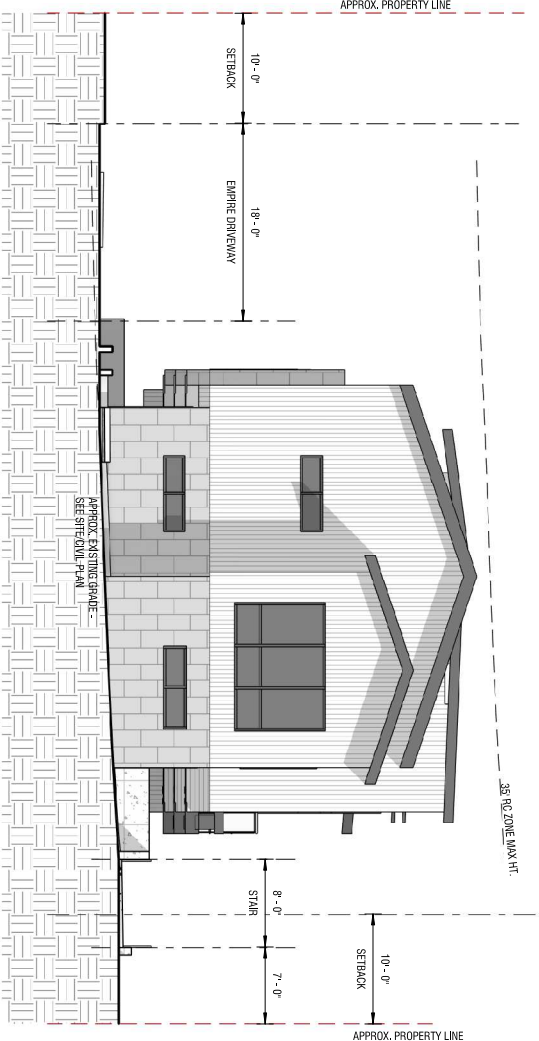
title:
**Exterior
Elevations -
Empire**
sheet:

A917

MPD APPLICATION



B1 EMPIRE TOWNHOMES (EAST)
1/8" = 1'-0"



B3 EMPIRE TOWNHOMES (WEST)
1/8" = 1'-0"

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. REVISIONS ARE INDICATED BY NUMBER IN THE

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED ARE NOT TO SCALE. ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS OF THE PROJECT ARE FOR INFORMATION ONLY AND ARE NOT TO BE CONSIDERED AS A CONTRACT. ANY CHANGES TO THE PROJECT MUST BE APPROVED BY THE ARCHITECT AND THE CLIENT. THE ARCHITECT'S FEE IS \$10,000.00 PER HOUR.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:	31-0755
date:	04/15/2019
REVISIONS	DATE

title:
**Enlarged
Plans**
sheet:

A918

MPD APPLICATION



B4
2 BEDROOM UNIT - TYPE 1
1/4" = 1'-0"



B1
2 BEDROOM UNIT - TYPE 2
1/4" = 1'-0"



A2
TYPICAL STUDIO UNIT
1/4" = 1'-0"



A4
TYPICAL 1 BEDROOM UNIT
1/4" = 1'-0"

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED OR FOR ANY OTHER USE.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
Phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN ARE THE PROPERTY OF METHOD STUDIO, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF METHOD STUDIO, INC.

project:

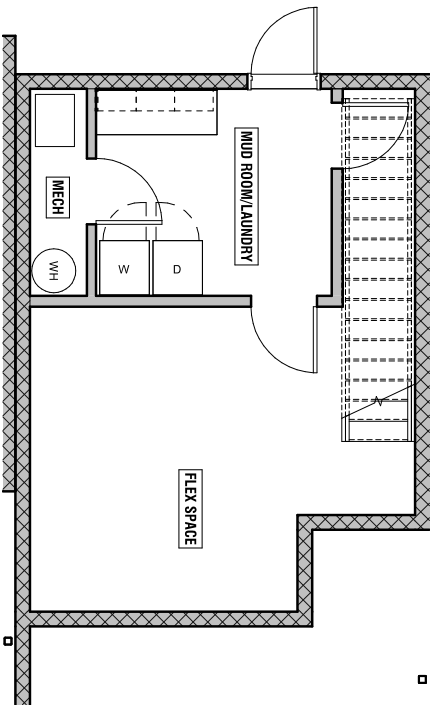
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:		31-0755
date:		04/15/2019
REVISIONS	DATE	

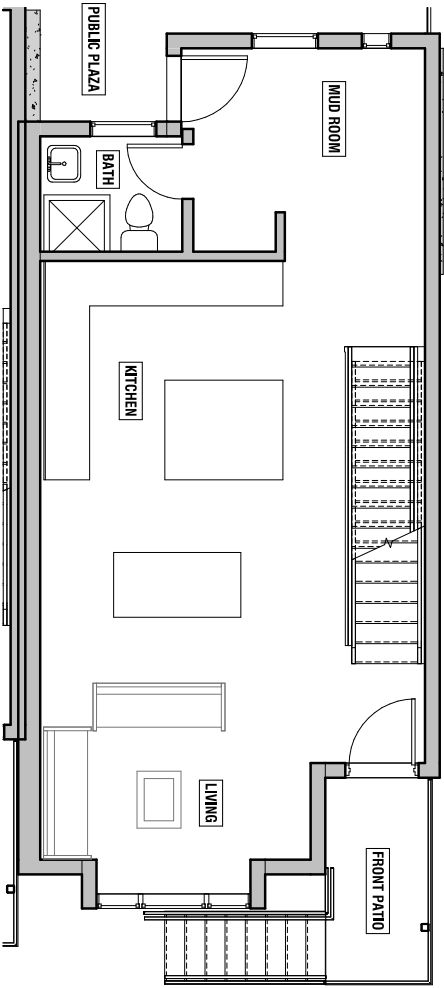
title:
**Enlarged
Plans**
sheet:

A919

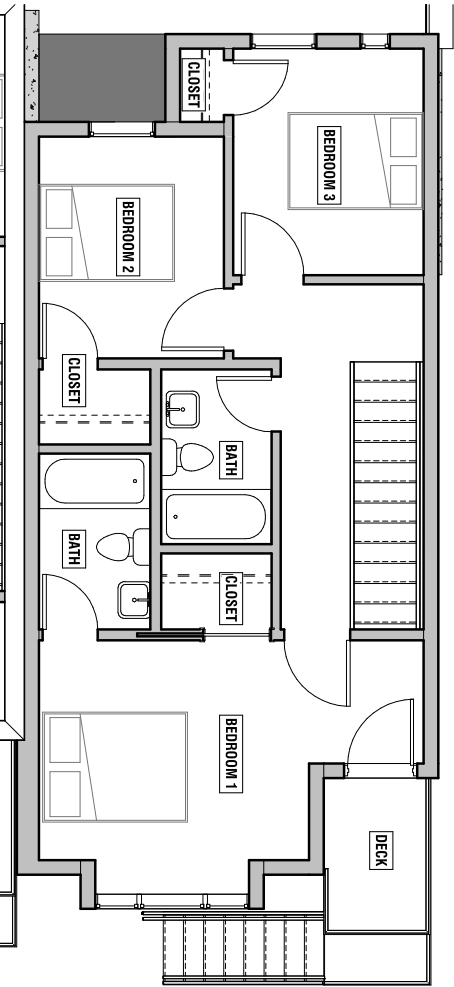
MPD APPLICATION



C4 WOODSIDE TOWNHOME - LEVEL 1
1/4" = 1'-0"



B4 WOODSIDE TOWNHOME - LEVEL 2
1/4" = 1'-0"



A4 WOODSIDE TOWNHOME - LEVEL 3
1/4" = 1'-0"

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED OR FOR ANY OTHER LAW.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
Phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED HEREIN FOLLOW ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & NOTICES. THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED OR FOR ANY OTHER LAW. AND NO PARTS HEREIN ARE TO BE USED FOR ANY OTHER PURPOSE.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

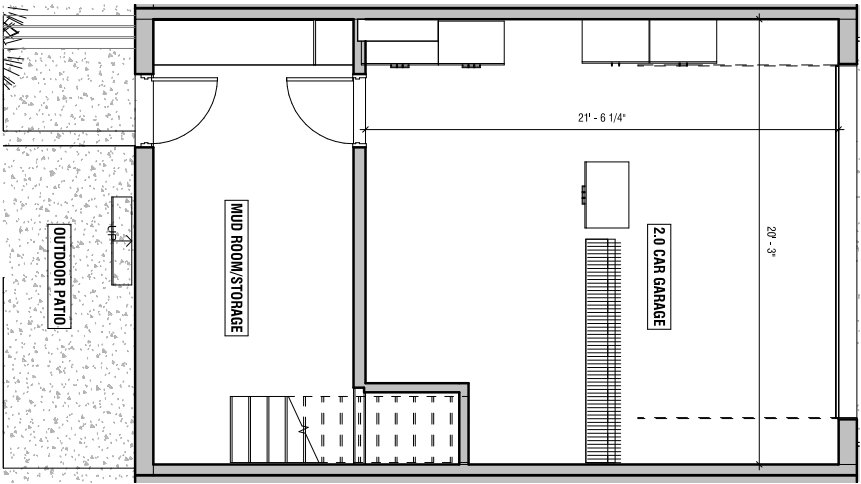
project#:	3170755
date:	04/15/2019
REVISIONS	DATE

title:
**Enlarged
Plans**

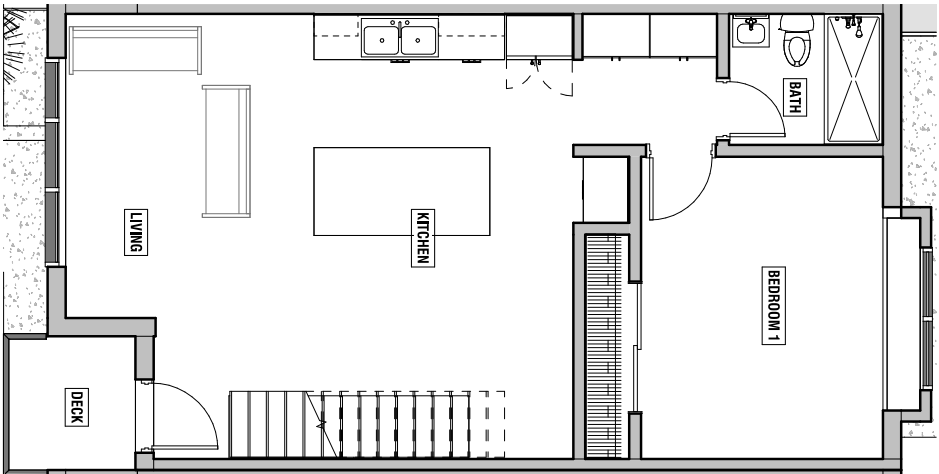
sheet:

A920

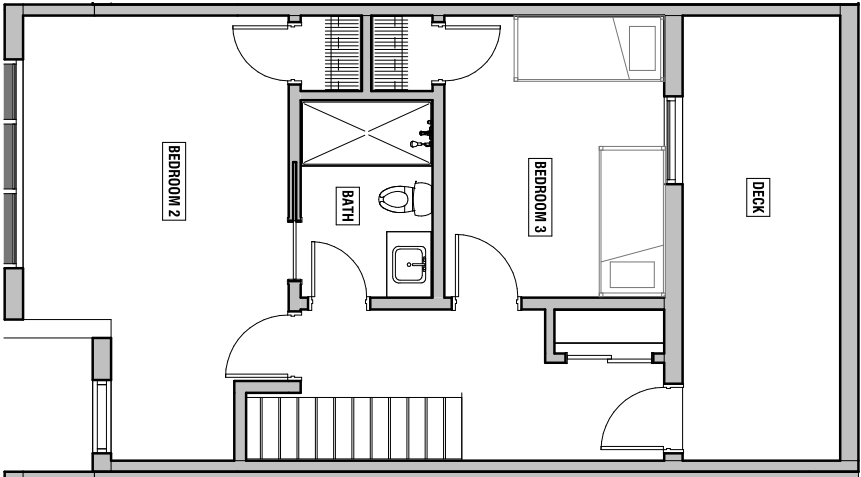
MPD APPLICATION



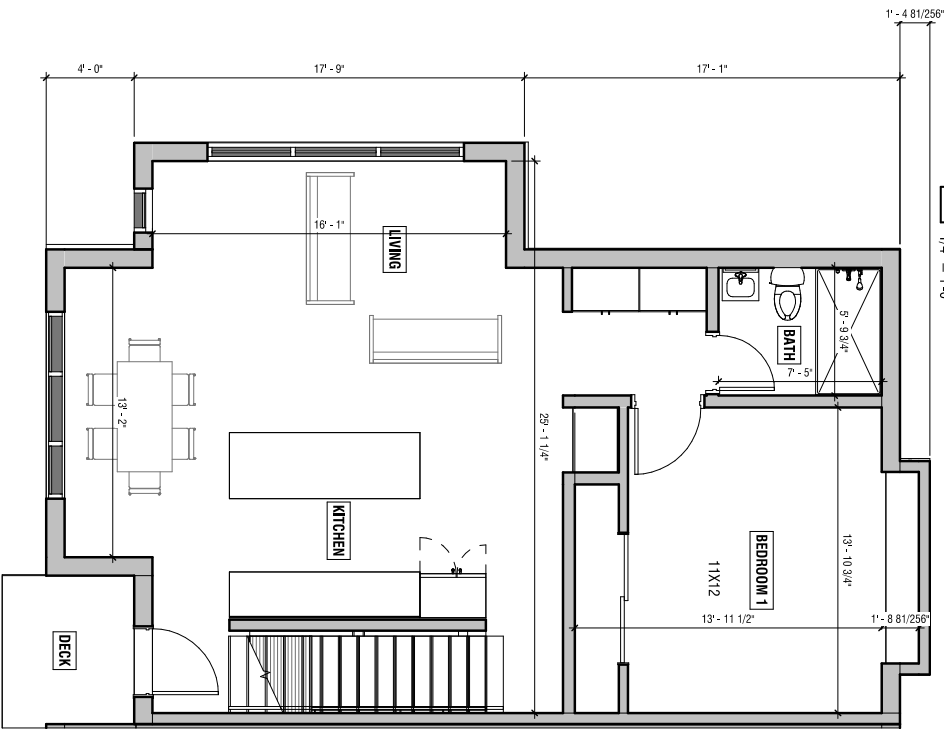
C4 B-LEVEL 1 TYPICAL TOWNHOME
1/4" = 1'-0"



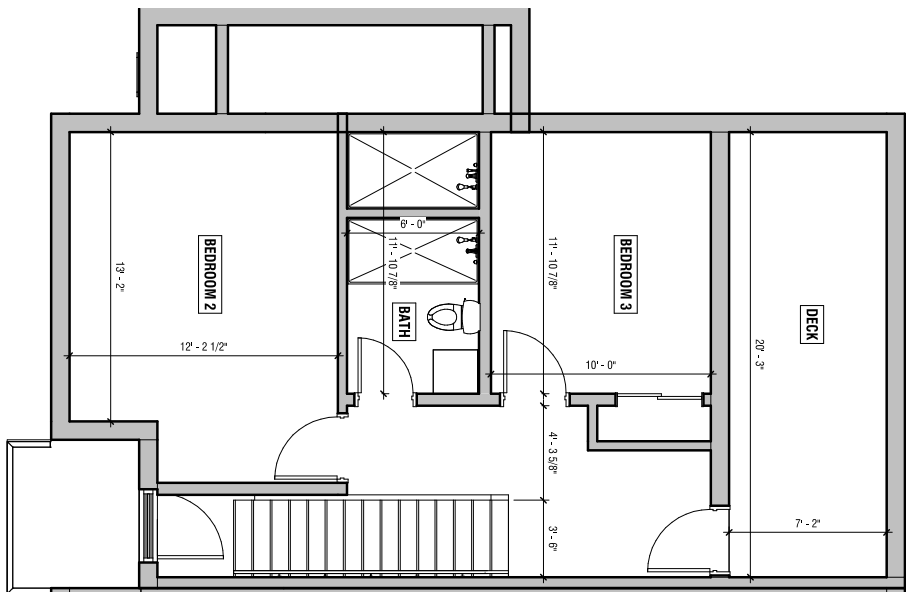
C3 B-LEVEL 2 TYPICAL TOWNHOME
1/4" = 1'-0"



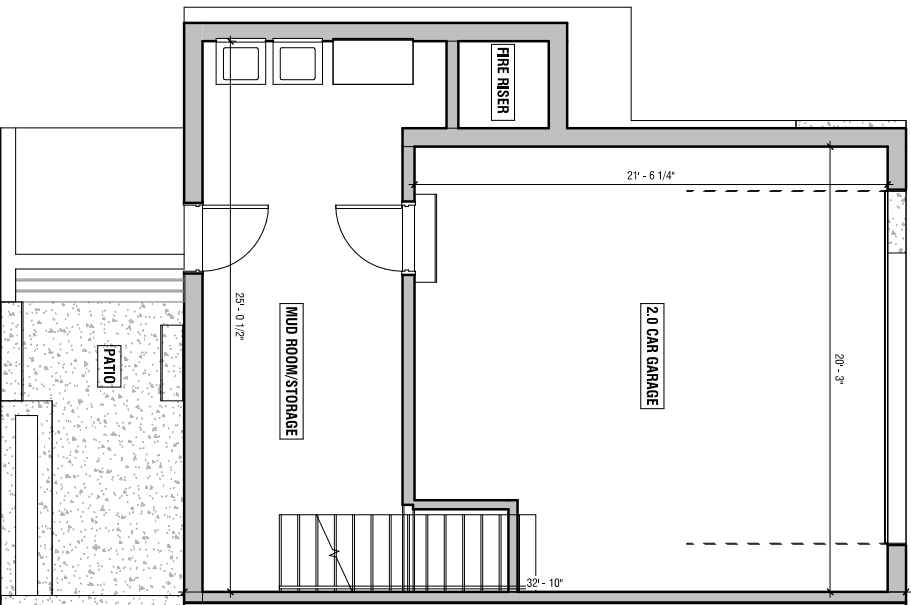
C1 B-LEVEL 3 TYPICAL TOWNHOME
1/4" = 1'-0"



A3 B-LEVEL 2 WEST TOWNHOME
1/4" = 1'-0"



A1 B-LEVEL 3 WEST TOWNHOME
1/4" = 1'-0"



A4 B-LEVEL 1 WEST TOWNHOMES
1/4" = 1'-0"

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PURPOSE OF PERMITTING.

methodstudio
360 W. Aspen Ave.
saltlake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE PERSONS SHOWN AND DESCRIBED HEREIN HOLD NO ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS COMMERCIAL OR OTHERWISE IN WHOLE OR IN PART THROUGH THE SOLE AND EXCLUSIVE PROPERTY OF METHOD STUDIO, INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

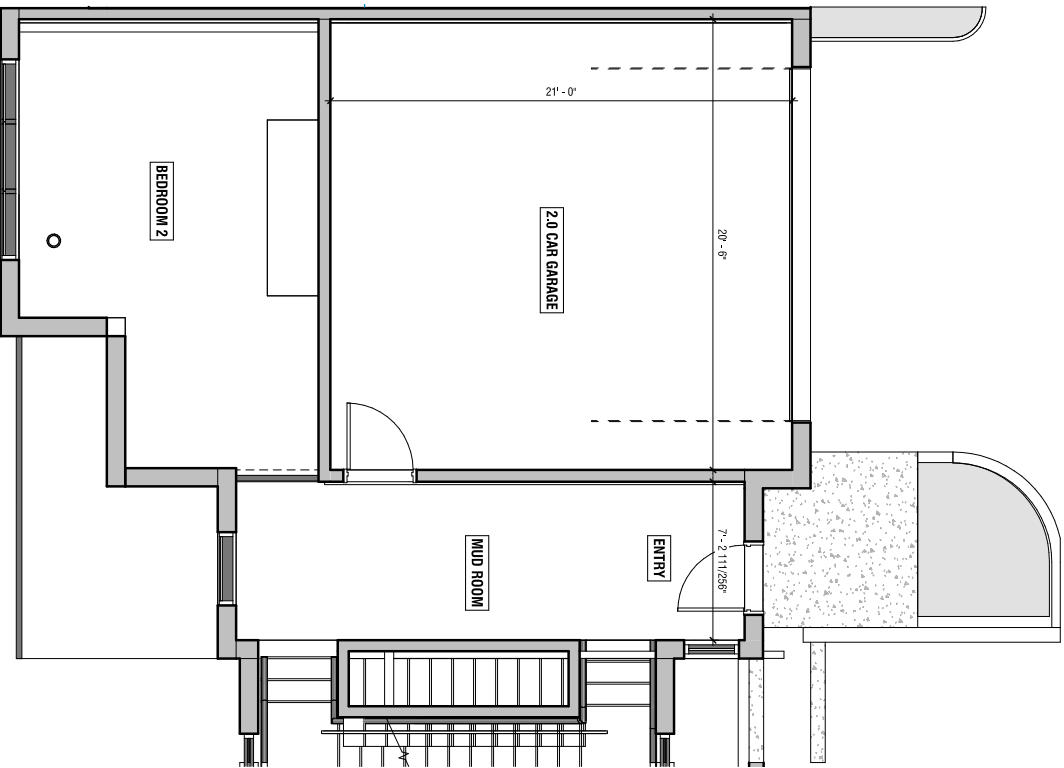
project#:		31-0755
date:		04/15/2019
REVISIONS	DATE	

title:
**Enlarged
Plans**

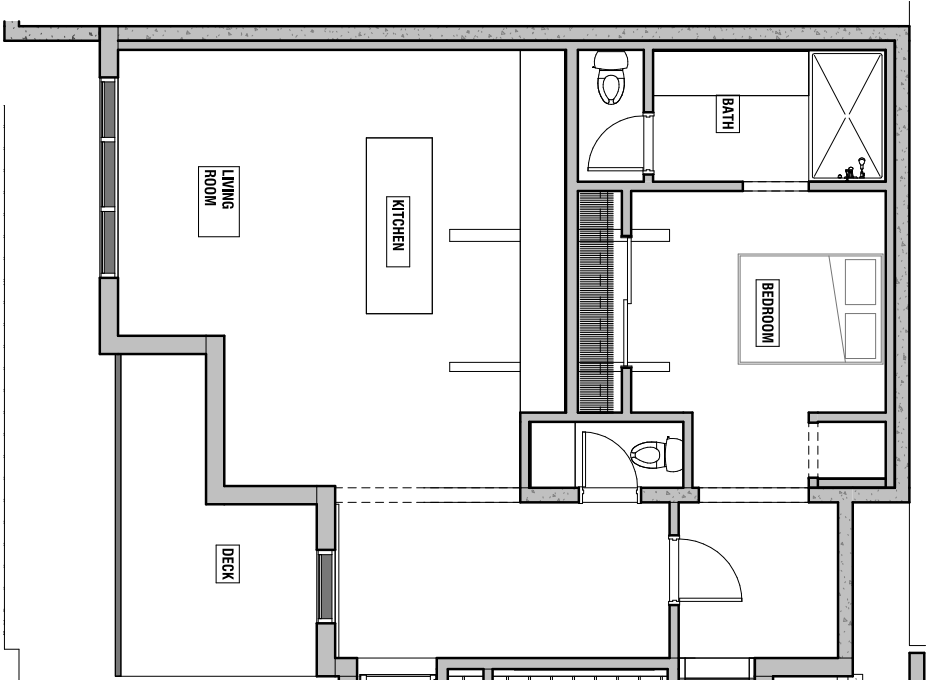
sheet:

A921

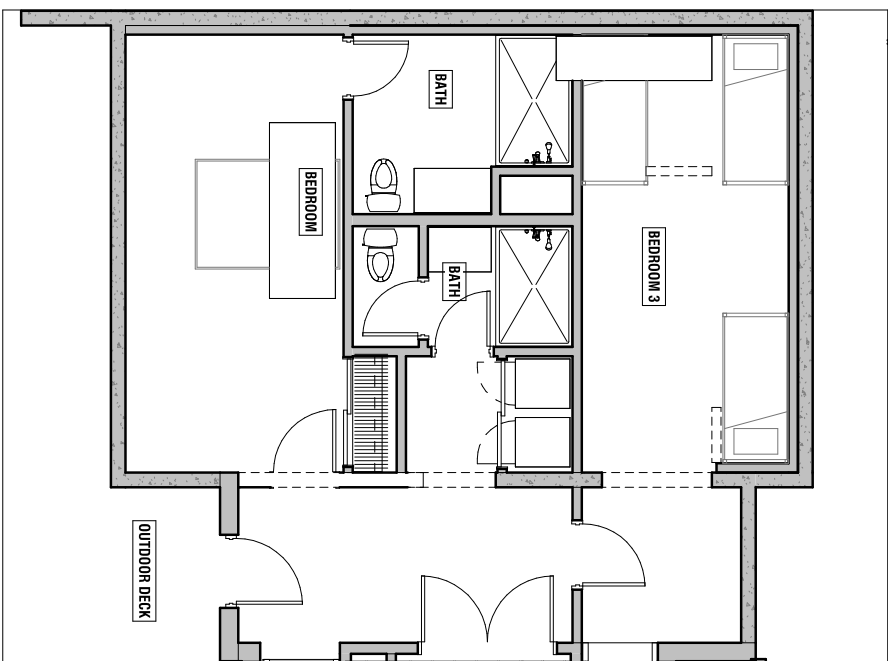
MPD APPLICATION



A2 B-LEVEL 3 EAST TOWNHOME
1/4" = 1'-0"



A4 B-LEVEL 2 EAST TOWNHOME
1/4" = 1'-0"



A1 B-LEVEL 1 EAST TOWNHOME
1/4" = 1'-0"

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. RECORDS AND PROPOSED FOR INFORMATION.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN FOLLOW ALL TECHNICAL DRAWINGS, SPECIFIC SUBMITTALS, AND/OR SPECIFICATIONS AND SHALL BE CONSIDERED THE SOLE RESPONSIBILITY OF THE ARCHITECT. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE ARCHITECT.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:			310755
date:			04/15/2019
REVISIONS	DATE		

title:
FAR
Calculations

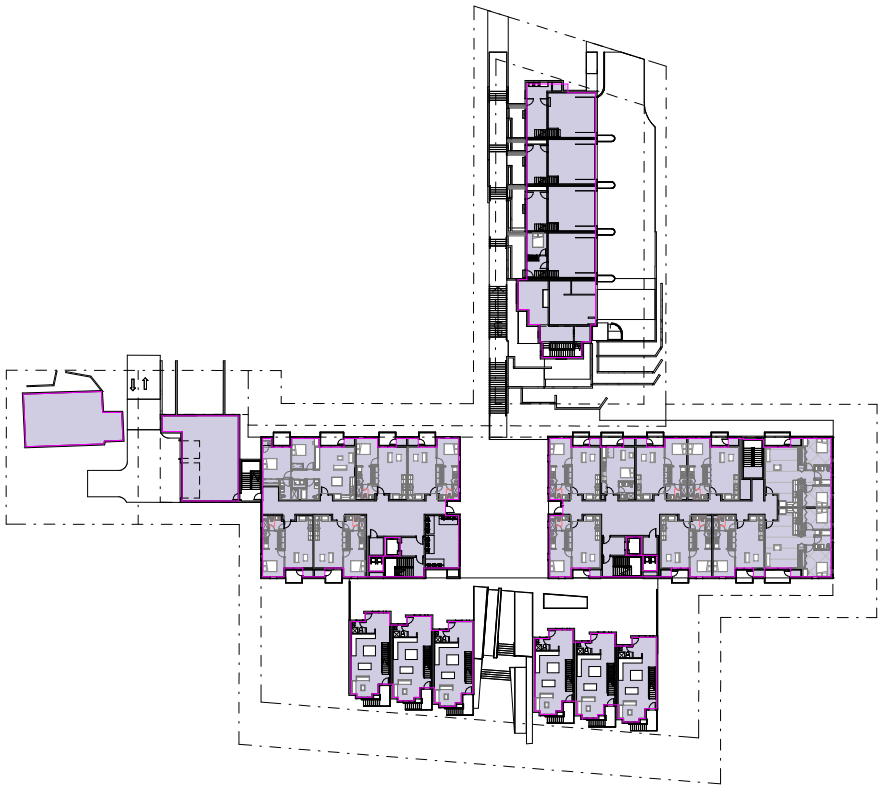
sheet:

A925

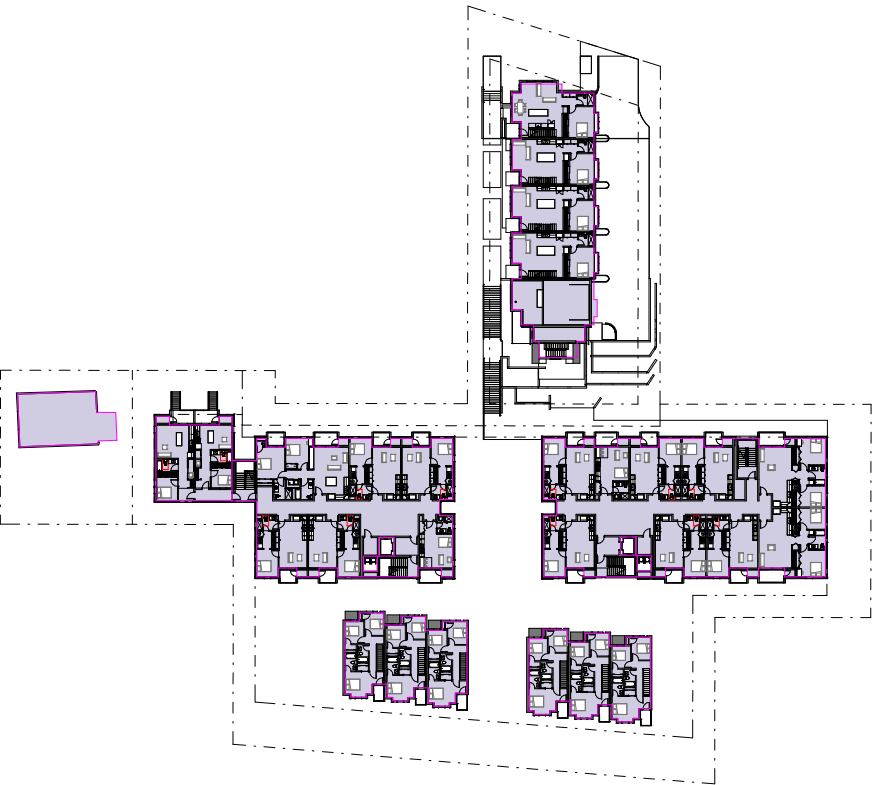
MPD APPLICATION

GROSS FLOOR AREA (FAR)			
UNIT TYPE	AREA	FAR Percentage	
LEVEL 1 - HISTORIC HOME	960 SF	1.48	
LEVEL 2 - HISTORIC HOME	960 SF	1.48	
LEVEL 1 - EUPHRE	3,721 SF	5.73	
LEVEL 2 - EUPHRE	4,219 SF	6.5	
LEVEL 3 - EUPHRE	3,392 SF	5.16	
LEVEL 2 FLATS - NORTH	7,561 SF	11.68	
LEVEL 2 FLATS - SOUTH	5,191 SF	8	
LEVEL 3 FLATS - NORTH	7,561 SF	11.68	
LEVEL 3 FLATS - SOUTH	5,415 SF	8.34	
LEVEL 4 FLATS - NORTH	6,990 SF	10.71	
LEVEL 4 FLATS - SOUTH	5,015 SF	7.73	
LEVEL 5 TOWNHOMES - NORTH	1,860 SF	2.83	
LEVEL 5 TOWNHOMES - SOUTH	1,490 SF	2.26	
LEVEL 3 TOWNHOMES - NORTH	1,901 SF	2.88	
LEVEL 3 TOWNHOMES - SOUTH	1,900 SF	2.88	
LEVEL 1 - NORFOLK	1,052 SF	1.62	
LEVEL 2 - NORFOLK	1,235 SF	1.9	
LEVEL 3 - NORFOLK	1,235 SF	1.9	
Grand total	62,075 SF	95.64	

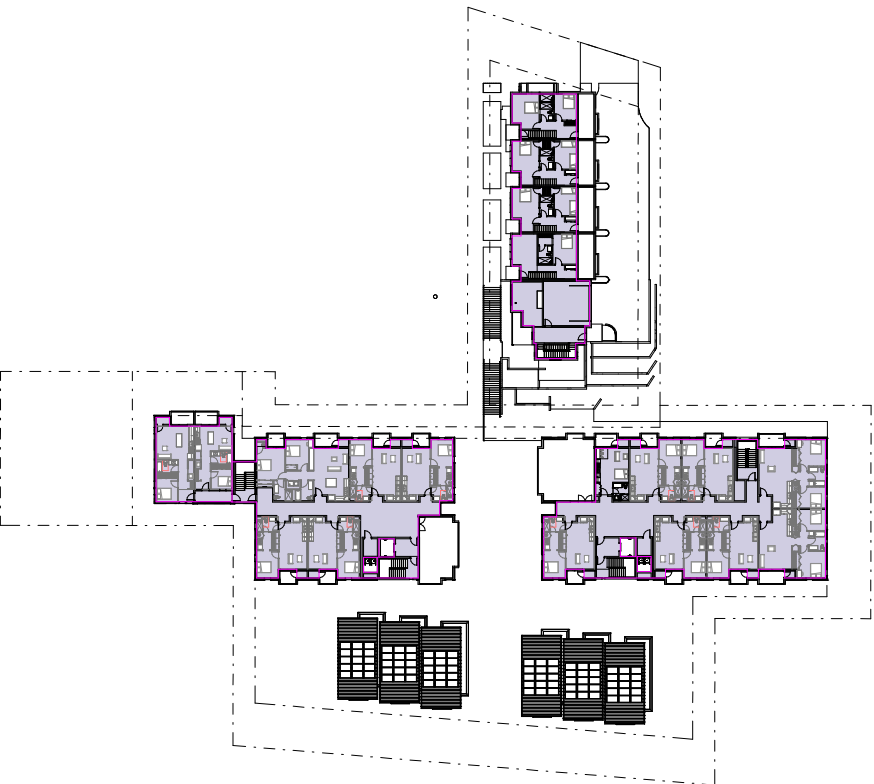
RC ZONE ALLOWS = 1.0 FAR



C1 LEVEL 2
1" = 40'-0"



C3 LEVEL 3
1" = 40'-0"



A1 LEVEL 4
1" = 40'-0"

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. RECORD PROPOSED ON THIS SHEET ONLY.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE PERSONS SHOWN AND DESCRIBED HEREIN ARE NOT IN ANY WAY
TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS
SHOWN HEREIN ARE NOT TO BE USED FOR CONSTRUCTION OR
COMMERCIAL PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE
ARCHITECTS AND ENGINEERS FIRM AND/OR DESIGN INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

PROJECT#:		31.0755
DATE:		04/15/2019
REVISIONS	DATE	

title:
Context
Renderings

sheet:

A930

MPD APPLICATION



UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED OR IMPLEMENTATION.

methodstudio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN NOT BEING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS. THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED OR IMPLEMENTATION. COMMERCIAL USE IS PROHIBITED IN WHOLE OR IN PART WITHOUT THE SOLE WRITTEN PERMISSION OF METHOD STUDIO INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 31-0755
date: 04/15/2019

REVISIONS	DATE
-----------	------

title:
**Context
Renderings**

sheet:

A931

MPD APPLICATION



UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. REVISIONS AND PROPOSED CHANGES WILL BE

methodstudio
360 W. Aspen Ave.
saltlake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS, SHALL BE THE PROPERTY OF METHOD STUDIO AND SHALL BE COMMERCIALY EXPLOITED IN WOODSIDE PHASE II AND THROUGH THE SOLE AND EXCLUSIVE USE OF METHOD STUDIO AND ITS SUBSIDIARIES.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 3170755
date: 04/15/2019

REVISIONS DATE

title:

Cover Sheet

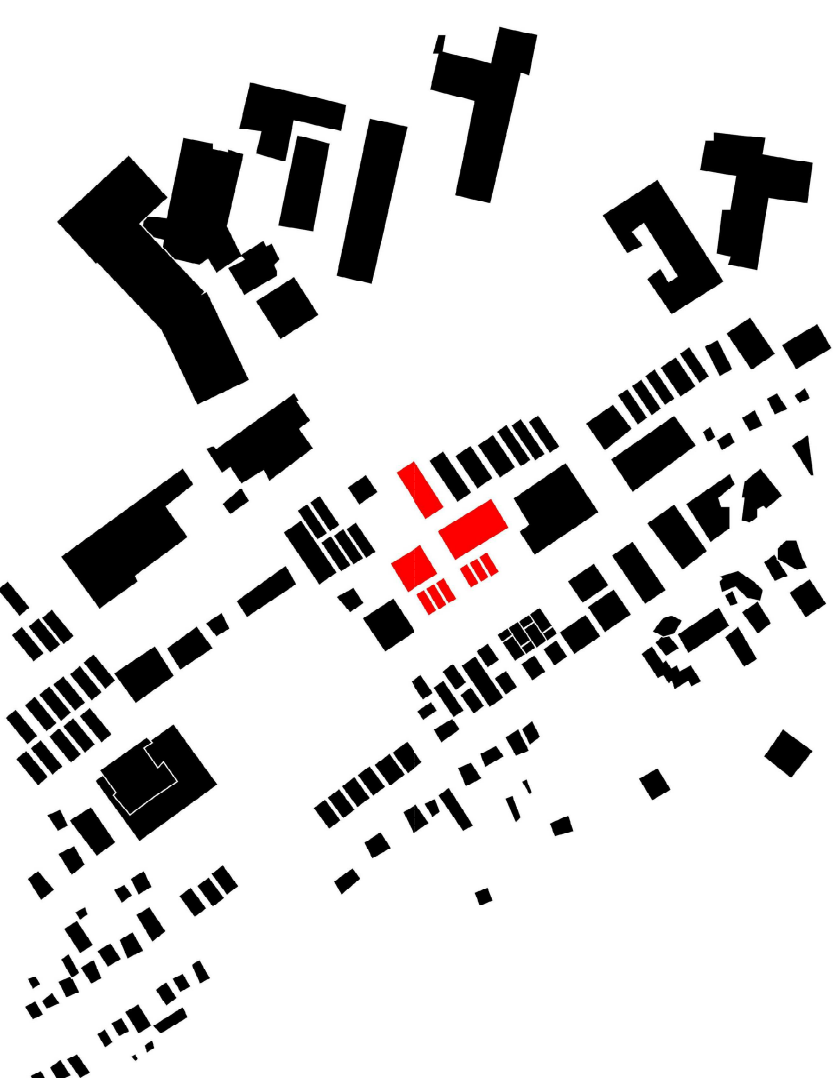
sheet:

A900

MPD APPLICATION

PARK CITY AFFORDABLE HOUSING - WOODSIDE PHASE II

MPD APPLICATION 04/15/2019



Sheet #	Sheet Description
DRAWING INDEX - MPD	
Architectural	
A900	Cover Sheet
A900.1	REVISIONS
A901	Project Information
A901.1	Survey
A901.2	Field Annotation
A901.3	Demolition Site Plan
A901.4	Lot Plan
A901.5	Utility Plan
A901.6	Landscape Plan
A901.7	Architectural Site Plan
A901.8	Architectural Site Plan
A901C.1	Civil Utility Plan
A901C.2	Civil Grading Plan
A901C.3	Civil Details
A901C.4	Civil Details
A901C.5	Civil Details
A901C.6	Civil Details
A901C.7	Civil Details
A902.1	Shadow Study - 1
A902.2	Shadow Study - 2
A902.3	Shadow Study - 3
A902.4	Shadow Study - 4
A902.5	Shadow Study - 5
A902.6	Shadow Study - 6
A902.7	Shadow Study - 7
A902.8	Shadow Study - 8
A902.9	Shadow Study - 9
A903	Lot Study
A904	Combined Site Plan
A905	Open Space + Snow Storage
A905.1	Open Space
A906	Floor Plan - Parking
A907	Floor Plan - Level 2
A908	Floor Plan - Level 3
A909	Floor Plan - Level 4
A910	Floor Plan
A911	Exterior Elevations + Plans
A912	Exterior Elevations + Plans
A913	Exterior Elevations + Plans
A914	Exterior Elevations + Plans
A915	Exterior Elevations + Plans
A916	Exterior Elevations + Plans
A917	Exterior Elevations + Plans
A918	Exterior Elevations + Plans
A919	Exterior Elevations + Plans
A920	Exterior Elevations + Plans
A921	Exterior Elevations + Plans
A925	PAI Calculations
A930	Context Renderings
A931	Context Renderings

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. DESIGN PROPOSED ON 10/28/2019.

methodstudio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGN SHOWN AND DESCRIBED HEREIN IS NOT A FINAL DESIGN. IT IS A PRELIMINARY DESIGN AND IS NOT INTENDED FOR CONSTRUCTION. THE DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE. THE DESIGN IS NOT A CONTRACT. THE DESIGN IS NOT A GUARANTEE. THE DESIGN IS NOT A WARRANTY. THE DESIGN IS NOT A REPRESENTATION. THE DESIGN IS NOT A PROMISE. THE DESIGN IS NOT A COMMITMENT. THE DESIGN IS NOT A CONTRACT. THE DESIGN IS NOT A GUARANTEE. THE DESIGN IS NOT A WARRANTY. THE DESIGN IS NOT A REPRESENTATION. THE DESIGN IS NOT A PROMISE. THE DESIGN IS NOT A COMMITMENT.

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

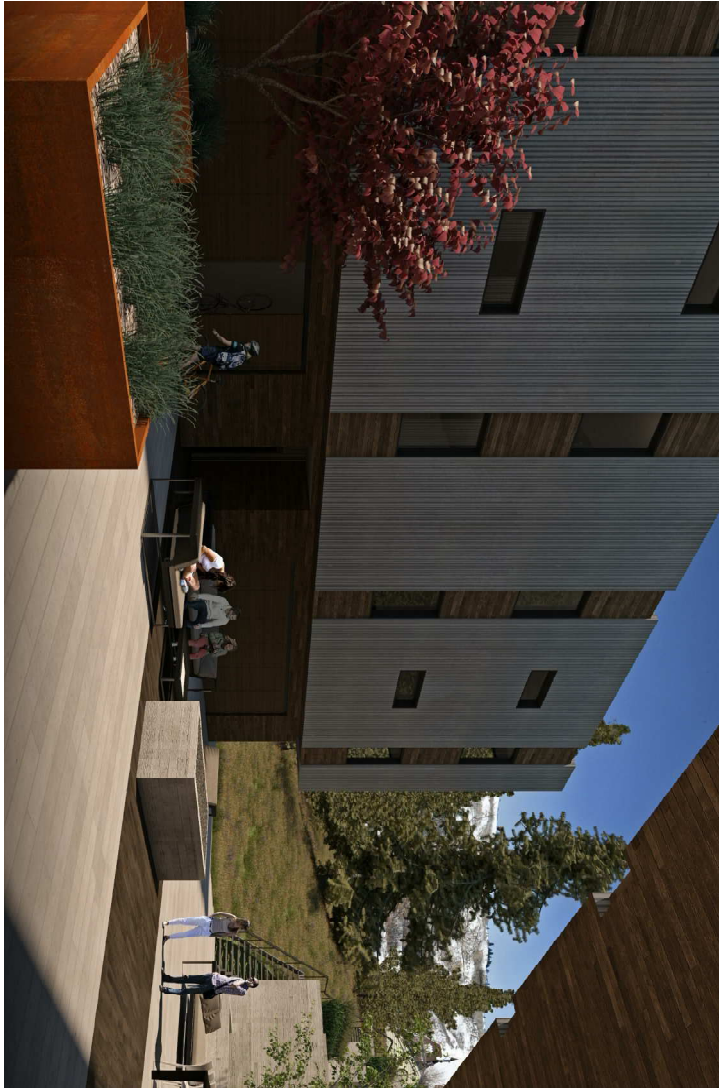
project#:	
date:	04/15/2019
revisions	date

title:
RENDERINGS

sheet:

A900.1

MPD APPLICATION



UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. RESOURCES: PROPOSED CONSTRUCTION.

methodstudio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

**PROGRESS SET
NOT FOR
CONSTRUCTION**

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:	17-0755
date:	04/15/2019
REVISIONS	DATE

title:
Survey

sheet:

A901.1

MPD APPLICATION



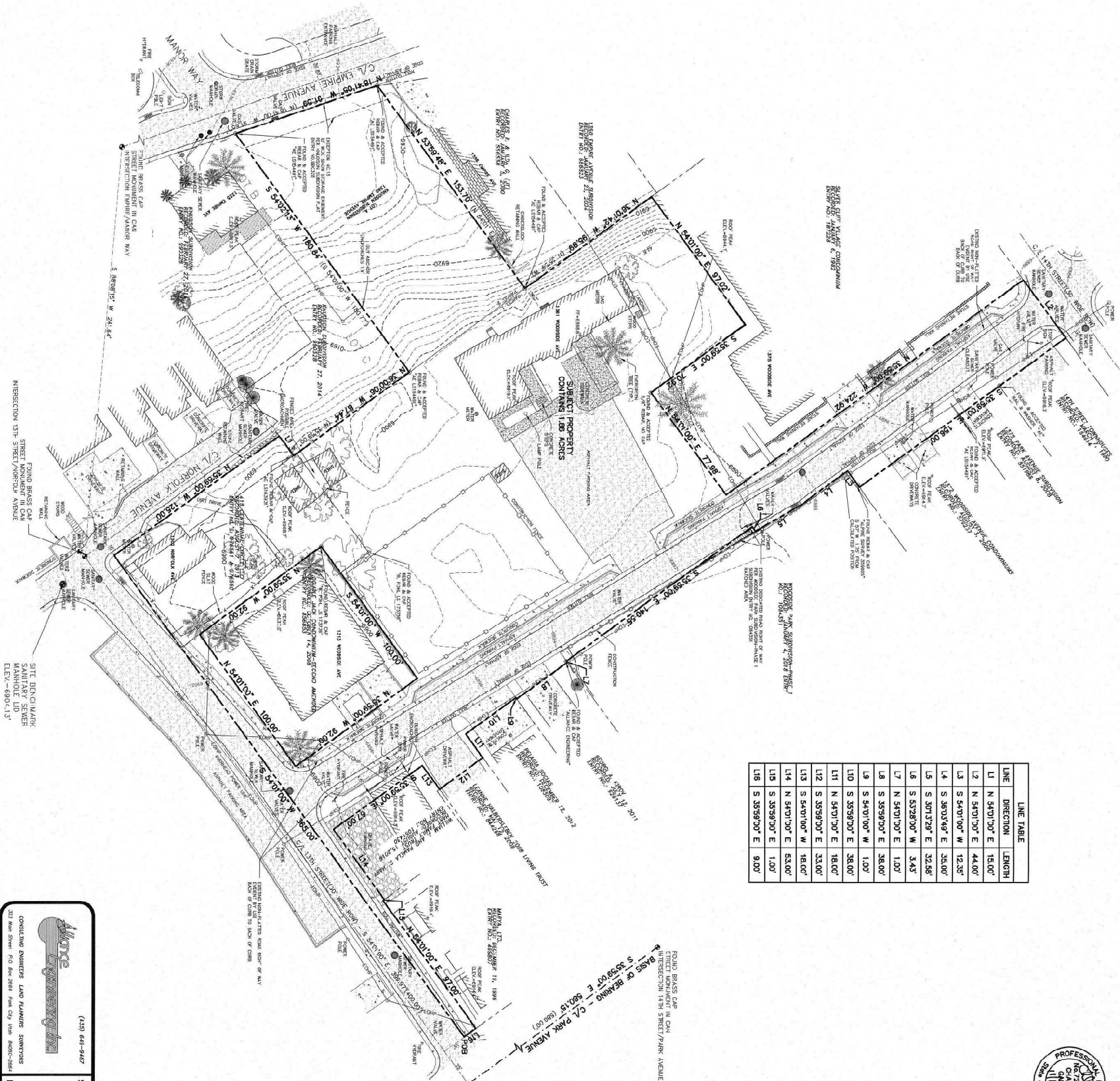
SURVEYOR'S CERTIFICATE

I, Charles Gault, certify that I am a Professional Land Surveyor and that I hold License No. 728851, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision and control, this survey was made in accordance with the laws of the State of Utah and my knowledge this plot is a correct representation of said survey.

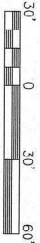
NOTES

- Field work for this Topography was completed October 10, 2018, and is in compliance with generally accepted industry standards for accuracy.
- The purpose of this survey was to perform an Existing Conditions and Topography Survey for the possibility of future improvements to the property.
- Site Benchmark: Sanitary Sewer Manhole Ltd, Elevation = 6904.13, set as shown.

LINE	DIRECTION	LENGTH
L1	N 54°01'30" E	15.00'
L2	N 54°01'30" E	44.00'
L3	S 54°01'00" W	12.35'
L4	S 36°03'49" E	35.00'
L5	S 30°13'29" E	32.56'
L6	S 53°28'00" W	3.43'
L7	N 54°01'30" E	1.00'
L8	S 35°59'00" E	38.00'
L9	S 54°01'00" W	1.00'
L10	S 35°59'00" E	38.00'
L11	N 54°01'30" E	18.00'
L12	S 35°59'00" E	33.00'
L13	S 54°01'00" W	18.00'
L14	N 54°01'30" E	53.00'
L15	S 35°59'00" E	1.00'
L16	S 35°59'00" E	9.00'



- LEGEND**
- 5' & 6' "where W/Comp" (unless noted otherwise)
 - (as-taken)
 - (as-taken)
 - Found Street Monument (as-taken)



Worcester Engineering Inc.
(435) 645-5457
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
330 Main Street P.O. Box 2654 Provo, UT 84602-2654

STAFF:
CHARLES GAULT
JASON WYNN
CHIP TOWNSEND

EXISTING CONDITIONS & TOPOGRAPHIC MAP
A PORTION OF BLOCK 24
SNYDER'S ADDITION TO PARK CITY SURVEY
FOR: PARK CITY MUNICIPAL CORPORATION
JOB NO.: S-2-18
FILE: X:\Snyder\addition\dwg\serv\wv\wv2018\090218\Woodside Fork PH II Existing Conditions.dwg

SHEET
1
OF
1

GENERAL NOTES

A. SEE PANELIZATION PLAN FOR RELOCATION OF HISTORIC STRUCTURE

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. REVISIONS ARE INDICATED BY THE FOLLOWING:

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED HEREIN RELY ON ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS, AND/OR COMMERCIAL DATA REPORTS AND/OR INFORMATION PROVIDED BY THE CLIENT. THE CONSULTANT HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

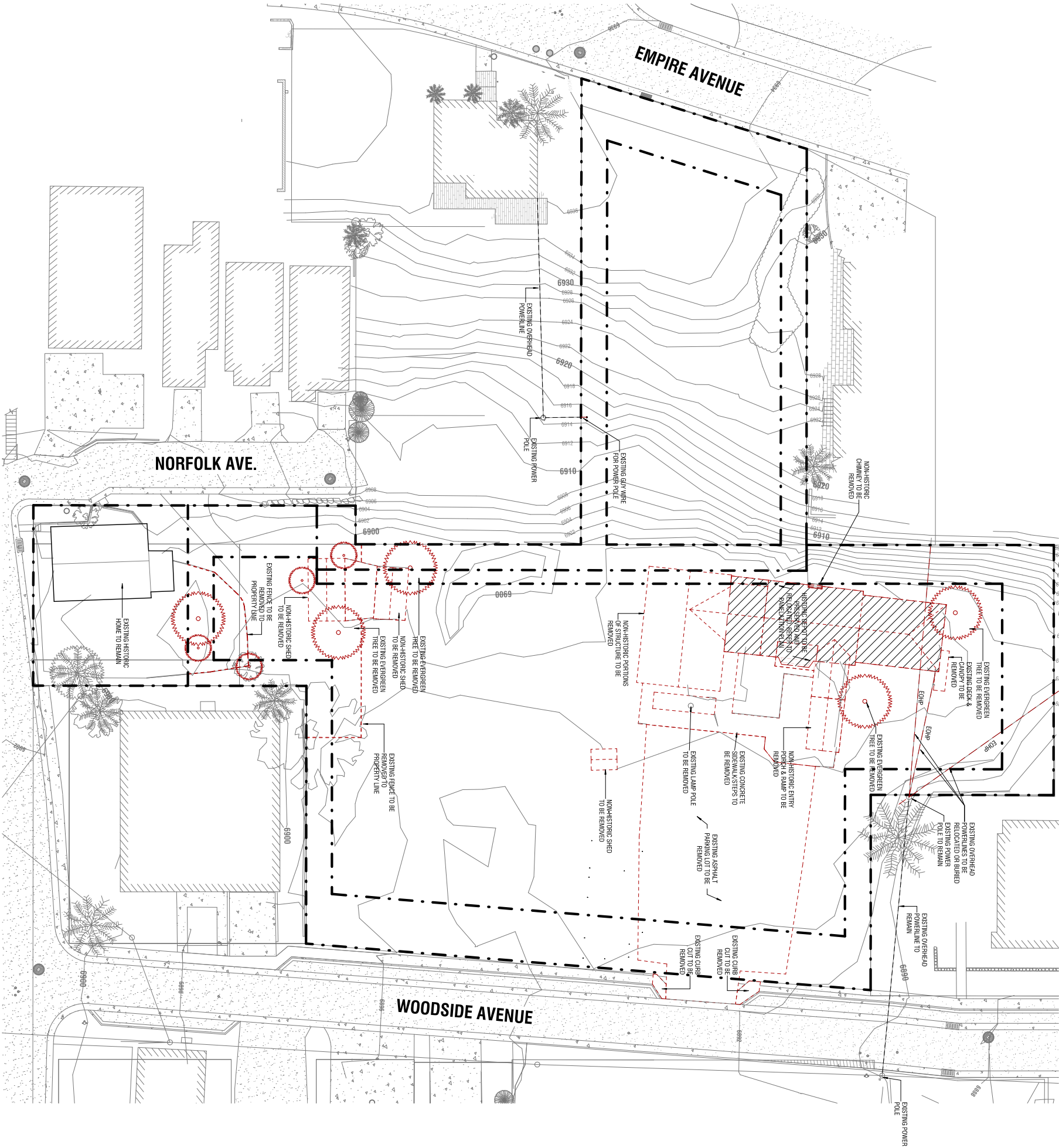
project#:	17-0755
date:	04/15/2019
REVISIONS	DATE

title:
Demolition
Site Plan

sheet:

A901.3

MPD APPLICATION



A1 DEMO SITE PLAN
1" = 20'-0"

SITE PLAN LEGEND

- EMPIRE TOWNHOMES - (5) 3
BEDROOM UNITS
- WOODSIDE TOWNHOMES - (6) 3
BEDROOM UNITS
- STACKED CONDOS (3 LEVELS +
PARKING)
- STACKED CONDOS (2 LEVELS +
PARKING)
- EXISTING HISTORIC HOME
- ADJACENT RESIDENTIAL
PROPERTIES

method studio
360 W. Aspen Ave.
saltlake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DEEDS SHOWN AND DESCRIBED HEREIN FOLLOW ALL
TECHNICAL DRAWINGS, GRADING, SURVEYING, AND OTHER
INSTRUMENTALLY REPORTED IN WOODSIDE PHASE II AND THROUGH THE SOLE
AGREEMENT WITH THE ARCHITECT AND THE ARCHITECT'S FIRM.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 31-0755

date: 04/15/2019

REVISIONS	DATE
-----------	------

title:

Key Plan

sheet:

A901.4

KEY PLAN
1" = 20'-0"



UNIT COUNTS (FLATS)

Name	Count
Level 2	10
1 BR. UNIT	3
2 BR. UNIT	3
EXISTING HISTORIC UNIT	1
STUDIO UNIT	15
Level 3	12
1 BR. UNIT	3
2 BR. UNIT	3
STUDIO UNIT	2
Level 4	11
1 BR. UNIT	2
2 BR. UNIT	2
STUDIO UNIT	15
Grand Total	47

UNIT COUNTS (TOWNHOMES)

Name	Count
Empire Townhome 1	1
Empire Townhome 2	1
Empire Townhome 3	1
Empire Townhome 4	1
Empire Townhome 5	1
Woodside Townhome 1	1
Woodside Townhome 2	1
Woodside Townhome 3	1
Woodside Townhome 4	1
Woodside Townhome 5	1
Woodside Townhome 6	1
Grand Total	11

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED OR REFERENCE ONLY.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN RELY ON ALL TECHNICAL DRAWINGS, SPEAKING, REPRESENTATIONS & MODELS. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE COMMERCIAL USE REPORTED IN WOODSIDE PHASE II AND THROUGH THE SOLE AND EXCLUSIVE WRITTEN VERIFICATION OF THE METHOD STUDIO INC.

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 31-0755	
date: 04/15/2019	
REVISIONS	DATE

title:
Landscape
Plan

sheet:

A901.7

MPD APPLICATION



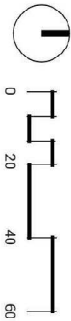
SYMBOL PLANT LEGEND

- (62) CLARKING ASPEN / POPULUS TREMULOIDES
- (61) WHITE BIRCH / BETA CONCOLOR
- (67) BASSIEN HEDRUB / CERCIS CANADENSIS
- (67.72) SPRIED FESCUE / FESTUCA RUBRA (MEADOW GRASS)
- (150) KARL ROSESTERN GRASS / CALAMAGROSTE X ACUTIFOLIA
- (150) DAWLEY / HEMEROCALIS STELLA D'ORO
- (1328 SR) BLOOMING 300 / DWARF FESCUE 300 MIX

6/4

LOFT SIXFOUR

WOODSIDE PHASE II // PARK CITY, UT
LANDSCAPE PLAN SUBMITTAL // DD PHASE



consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM METHOD STUDIO INC.

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:	17.0755
date:	04/15/2019
	REVISIONS
	DATE

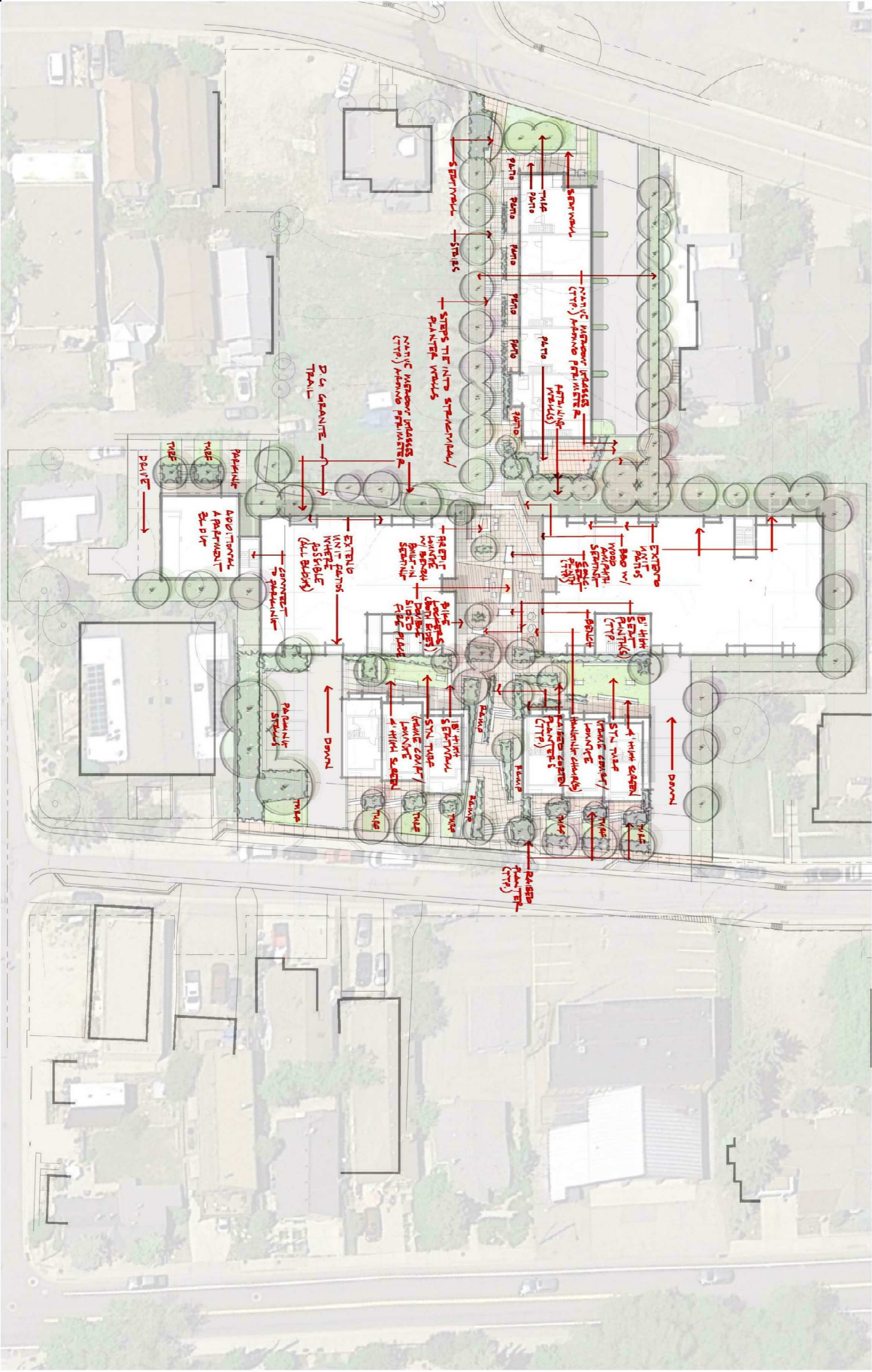
title:

Landscape Plan

sheet:

A901.8

MPD APPLICATION



WOODSIDE PHASE II // PARK CITY, UT
LANDSCAPE PLAN SUBMITTAL - WITH NOTES // DD PHASE

$$\frac{6}{4}$$

LOFTSIXFOUR

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED OR PERMITTING.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED HEREIN FOLLOW ALL TECHNICAL DRAWINGS, DRAWING CONVENTIONS, AND ALL COMMERCIALLY EXPEDITED IN WOODSIDE PHASE II. THE SOLE AGENT FOR THE PROJECT IS THE WOODSIDE PHASE II STUDENT.

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:	17-0755
date:	04/15/2019
REVISIONS	DATE

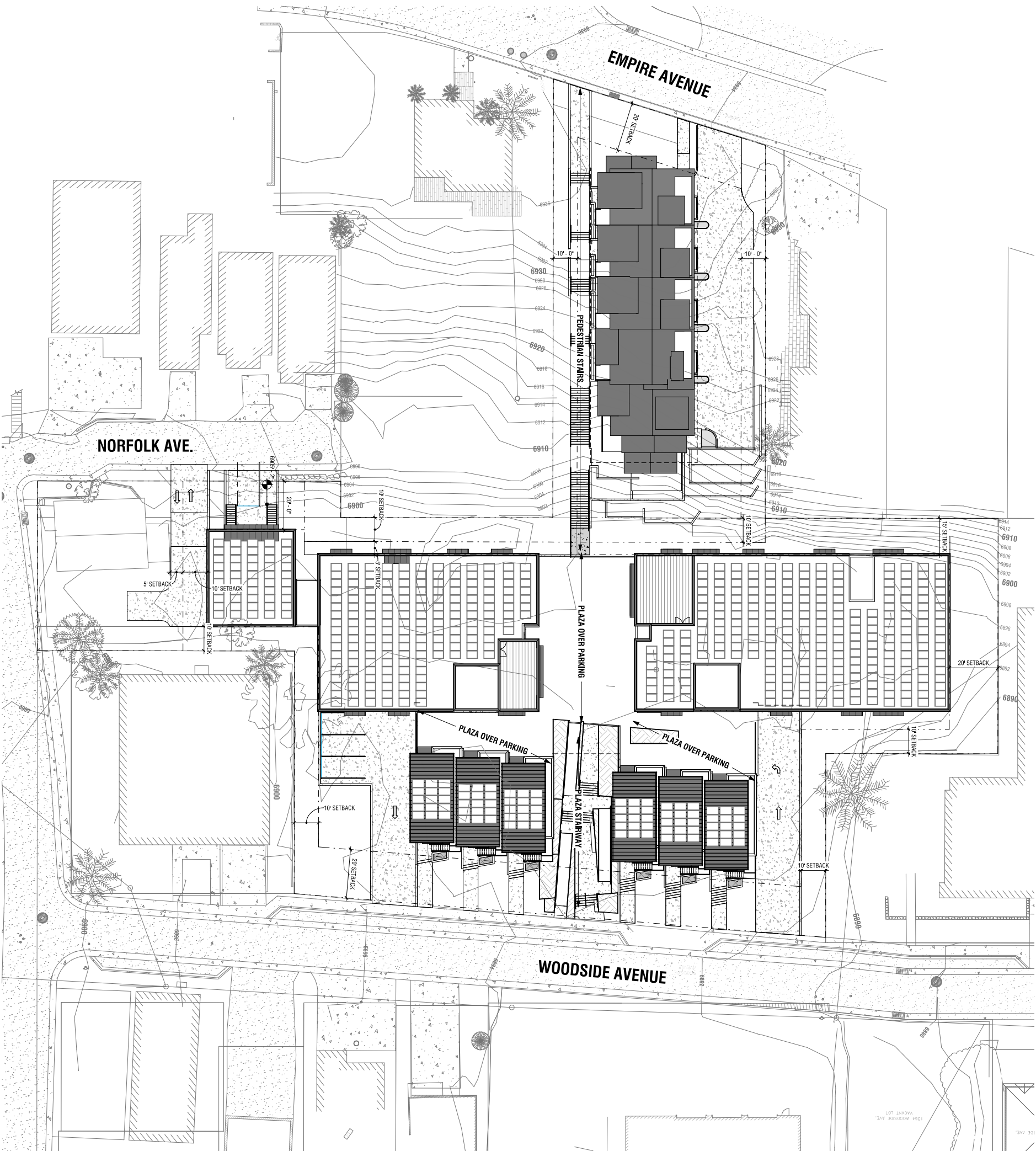
title:
Architectural
Site Plan

sheet:

A901.41

MPD APPLICATION

A1 ARCHITECTURAL SITE PLAN
1" = 20'-0"



1

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS
AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

method studio

360 W. Aspen Ave.
salt lake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALLY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM METHOD STUDIO INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

Project#:	17-0755
Date:	04/15/2019
REVISIONS	DATE

title:
Civil Utility
Plan

sheet:

A901G.4

MPD APPLICATION

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THE DOCUMENTS HEREIN MAY BE NOT INTENDED FOR CONSTRUCTION. RECOMMENDATIONS OR INFORMATION

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

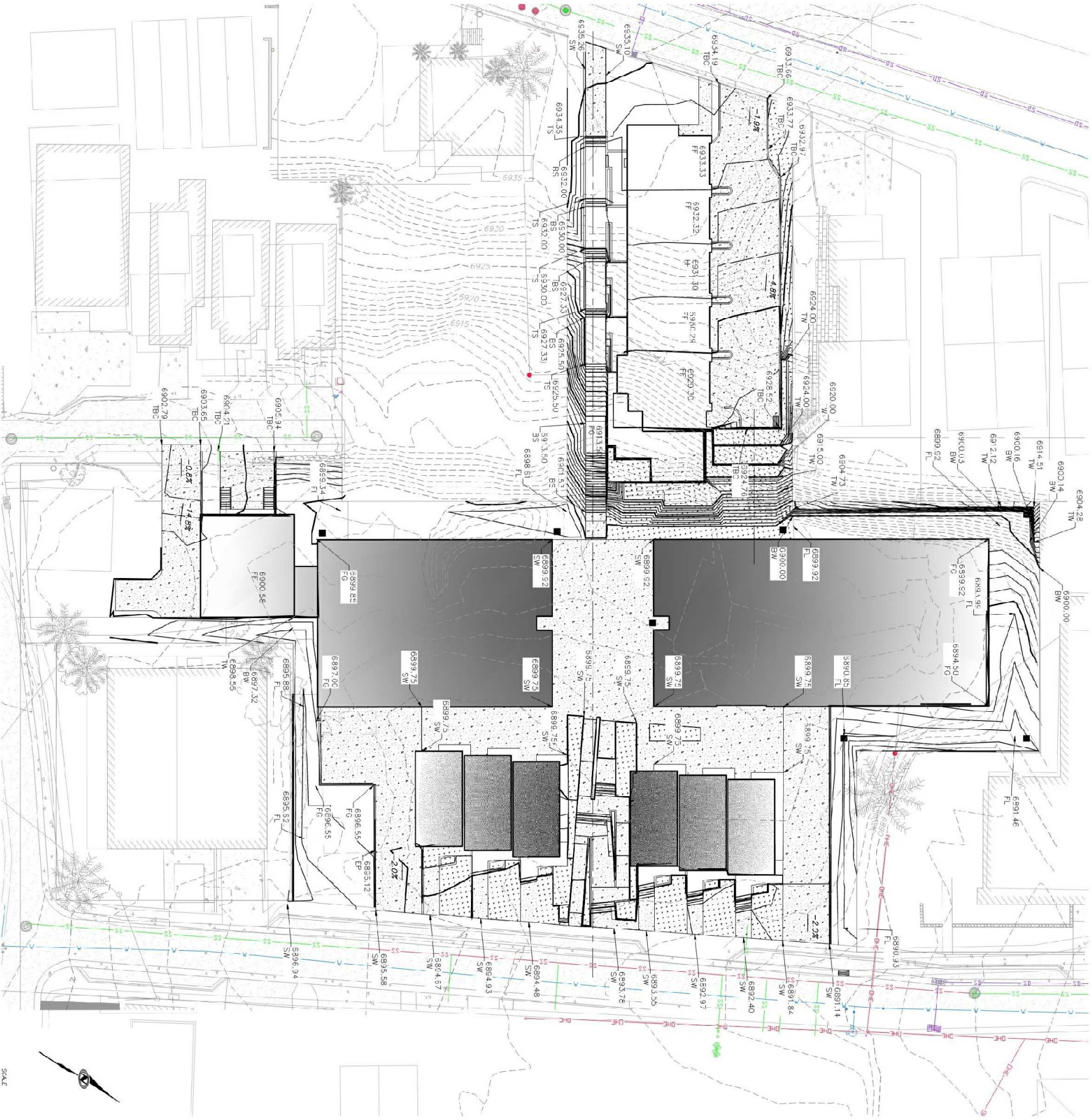
project#: 317075	
date: 04/15/2019	
REVISIONS	DATE

title:
Civil Grading
Plan

sheet:

A9016.5

MPD APPLICATION



GEOTECHNICAL NOTES /REQUIREMENTS.

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE FIELD GEOTECHNICAL ENGINEER.

ALL TOPSOIL ENCOUNTERED WITHIN PROJECT SITE MUST BE STRIPPED AND STOCKPILED FOR USE PRIOR TO GRASSING. SOILS REPORT SUGGESTS THERE SHOULD BE ABOUT 1-9 INCHES OF TOPSOIL ACROSS THE ENTIRE SITE AND UP TO A COUPLE FEET OF TOPSOIL IN THE HEAVILY VEGETATED AREAS.

IT IS ANTICIPATED TO HAVE SHALLOW BEDROCK IN MANY AREAS IN WHICH EXCAVATIONS WILL REQUIRE RIPPING AND/OR BLASTING TO ACHIEVE THE REQUIRED DEPTHS. EXCAVATED BEDROCK IS TO BE CRUSHED FOR USE AS FILL.

EXISTING SITE SOILS AND CRUSHED BEDROCK WILL BE SUITABLE FOR USE AS SITE GRADING FILL. COORDINATE WITH PROJECT GEOLOGICAL ENGINEER FOR REQUIREMENTS ON SITE PREP, PLACEMENT OF FILL, COMPACTION, CUT/FILL SLOPES, ETC.

SEE UTILITY PLANS AND PROFILE SHEETS FOR PROPOSED UTILITY DESIGN INFORMATION.

AREAS SHOWING PROPOSED ROCK RETAINING WALLS ARE BASED UPON PROPOSED SOILS AND GEOTECHNICAL WALLS MAY BE ELIMINATED OR ADJUSTED BASED ON FIELD OBSERVATIONS AND RECOMMENDATIONS FROM THE FIELD GEOTECHNICAL ENGINEER. PROJECT GEOTECHNICAL ENGINEER FOR REQUIREMENTS ON FINAL CUT AND FILL SLOPES.

GENERAL NOTES:

ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE AND ARE LIKELY NOT ALL INCLUSIVE. EXISTING UTILITY FEATURES AND PLANNING MAPS FROM OWNERS, GROUND SURVEY, SURFACE FEATURES AND PLANNING MAPS FROM OWNERS, OR FROM TOPOGRAPHIC MAPS MAY BE USED TO DETERMINE THE LOCATION OF EXISTING UTILITIES IN THE CONSTRUCTION AREA BY PLAT STAKES AND BY POT HOLES. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY BETWEEN THE PLANS AND THE FIELD INVESTIGATION.

ALL EXISTING UTILITIES SHOWN THAT AGEN'T SPECIFICALLY NOTED TO BE ALTERED OR REMOVED MUST REMAIN IN PLACE AND OPERATIONAL. ANY UNEXPECTED UTILITIES FOUND DURING CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER WHILE UNCOVERED.

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM THE OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. REVISIONS OR PROPOSED CHANGES MUST BE

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

**PROGRESS SET
NOT FOR
CONSTRUCTION**

THE DESIGN SHOWN AND DESCRIBED HEREIN IS FOR THE CLIENT'S USE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF METHOD STUDIO. THE DESIGN IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF METHOD STUDIO.

project:

**PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II**

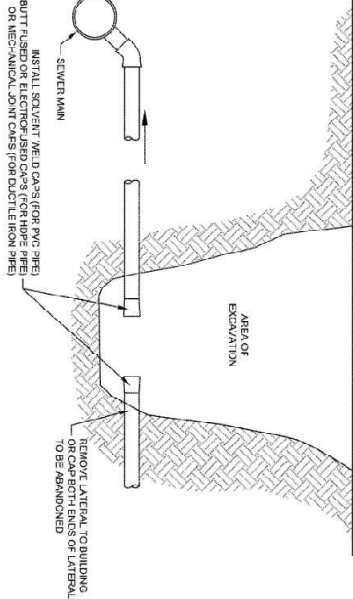
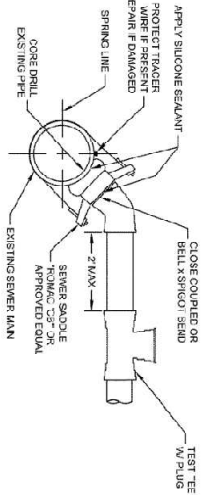
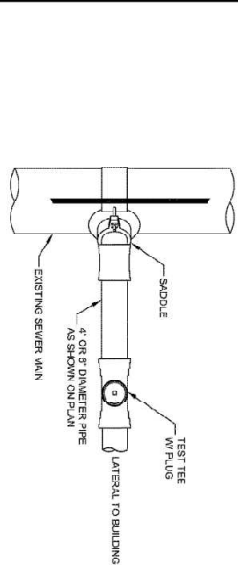
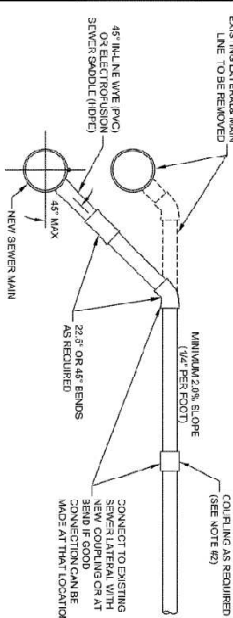
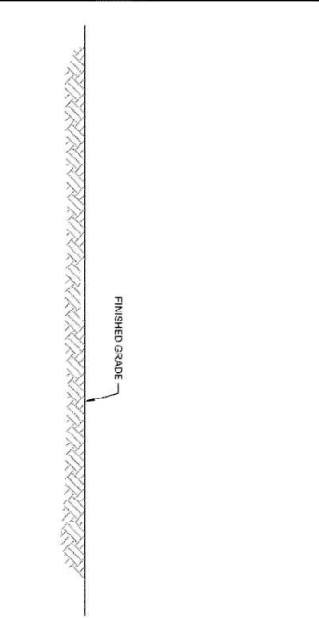
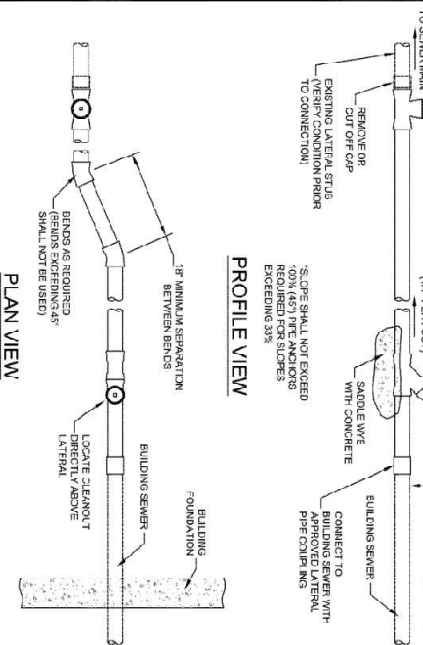
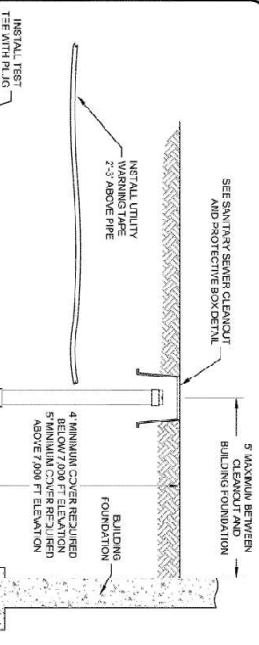
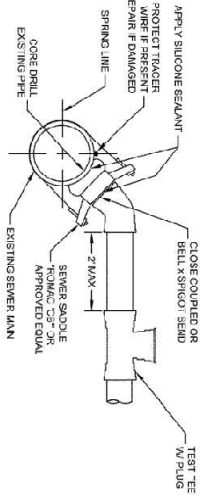
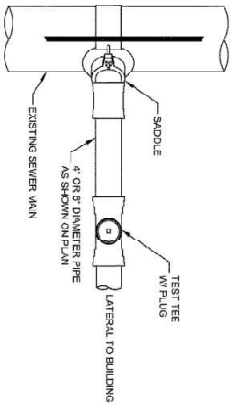
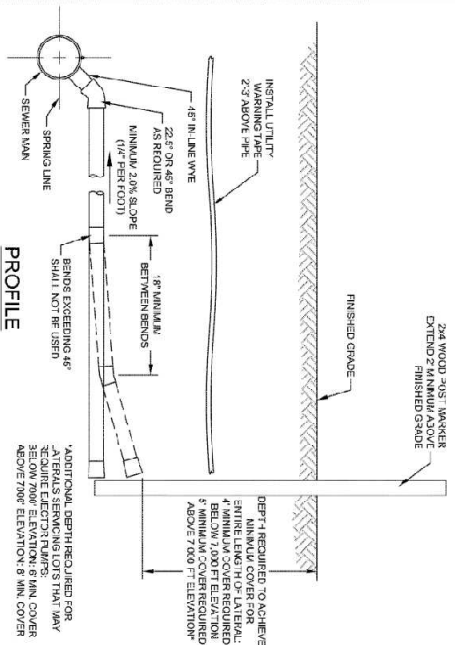
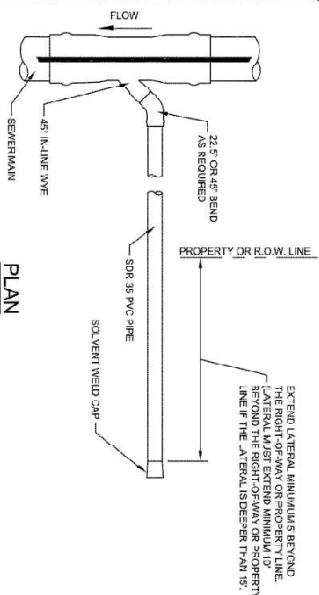
PROJECT#: 31-0755	
DATE: 04/15/2029	
REVISIONS	DATE

title:
Civil Details

sheet:

A901G.6

MPD APPLICATION



NOTES:
1. TRANSITION FROM 4\"/>

NOTES:
1. CAP EXISTING LATERAL AS CLOSE TO THE MAIN LINE AS POSSIBLE.
2. SEWER INSPECTOR MUST WITNESS THE INSTALLATION OF LATERAL CAPS.

NOTES:
1. SEWER INSPECTOR MUST WITNESS THE LATERAL RECONNECTION.
2. USE A PVC ROLLER BEEL SEWER COUPLING FOR PVC PIPE, A HUBER ELECTRO FUSION COUPLING FOR HDPE PIPE. ADJUST THE ROLL COUPLING SLEEVE FOR DOCTLE FROM PIPE, OR A HUBER STRONG BACK COUPLING FOR OTHER MATERIAL.

Snyderville Basin Water Reclamation District **STANDARD DETAIL LAT-07** Revised 2020

Snyderville Basin Water Reclamation District **ABANDONMENT OF EXISTING LATERAL** **STANDARD DETAIL LAT-10** Revised 2020

Snyderville Basin Water Reclamation District **RECONNECTION OF EXISTING LATERAL TO NEW MAIN LINE** **STANDARD DETAIL LAT-X4** Revised 2020

1

2

3

4

5

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. REVISIONS OR AMENDMENTS MUST BE MADE BY THE DESIGNER.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN RELY ON ALL TECHNICAL DRAWINGS, SPECIFICATIONS, NOTES, AND MATERIALS. THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED IN THE DRAWINGS AND SPECIFICATIONS. THE DESIGNER HAS NOT CONDUCTED ANY FIELD VERIFICATION OF THE INFORMATION PROVIDED IN THE DRAWINGS AND SPECIFICATIONS. THE DESIGNER HAS NOT CONDUCTED ANY FIELD VERIFICATION OF THE INFORMATION PROVIDED IN THE DRAWINGS AND SPECIFICATIONS. THE DESIGNER HAS NOT CONDUCTED ANY FIELD VERIFICATION OF THE INFORMATION PROVIDED IN THE DRAWINGS AND SPECIFICATIONS.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

PROJECT#: 31-0755	
DATE: 04/15/2019	
REVISIONS	DATE

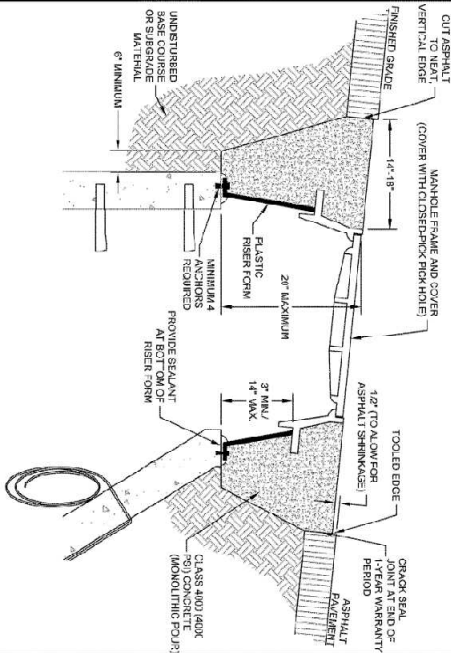
title:

Civil Details

sheet:

A90106.7

MPD APPLICATION

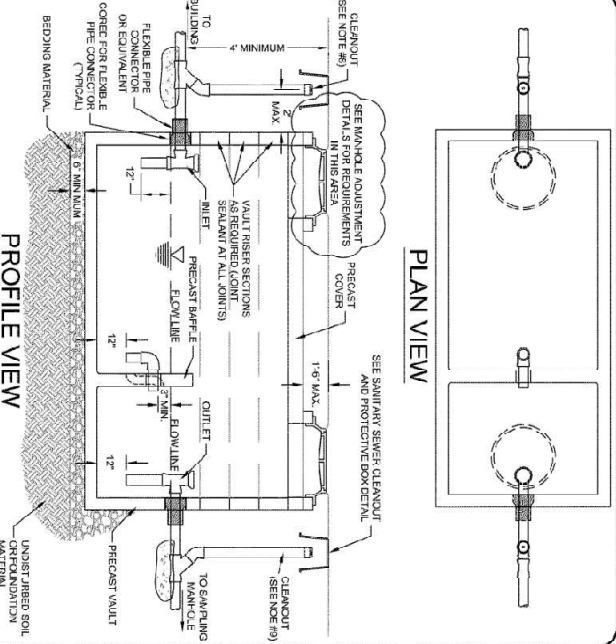


- NOTES:
1. MANHOLE ADJUSTMENT SHALL OCCUR AFTER FINAL ASPHALT PAVEMENT PLACEMENT IS COMPLETED.
 2. DIMENSIONS OF PLASTIC RISER FORM SHALL BE SPECIFIC TO THE DIAMETERS OF THE MANHOLE FRAME AND CONE AND OF THE ADJUSTMENT HEIGHT. PLASTIC RISER FORM SHALL NOT BE CUT VERTICALLY TO ADJUST TO DIFFERENT DIAMETERS.
 3. PLASTIC RISER FORM SHALL BE TRIMMED TO MATCH SLOPE OF PAVEMENT AND ALLOW FOR INDICATED DIMENSIONS BETWEEN FINISHED GRADE TOP OF CONE AND THE PLASTIC RISER FORM SHALL BE PROVIDED WITH SEALANT SEALANT SHALL CROSS OF A CONTINUOUS BEND THAT COVERS THE ENTIRE WIDTH OF THE BOTTOM FLANGE OF THE PLASTIC RISER FORM. TOP OF MANHOLE CONE SHALL BE CLEAN FROM TO PLACEMENT OF SEALANT.
 4. CONSOLIDATE CONCRETE TO ELIMINATE ALL JOINTS.

**Salt Lake County**
Recreation District

MANHOLE ADJUSTMENT IN ASPHALT PAVEMENT

STANDARD DETAIL
MH-07
Revised: 04/15/2019



- NOTES:
1. THE GREASE INTERCEPTOR CAPACITY IS DEFINED AS THE STORAGE VOLUME OF THE VAULT BELOW THE OUTLET PRE-ELEVATION.
 2. THE GREASE INTERCEPTOR SHALL HAVE A MINIMUM CAPACITY OF 1,000 GALLONS IF SERVING A COMMERCIAL KITCHEN OR 500 GALLONS IF SERVING A COVERED PARKING STRUCTURE.
 3. THE INLET PIPE SHALL BE ONE INCH HIGHER THAN THE OUTLET PIPE.
 4. ALL INTERCEPTING SHALL BE SOU-WELD WELDING.
 5. ALL INTERCEPTING SHALL BE SOU-WELD WELDING.
 6. SANITARY WASTES SHALL NOT BE ALLOWED TO GREASE INTERCEPTOR.
 7. THE DIMENSIONS AND CONFIGURATION OF THE VAULT AND Baffle SHALL BE ACCORDING TO THE MANUFACTURERS REQUIREMENTS FOR THE SIZE OF INTERCEPTOR INSTALLED.
 8. THE CLEANOUT (UPSTREAM OF THE GREASE INTERCEPTOR) MAY BE DELETED IF THE CLEANOUT AT THE BUILDING IS WITHIN 15 FT OF THE CLEANOUT DOWNSTREAM OF THE GREASE INTERCEPTOR. THE CLEANOUT AT THE BUILDING SHALL BE WITHIN 15 FT OF THE CLEANOUT DOWNSTREAM OF THE GREASE INTERCEPTOR AND THE LINE BETWEEN THE GREASE INTERCEPTOR AND THE BUILDING MANHOLE SHALL BE SANITARY SEWER.

**Salt Lake County**
Recreation District

GREASE INTERCEPTOR

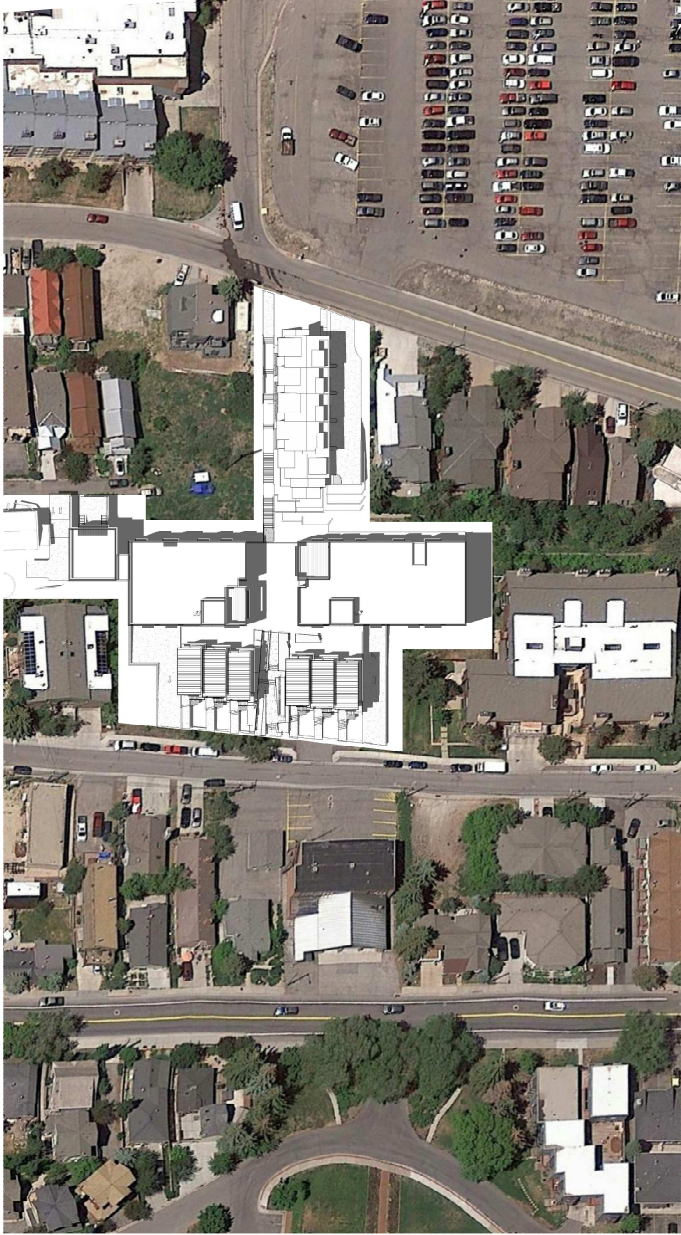
STANDARD DETAIL
PT-01
Revised: 04/15/2019

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. ACCORDING TO PROPOSED CITY ORDINANCE 12.11.01.

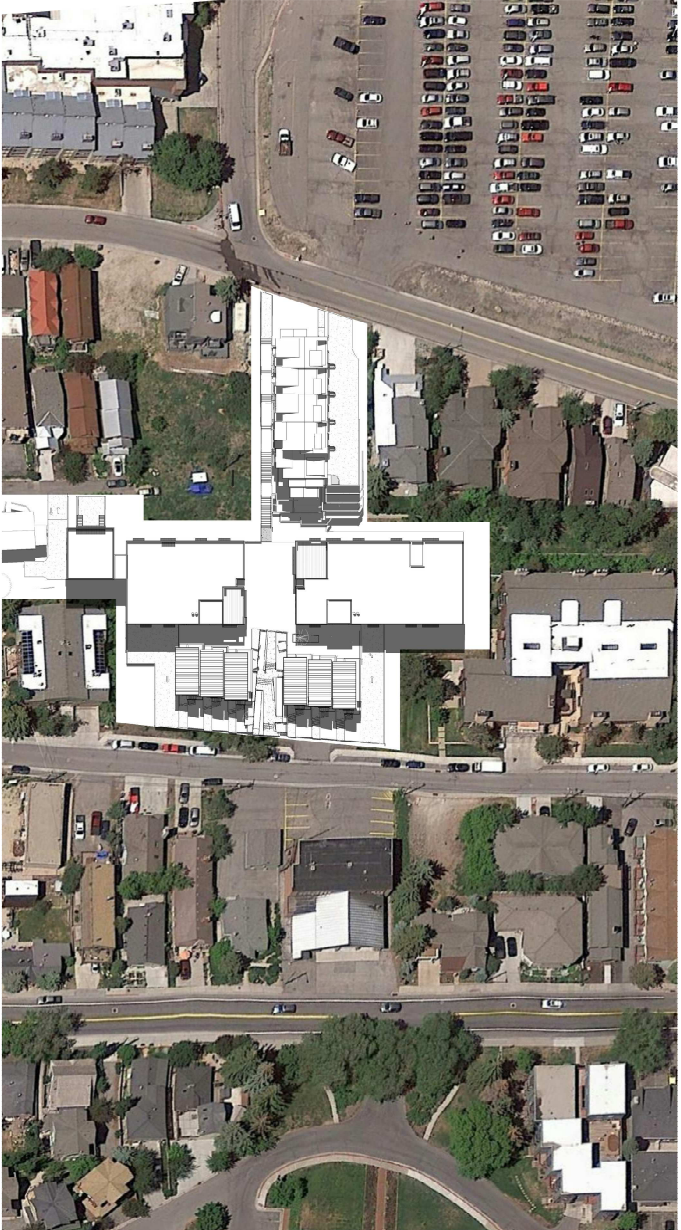
method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION



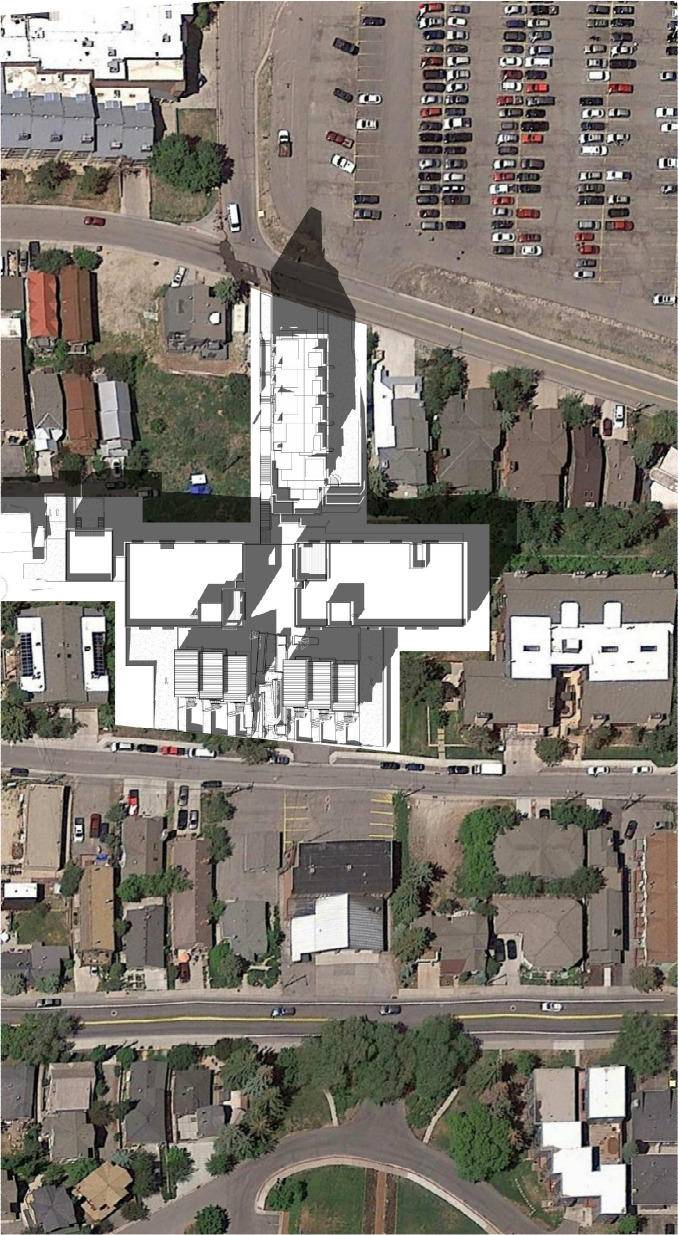
12 PM



3 PM

SHADOW STUDY SUMMER SOLSTICE

JUNE 21



9 AM

title:

**Shadow
Study - 1**

sheet:

A902.1

MPD APPLICATION

THE FIGURES SHOWN AND DESCRIBED HEREIN FOLLOW ALL TECHNICAL DRAWINGS, SPECIFIC CONSTRUCTION & MATERIALS STANDARDS, AND ARE NOT TO BE USED FOR CONSTRUCTION. THE FIGURES SHOWN ARE NOT TO BE USED FOR CONSTRUCTION. ACCORDING TO PROPOSED CITY ORDINANCE 12.11.01.

project:

**PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II**

project#: 317075
date: 04/15/2019

REVISIONS **DATE**

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. ACCORDING TO PROPOSED CITY ORDINANCE 11.04.010

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED HEREIN FOLLOW ALL TECHNICAL DRAWINGS, SPECIFIC REPRESENTATIONS AND NOTES TO THE DRAWINGS. THE DRAWINGS AND NOTES SHALL BE CONSIDERED AS PART OF THE PROJECT AND SHALL BE THE SOLE RESPONSIBILITY OF THE ARCHITECT AND ENGINEER OF RECORD.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:		31.07.25
date:		04/15/2019
REVISIONS	DATE	

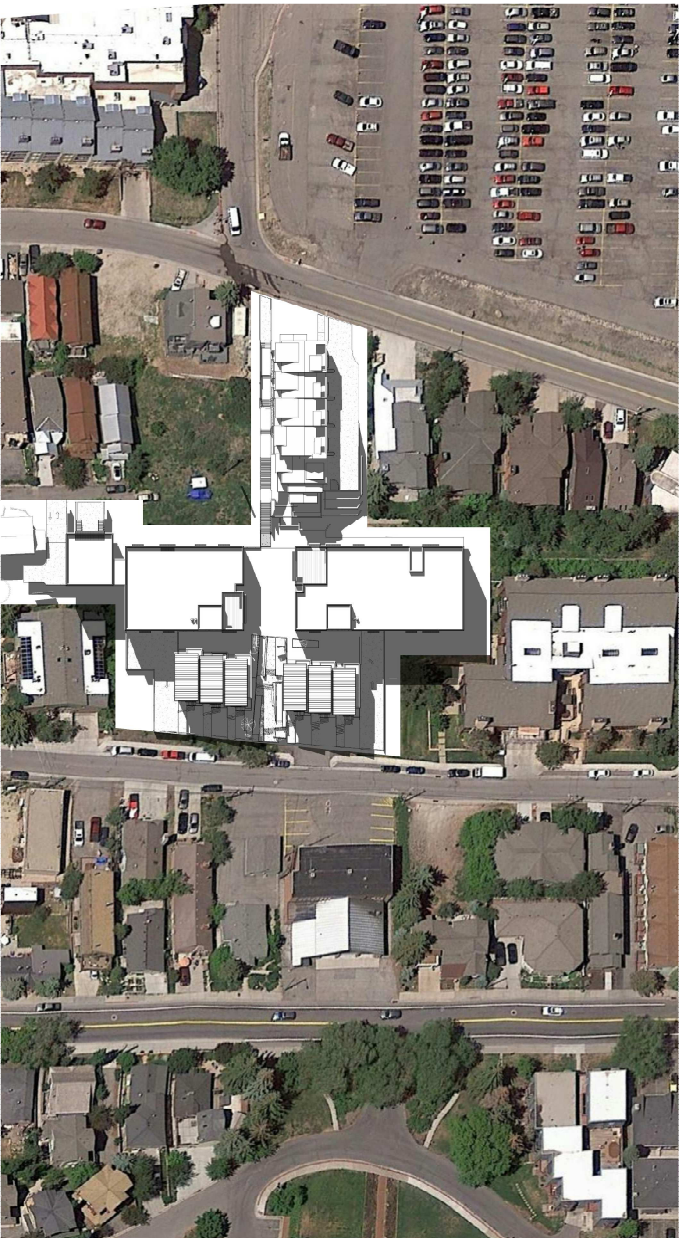
title:

Shadow
Study - 2

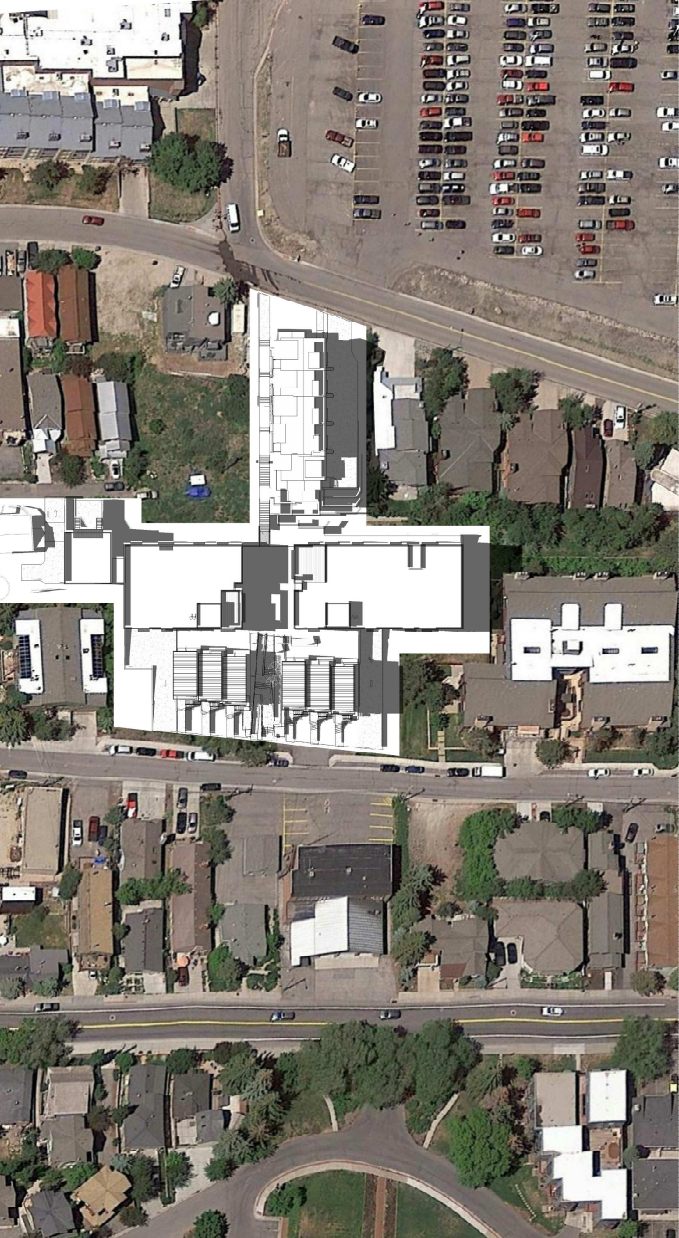
sheet:

A9022.2

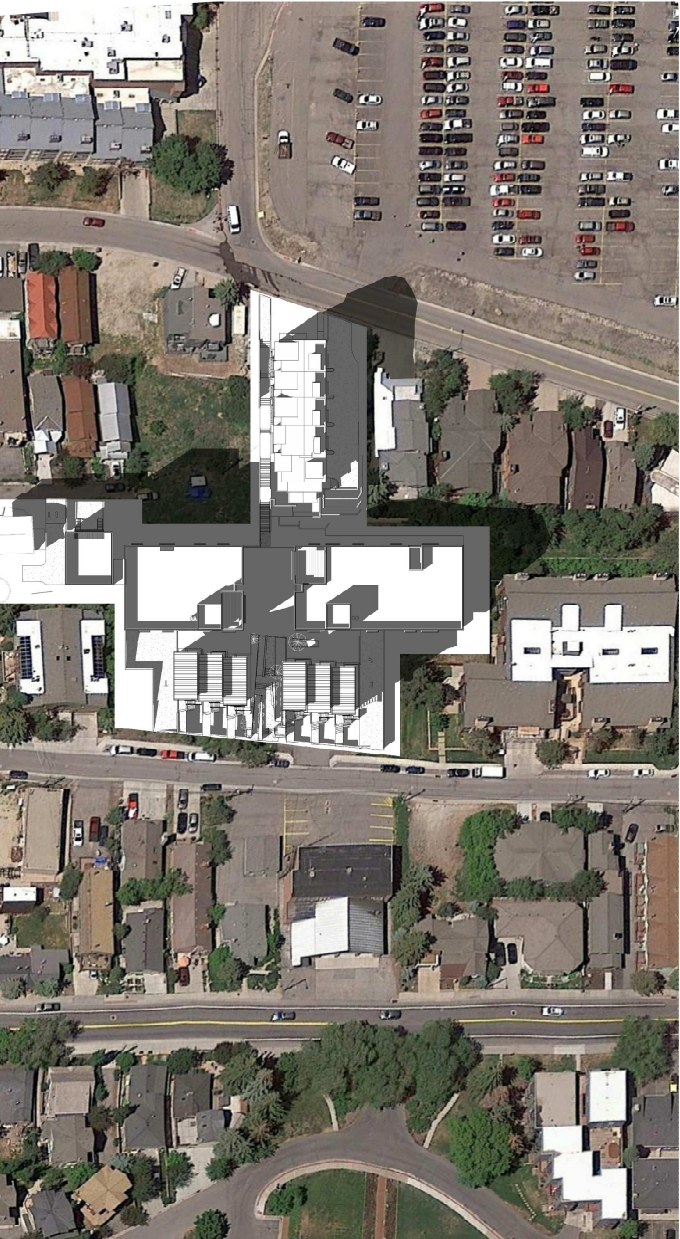
MPD APPLICATION



3 PM



12 PM



9 AM

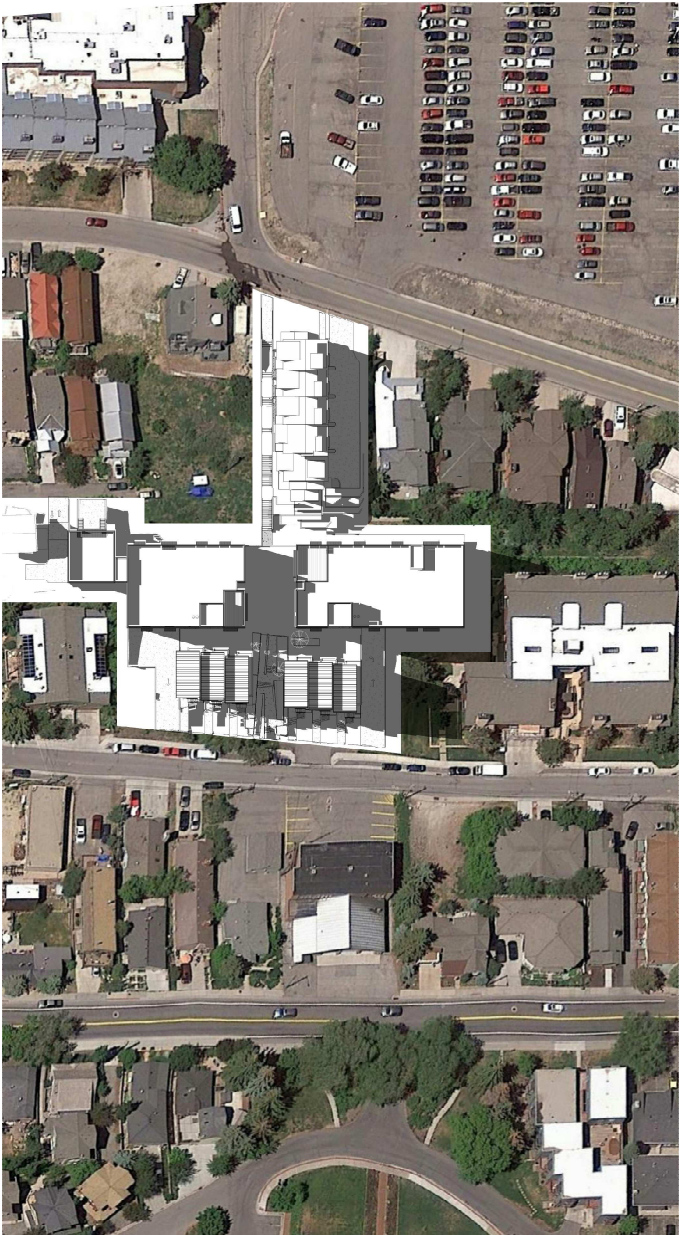
SHADOW STUDY SPRING/FALL EQUINOX MARCH/SEPTEMBER 21

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. RECORDS OF PROPOSED CONSTRUCTION MAY.

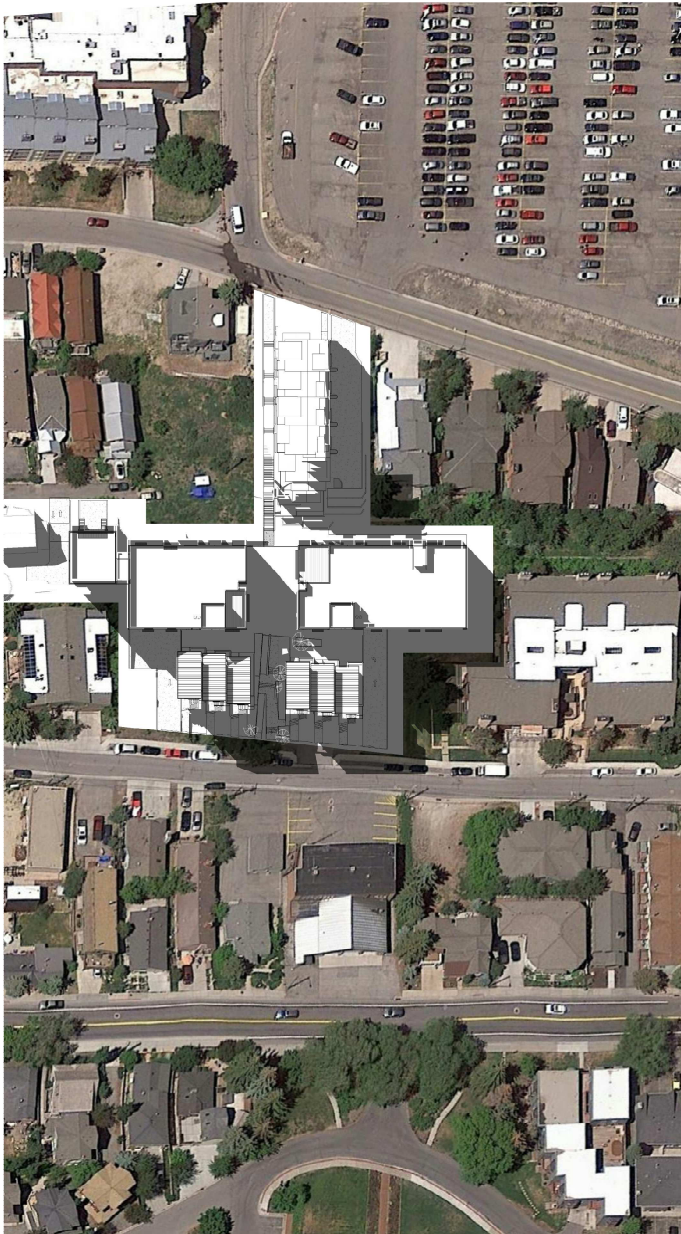
method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

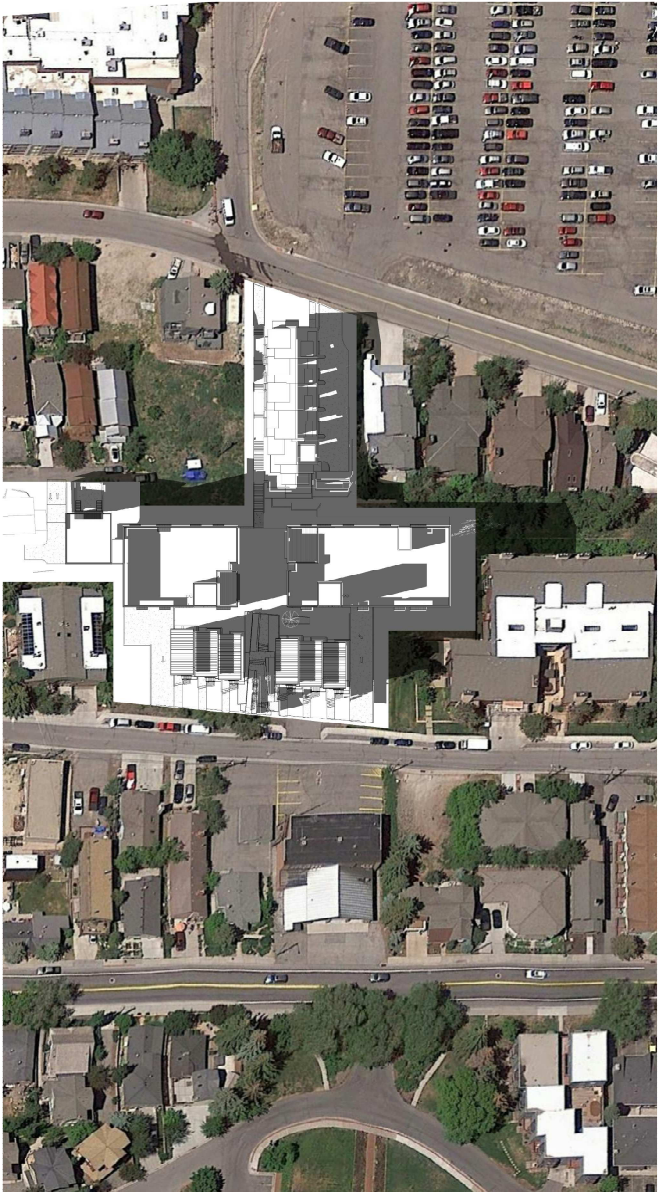


12 PM



3 PM

SHADOW STUDY
WINTER SOLSTICE
DECEMBER 21



9 AM

title:

Shadow
Study - 3

sheet:

A902.3

MPD APPLICATION

THE FIGURES SHOWN AND DESCRIBED HEREIN FOLLOW ALL TECHNICAL DRAWINGS, SPECIFIC CONSTRUCTION METHODS, AND MATERIALS. THE FIGURES SHOWN AND DESCRIBED HEREIN ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION. RECORDS OF PROPOSED CONSTRUCTION MAY.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 3170755

date: 04/15/2019

REVISIONS	DATE
-----------	------

UNITED STATES PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS
AFFIXED. THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED
FOR CONSTRUCTION, RECORD OR PROPOSED FOR REVISION IN ANY

methodstudio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED HEREIN FOLLOW ALL
TECHNICAL DRAWINGS, SPECIFIC CONSTRUCTION METHODS
AND MATERIALS. THE DRAWINGS AND SPECIFICATIONS ARE
COMMERCIALLY EXPEDITED IN WHOLE OR IN PART WITHOUT THE SOLE
AUTHORITY OF THE ARCHITECT OR ENGINEER OF RECORD.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 31.0725

date: 04/15/2019

REVISIONS	DATE
-----------	------

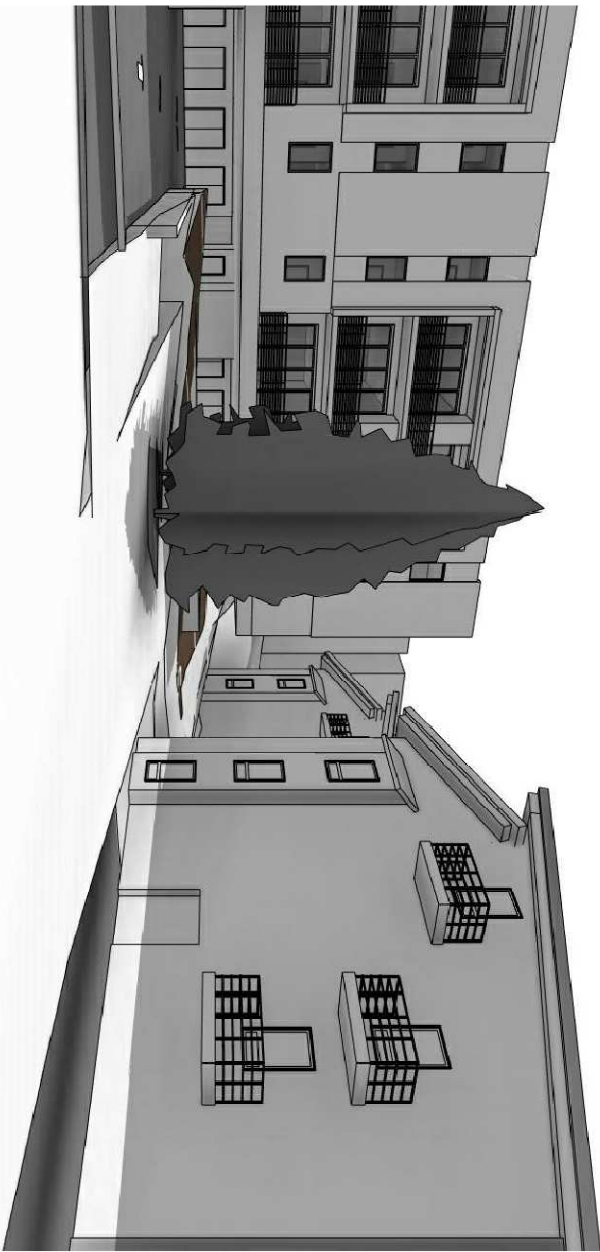
title:

Shadow
Study - 4

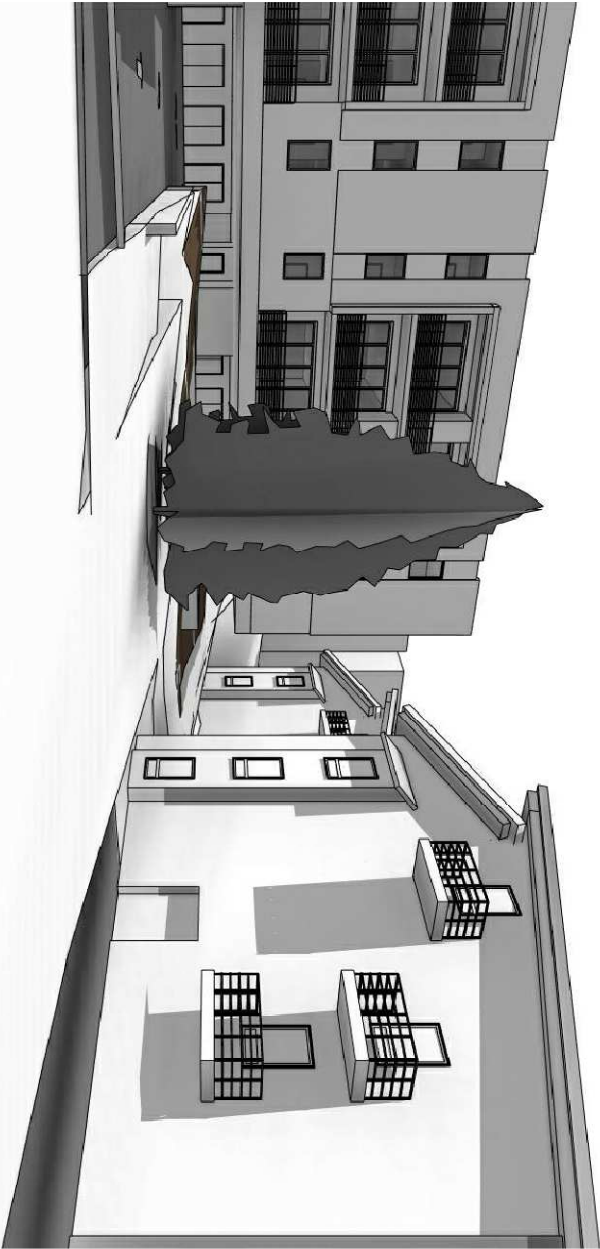
sheet:

A902.4

MPD APPLICATION



3 PM



12 PM



9 AM

SHADOW STUDY SUMMER SOLSTICE CAMERA 1

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED FOR PERMITTING.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED HEREIN FOLLOW ALL TECHNICAL DRAWINGS, SPECIFIC SUBMITTALS, AND ALL CITY, STATE, AND FEDERAL REQUIREMENTS. THE FIGURES ARE COMMERCIAL AND NOT TO BE USED IN ANY MANNER WITHOUT THE SOLE AND EXCLUSIVE WRITTEN PERMISSION OF METHOD STUDIO, INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:		3170755
date:		04/15/2019
REVISIONS	DATE	

title:

Shadow
Study - 5

sheet:

A902.5

MPD APPLICATION



3 PM



12 PM



9 AM

CAMERA 1

SHADOW STUDY
WINTER SOLSTICE

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED OR FOR ANY OTHER LAW.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE PERSONS SHOWN AND DESCRIBED HEREIN ARE NOT, IN ANY MANNER, GUARANTYING, WARRANTING, OR REPRESENTING THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE, COMPLETE, OR CURRENT. THE INFORMATION IS PROVIDED AS IS, WITHOUT WARRANTY, AND WITHOUT LIABILITY. THE INFORMATION IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PROVIDED.

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 3170755	
date: 04/15/2019	
REVISIONS	DATE

title:
Shadow
Study - 6

sheet:

A902.6

MPD APPLICATION



3 PM



12 PM



9 AM

SHADOW STUDY
SUMMER SOLSTICE
CAMERA 2

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED OR FOR ANY OTHER LAW.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE PERSONS SHOWN AND DESCRIBED HEREIN ARE NOT REAL. ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS SHOWN HEREIN ARE PRELIMINARY AND NOT INTENDED FOR CONSTRUCTION. ANY INFORMATION SHOWN HEREIN IS NOT TO BE RELIED UPON FOR CONSTRUCTION. ANY INFORMATION SHOWN HEREIN IS NOT TO BE RELIED UPON FOR CONSTRUCTION.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 3170755	
date: 04/15/2019	
REVISIONS	DATE

title:

**Shadow
Study - 7**

sheet:

A902.7

MPD APPLICATION



3 PM



12 PM



9 AM

**SHADOW STUDY
WINTER SOLSTICE
CAMERA 2**

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PURPOSE OF ARCHITECTURAL

methodstudio
360 W. Aspen Ave.
saltlake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED ARE NOT TO SCALE. ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS OF THE PROJECT ARE FOR INFORMATION ONLY AND ARE NOT TO BE CONSIDERED AS A BASIS FOR CONSTRUCTION OR ANY OTHER COMMERCIAL OR INDUSTRIAL PURPOSE. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 310755	
date: 04/15/2019	
REVISIONS	DATE

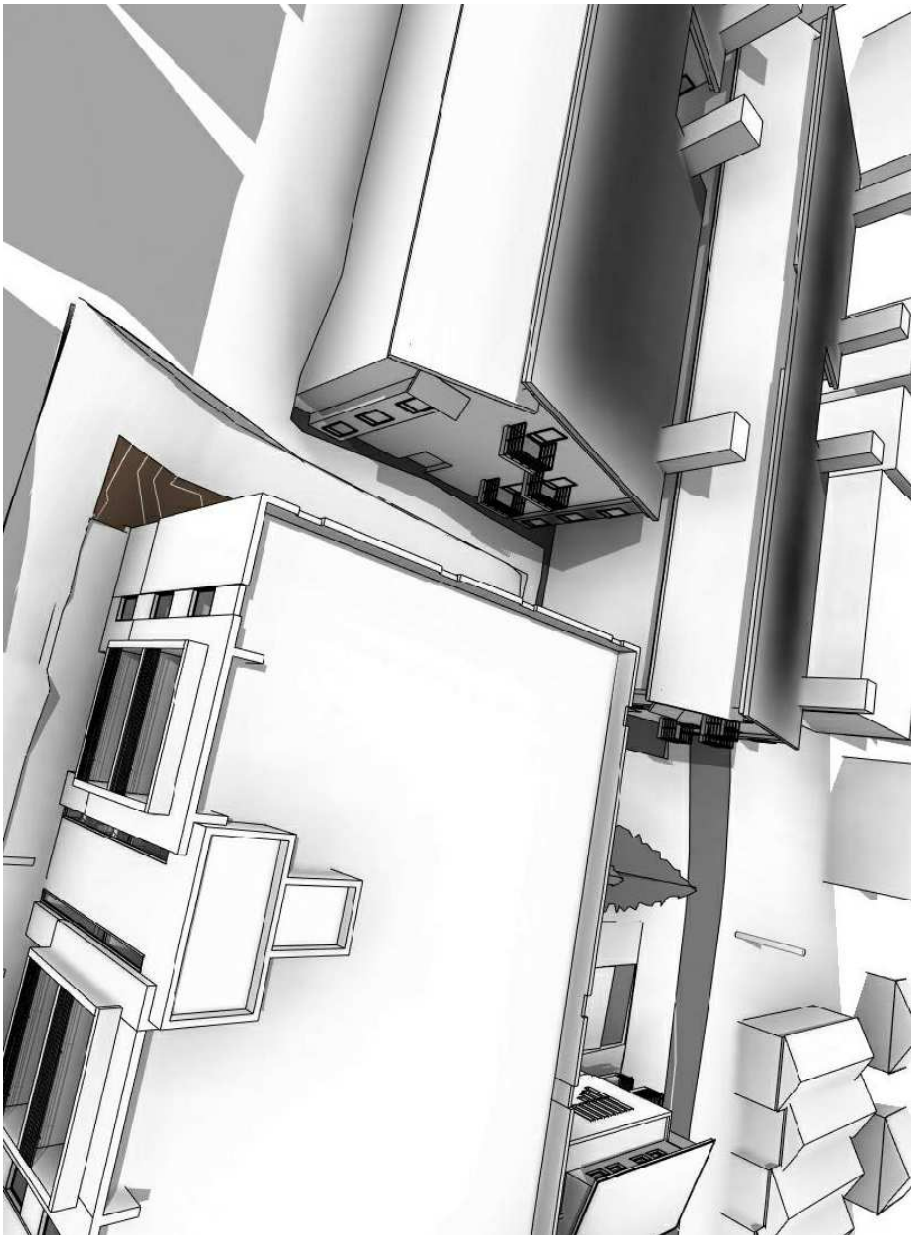
title:

Shadow
Study - 8

sheet:

A902.8

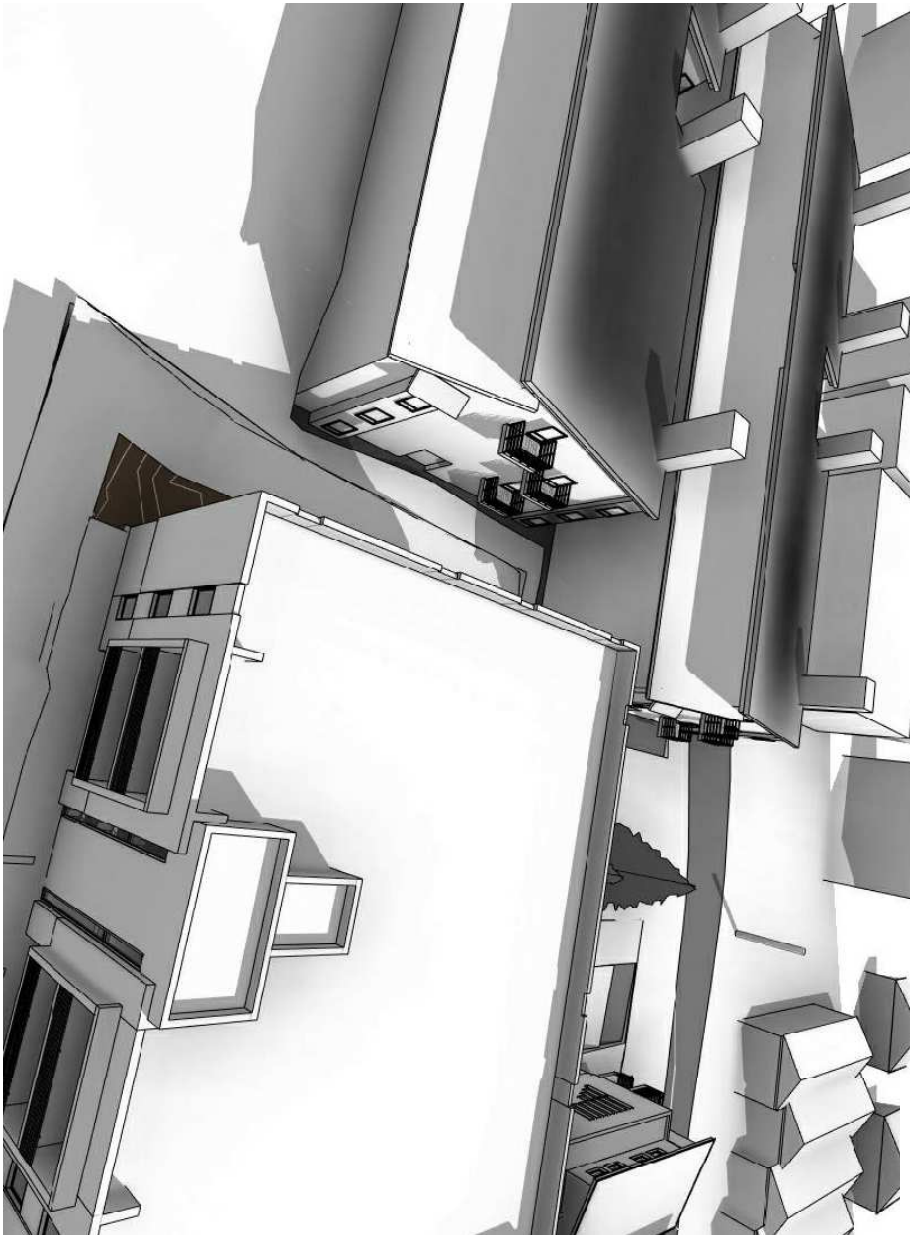
MPD APPLICATION



3 PM



12 PM



9 AM

SHADOW STUDY SUMMER SOLSTICE CAMERA 3

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PURPOSE OF ARCHITECTURAL

methodstudio
360 W. Aspen Ave.
saltlake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED ARE NOT TO SCALE. ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. THE FIGURES SHOWN ARE NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE. THE FIGURES SHOWN ARE NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE.

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 310755	
date: 04/15/2019	
REVISIONS	DATE

title:
Shadow
Study - 9

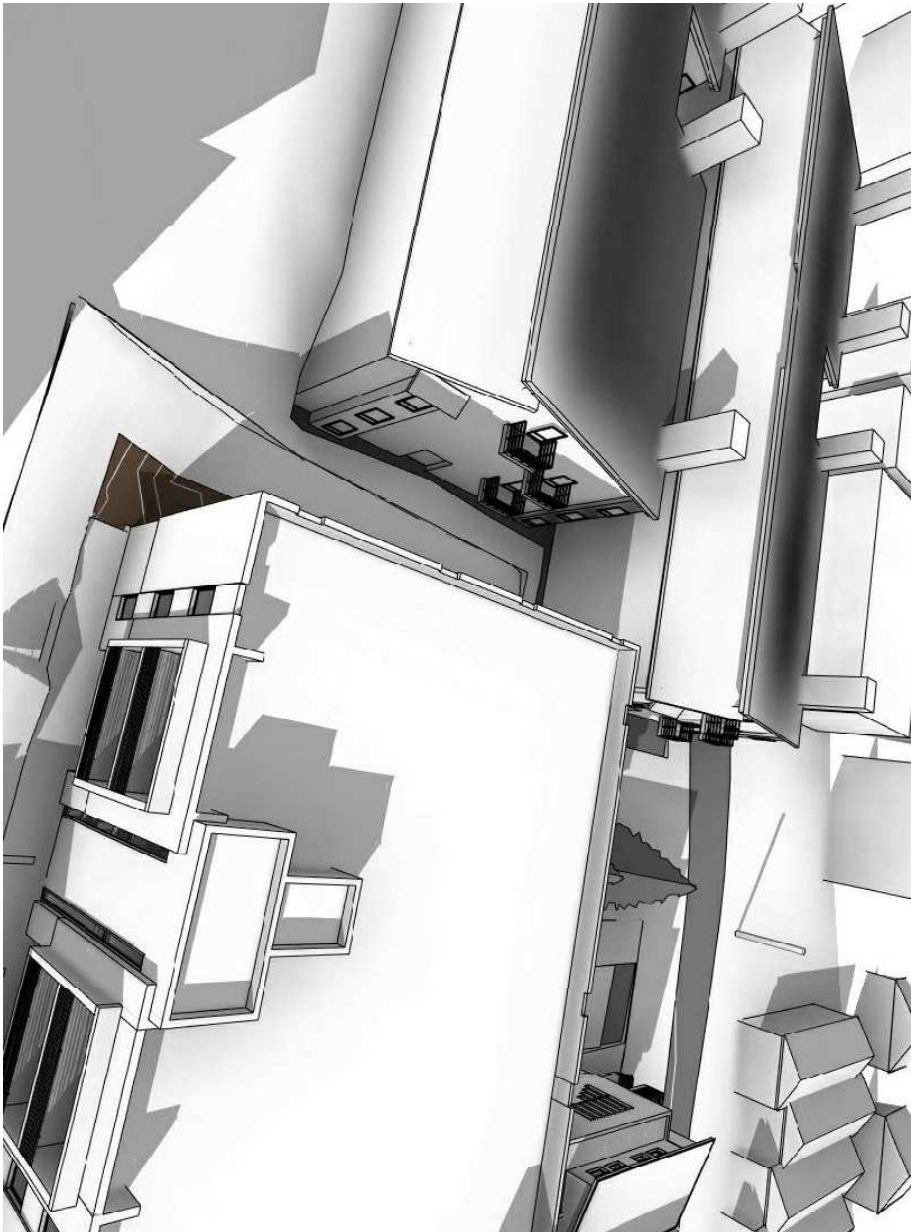
sheet:

A902.9

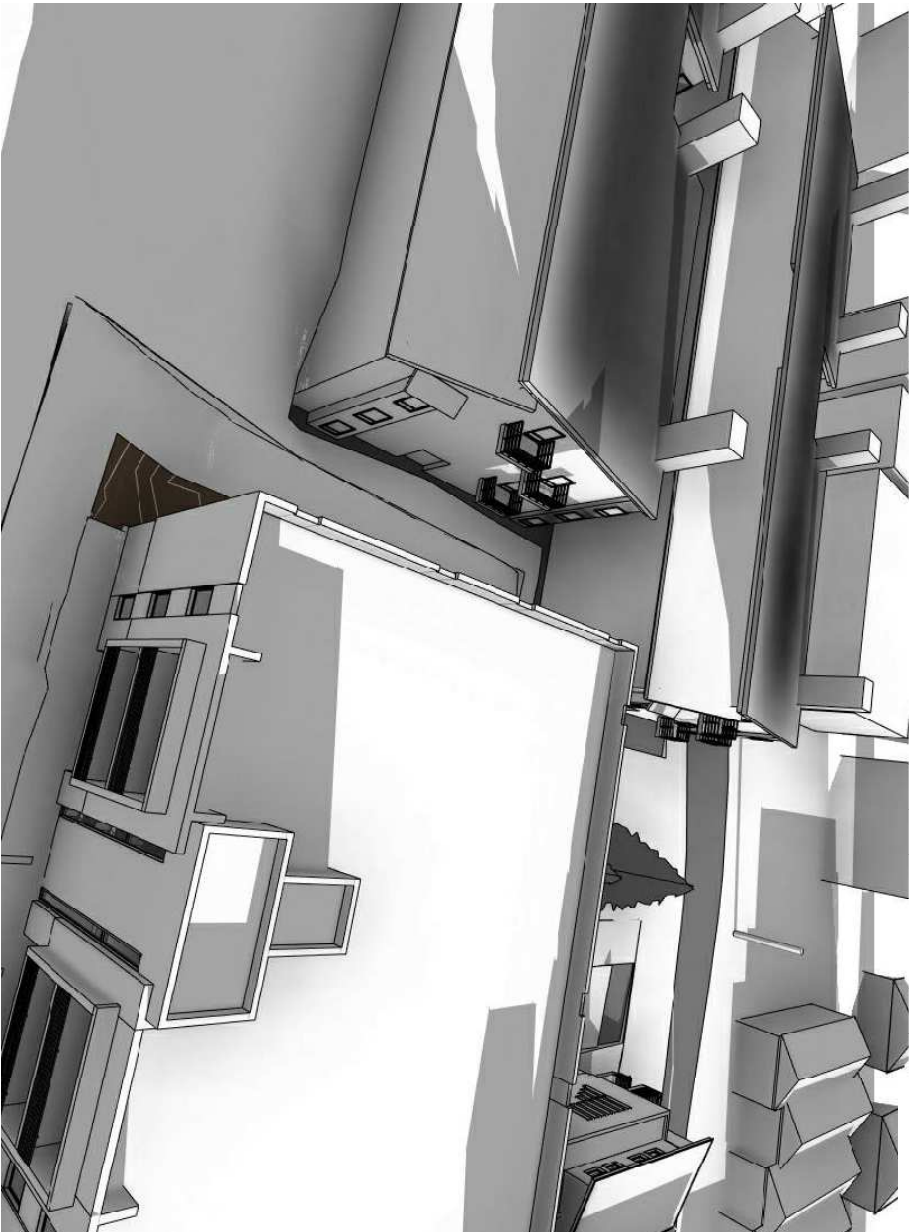
MPD APPLICATION



3 PM



12 PM



9 AM

SHADOW STUDY
WINTER SOLSTICE
CAMERA 3

LOT SIZES

Space Type	Area	Percentage of Site
Lot Sizes		
Parcel 1	16,756 SF	25.81%
Parcel 2	44,414 SF	68.43%
Parcel 3	4,198 SF	6.47%
Grand Total	65,367 SF	100.71%

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE, IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING OR PROPOSED FOR FURTHER ACTION.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
Phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS, AND/OR COMMERCIALITY, EXCEPTED IN WOODSIDE PHASE II, ARE THE SOLE PROPERTY OF METHOD STUDIO, INC. AND ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF METHOD STUDIO, INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:	3170755
date:	04/15/2019
REVISIONS	DATE

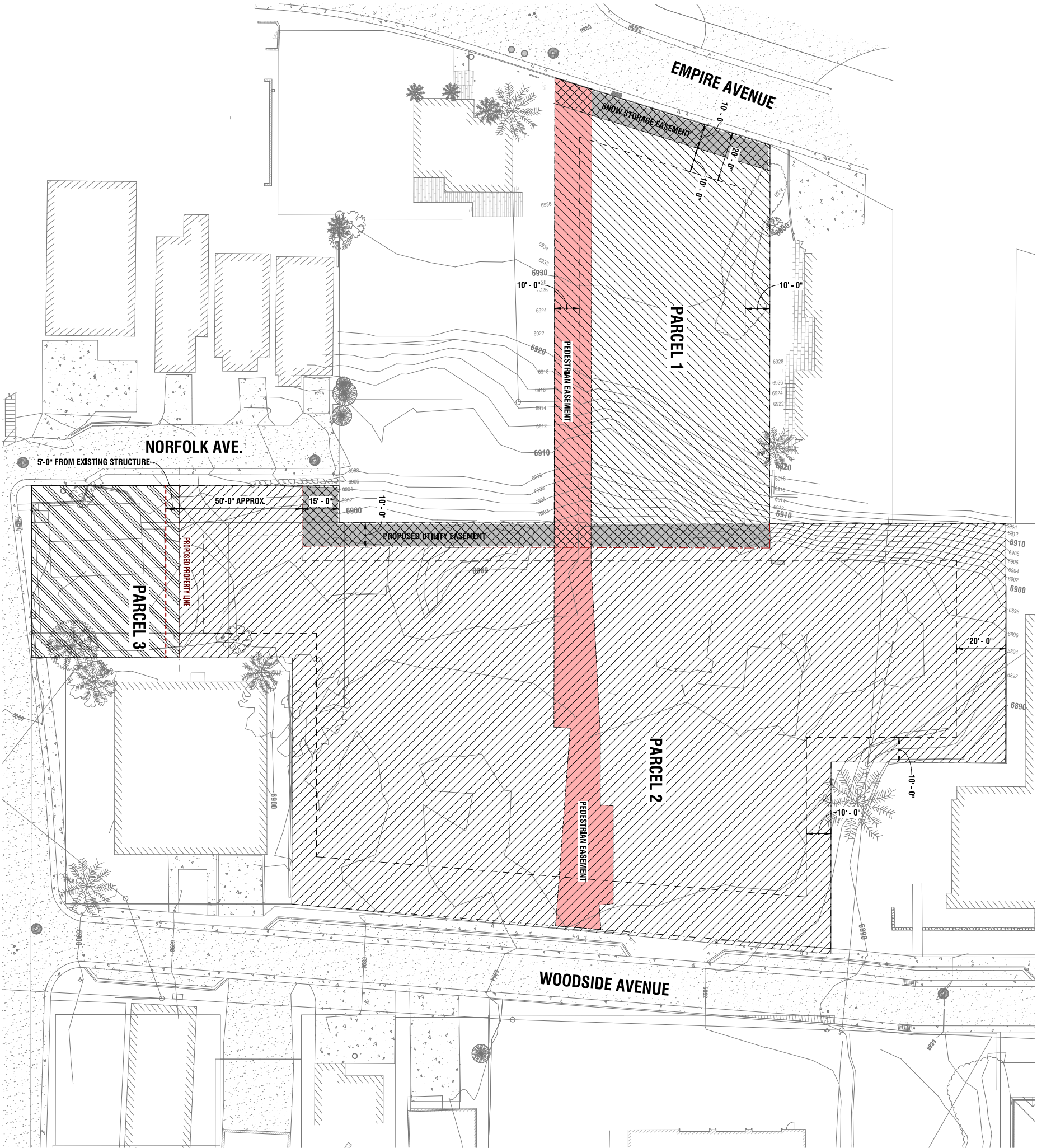
title:

Lot Sizes

sheet:

A903

MPD APPLICATION



SITE PLAN LEGEND

---	PROPERTY LINE
- - -	PROPOSED PROPERTY LINE
---	SETBACK LINE
▨	PROPOSED OR EXISTING EASEMENT
■	PEDESTRIAN EASMENT SEE SURVEY



UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. REVISIONS AND PROPOSED CHANGES WILL BE SHOWN IN RED.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDE ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS, AND/OR COMMERCIAL OR INDUSTRIAL ADVERTISING MATERIALS, AND/OR ANY OTHER INFORMATION, IN ANY FORM OR MEDIUM, THAT IS THE PROPERTY OF METHOD STUDIO, INC.		
project#:	31.0755	
date:	04/15/2019	
REVISIONS	DATE	

title:
**Combined
Site Plan**

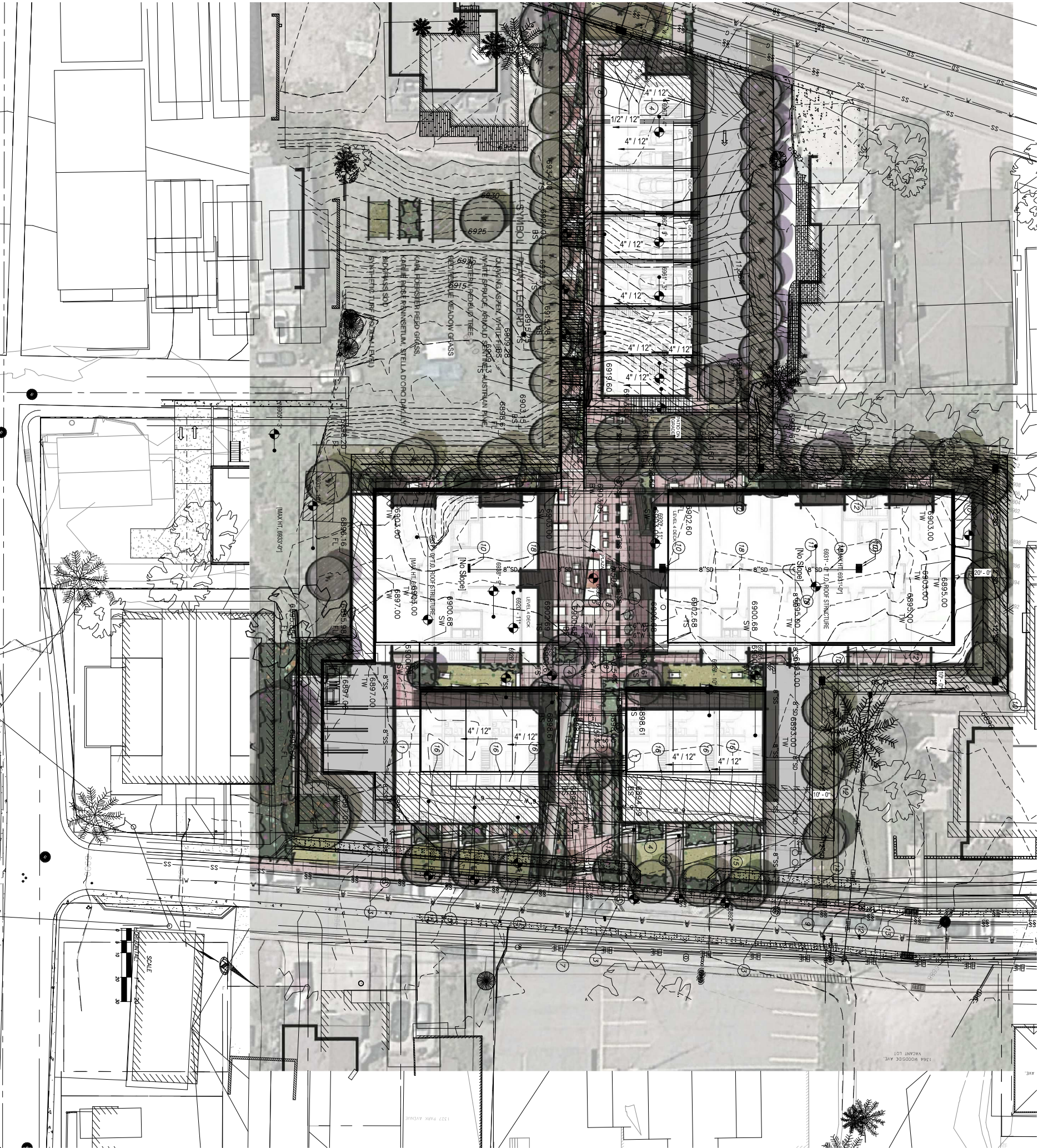
sheet:

A904

MPD APPLICATION

A1 COMBINED SITE PLAN

1" = 20'-0"



phone: (801) 532-4422

ET

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM METHOD STUDIO INC.

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 17-0755
date: 04/15/2019

Storage

A905

MPD APPLICATION

TOTAL LOT AREA	
Space Type	Area
Total Lot Area	
Total Lot Area	65,367 SF

OPEN SPACE				
Space Type	Area	Site Area	Percentage of Site	
Open Space 1	18,634 SF	64,905 SF	13.64%	
Open Space 2	11,025 SF	64,905 SF	1.86%	
Open Space 3	8,888 SF	64,905 SF	1.38%	
Open Space 4	666 SF	64,905 SF	1.32%	
Open Space 5	707 SF	64,905 SF	1.08%	
	20,728 SF		31.01%	
Paved Plaza				
Plaza Space	6,565 SF	64,905 SF	9.17%	
Walkways	1,341 SF	64,905 SF	2.07%	
Paved Areas/Walkway	1,540 SF	64,905 SF	2.37%	
	8,845 SF		13.61%	
Grand total	28,892 SF		44.82%	

EXPOSED DRIVEWAYS				
Space Type	Area	Area	Percentage of Site	
Exposed Parking Driveway	Woodside Driveway 1	1,130 SF	64,905 SF	2.82%
	Woodside Driveway 2	2,075 SF	64,905 SF	3.24%
	Elmwood Driveway	2,955 SF	64,905 SF	4.55%
	Northbrook Driveway	1,533 SF	64,905 SF	2.36%
	Woodside 2 Walkways	614 SF	64,905 SF	0.9%
Woodside 1 Walkways	614 SF	64,905 SF	0.9%	

SNOW STORAGE	
Snow Type	Area
Snow Storage	
Snow Storage 1	770 SF / 2,075 SF = 37.13%
Snow Storage 2	900 SF / 1,830 SF = 49.18%
Snow Storage 3	560 SF / 2,039 SF = 27.42%
Snow Storage 4	1,100 SF / 6,311 SF = 17.42%
Snow Storage 5	275 SF / 1,444 SF = 19.00%

BUILDING FOOTPRINTS			
Space Type	Area	Site Area	Percentage of Site
Buildings			
Empire Townhomes	5,156 SF	64,905 SF	7.94%
Exalted Historic Building	1,229 SF	64,905 SF	1.88%
Flats 1	8,534 SF	64,905 SF	12.84%
Flats 2	6,002 SF	64,905 SF	9.25%
Northside Townhomes	1,656 SF	64,905 SF	2.54%
Woodside Townhomes 1	2,361 SF	64,905 SF	3.64%

BUILDING FOOTPRINTS

	BUILDING FOOTPRINTS
	OPEN SPACE AT FINISHED GRADE
	ROOF DECK (LEVEL 4)
	OPEN SPACE ABOVE GRADE
	EXPOSED PARKING/DRIVEWAYS
	SNOW STORAGE



OPEN 3	A1
1" = 20'-0"	

HATCH LEGEND

- OPEN SPACE
29,051 SF (44.76% OF SITE AREA)
- USABLE OPEN SPACE
22,191 SF (34.19% OF SITE AREA)

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED OR FOR ANY OTHER LAW.

methodstudio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 310755	
date: 04/15/2019	
REVISIONS	DATE

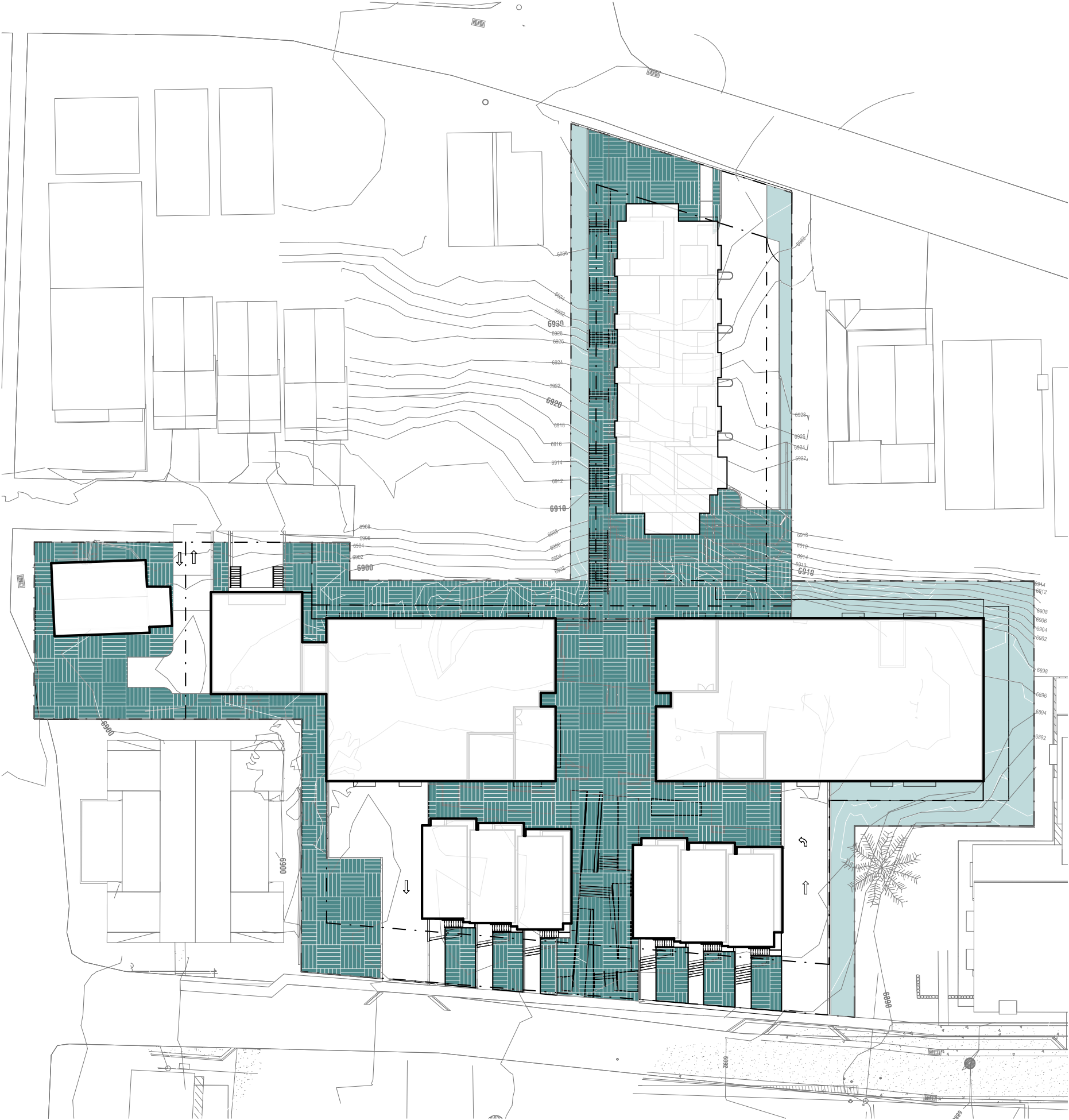
title:
Open Space

sheet:

A905.1

MPD APPLICATION

A1 OPEN SPACE
1" = 20'-0"



UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PURPOSE OF PERMITTING.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FEES SHOWN AND DESCRIBED HEREIN INCLUDE ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS AND ALL COMMERCIALLY EXPEDITED IN WOODSIDE PHASE II AND THROUGH THE SOLE AGENT, MCDERMIS WOODSIDE AFFORDABLE HOUSING STUDIOS, INC.

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

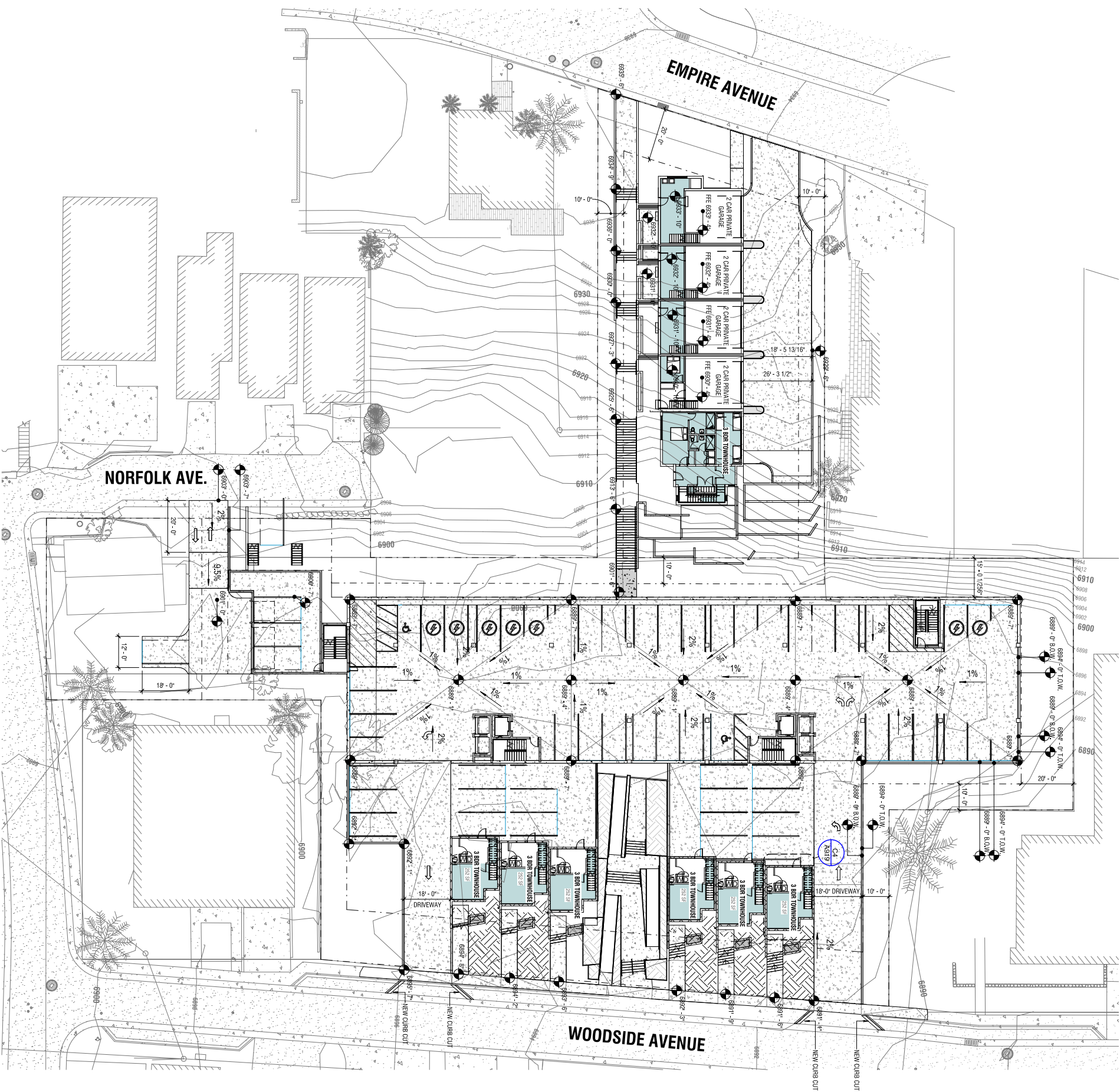
project#: 3170755		
date: 04/15/2019		
REVISIONS		
DATE	DATE	
1	Revision 1	Date 1

title:
Floor Plan -
Parking

sheet:

A906

MPD APPLICATION



- UNIT LEGEND**
- 1 BDR UNIT
 - 2 BDR TOWNHOUSE
 - 2 BDR TYPE A UNIT
 - 2 BDR UNIT
 - 3 BDR TOWNHOUSE
 - BIKE STORAGE
 - CIRCULATION
 - EXISTING HISTORIC UNIT
 - EXTERIOR DECK
 - STUDIO UNIT
 - TRASH

EXISTING HISTORIC HOME - REQUIRED PARKING SPACES = 20
PROJECT TOTAL REQUIRED PARKING SPACES = 68

PROVIDED PARKING STALLS	
Type	Count
Empire Townhome	10
Empire Townhome Stall	10
Historic Home Parking	1
Historic Home	1
Northpark & Flex	3
Northpark Private Garage	4
Northpark Surface Stall	32
Parking Garage	7
7' x 12' - 0" Long	7
7' x 12' - 0" Long Surface Stall	12
Woodside Townhome Stall	1
7' x 12' - 0" Long ADA Stall	1
7' x 12' - 0" Long ADA Stall	53
Surface Parking	3
Surface Stall	71
Grand total	71

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PURPOSE OF PERMITTING.

method studio
360 W. Aspen Ave.
saltlake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED HEREIN FOLLOW ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS AND/OR COMMERCIALLY EXPORTED IN WOODSIDE PHASE II AND THROUGH THE SOLE AND EXCLUSIVE OWNERSHIP OF THE PROJECT DEVELOPER.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:	31.0755
date:	04/15/2019
revisions	date

title:
**Floor Plan -
Level 2**

sheet:

A907

MPD APPLICATION

UNIT LEGEND

- 1 BDR UNIT
- 2 BDR TOWNHOUSE
- 2 BDR TYPE A UNIT
- 2 BDR UNIT
- 3 BDR TOWNHOUSE
- BIKE STORAGE
- CIRCULATION
- EXISTING HISTORIC UNIT
- EXTERIOR DECK
- STUDIO UNIT
- TRASH

UNIT COUNTS (FLATS-LVL 2)

Name	Count
Level 2	
1 BDR UNIT	10
2 BDR UNIT	3
EXISTING HISTORIC UNIT	1
STUDIO UNIT	1
TOTAL	15

PROVIDED BIKE STALLS	
Type	Parkable Bikes
Wall Mounted Bike Storage System	9
Wall Mounted Bike Storage System	9
Wall Mounted Bike Storage System	9
Wall Mounted Bike Storage System	9
total total	36



A1 A-LEVEL 2 (PLAZA)

1" = 20'-0"

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR FURTHER REVIEW.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED HEREIN RELY ON ALL TECHNICAL DRAWINGS, SPECIFICATIONS, AND NOTES. THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR FURTHER REVIEW. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 31.0755	
date: 04/15/2019	
REVISIONS	DATE

title:
Floor Plan -
Level 3

sheet:

A908

MPD APPLICATION

UNIT LEGEND

- 1 BDR UNIT
- 2 BDR TOWNHOUSE
- 2 BDR TYPE A UNIT
- 2 BDR UNIT
- 3 BDR TOWNHOUSE
- BIKE STORAGE
- CIRCULATION
- EXISTING HISTORIC UNIT
- EXTERIOR DECK
- STUDIO UNIT
- TRASH

UNIT COUNTS (FLATS-LVL 3)

Name	Count
Level 3	
1 BDR UNIT	12
2 BDR UNIT	3
STUDIO UNIT	2
TOTAL	17



A1 LEVEL 3
1" = 20'-0"

UNIT LEGEND

- 1 BDR UNIT
- 2 BDR TOWNHOUSE
- 2 BDR TYPE A UNIT
- 2 BDR UNIT
- 3 BDR TOWNHOUSE
- BIKE STORAGE
- EXISTING HISTORIC UNIT
- EXTERIOR DECK
- STUDIO UNIT
- TRASH

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:		3170755	
date:		04/15/2019	
REVISIONS	DATE		
	1	Revision 1	Date 1

title:
Floor Plan -
Level 4

sheet:

A909

MPD APPLICATION



UNIT COUNTS (FLATS-LVL 4)	
Name	Count
Level 4	
1 BDR UNIT	11
2 BDR TYPE A UNIT	1
2 BDR UNIT	2
STUDIO UNIT	1
TOTAL	15

A1 LEVEL 4
1" = 20'-0"

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND NOT INTENDED FOR CONSTRUCTION. REVISIONS ARE INDICATED BY THE FOLLOWING:

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FEES SHOWN AND DESCRIBED HEREIN INCLUDE ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS, AND/OR COMMERCIAL ADVERTISING IN WOODSIDE PARK THROUGH THE SOLE AGENT, METHOD STUDIO, AND/OR THROUGH THE SOLE AGENT, METHOD STUDIO, AND/OR THROUGH THE SOLE AGENT, METHOD STUDIO.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

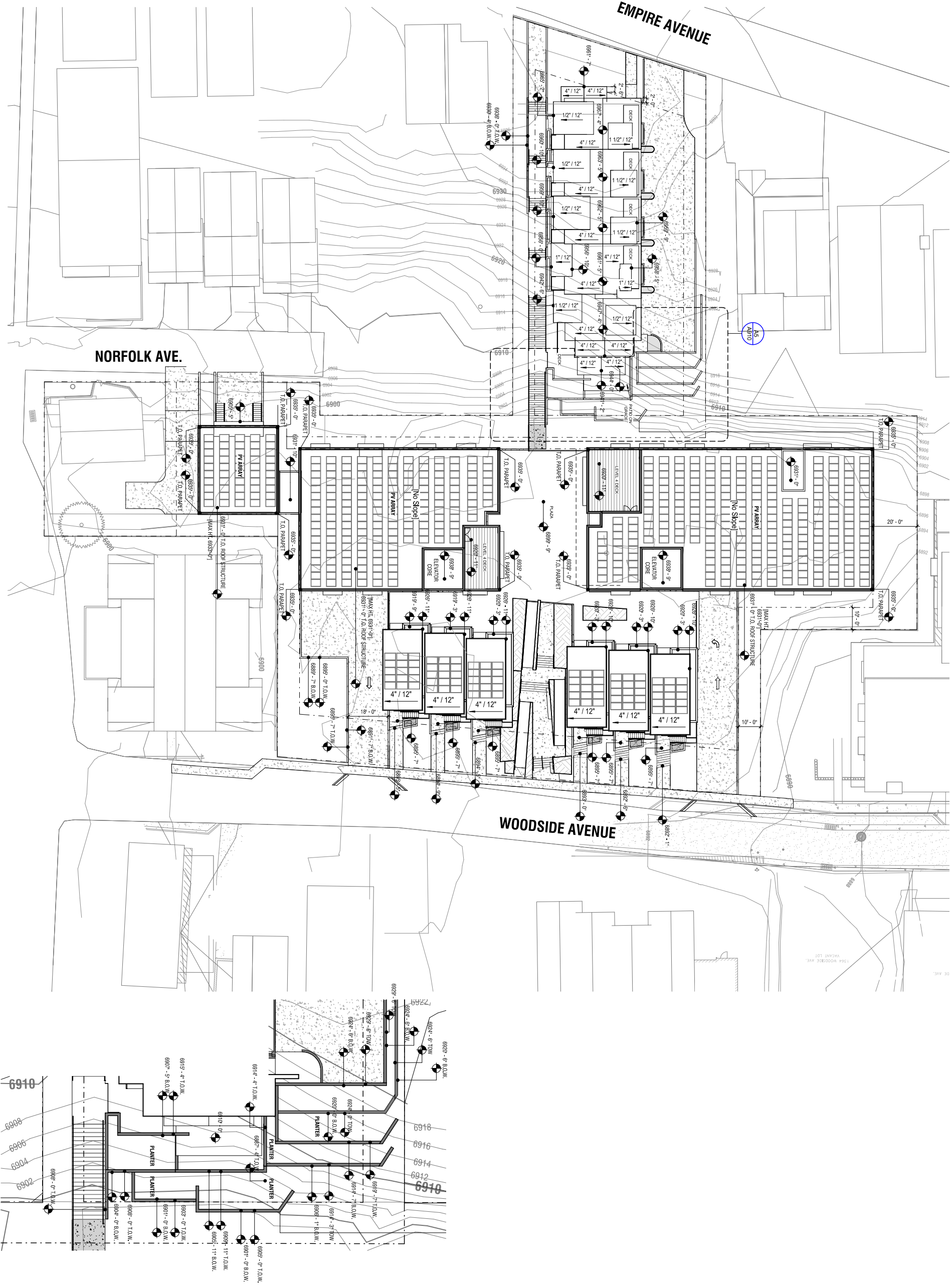
PROJECT#:	21-0755
DATE:	04/15/2023
REVISIONS	DATE

title:
Roof Plan

sheet:

A910

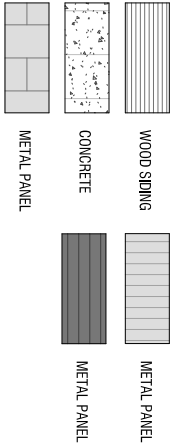
MPD APPLICATION



A1 ROOF PLAN
1" = 20'-0"

A5 ENLARGED SITE WALLS
3/32" = 1'-0"

MATERIAL LEGEND



UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED OR FOR PERMITTING.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN ARE THE PROPERTY OF METHOD STUDIO. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM METHOD STUDIO, INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

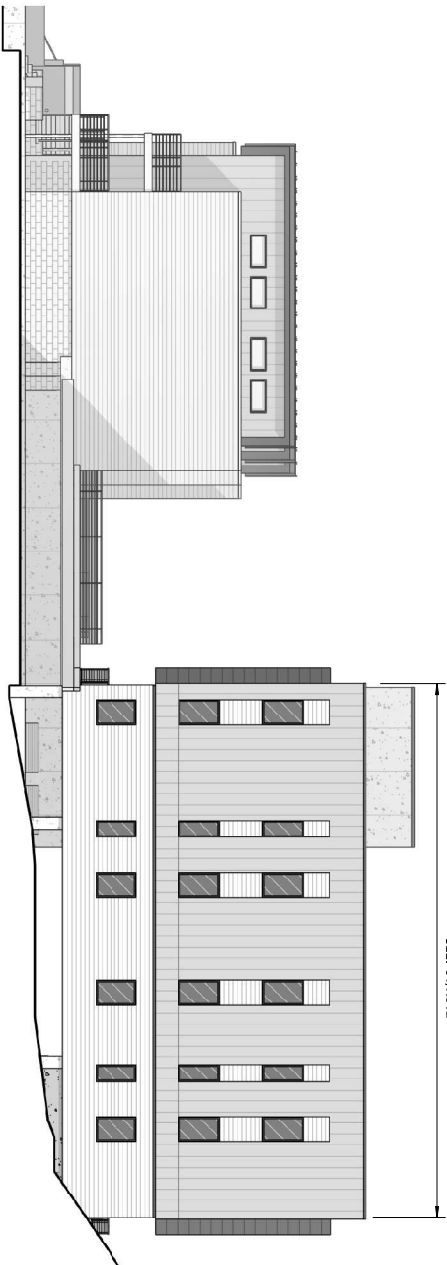
project#:	3170755
date:	04/15/2019
revisions	date

title:
Exterior
Elevations -
Flats

sheet:

A911

MPD APPLICATION



C1 FLATS (NORTH)
3/32" = 1'-0"

SEE: B1/A913



B1 FLATS (EAST)
3/32" = 1'-0"

SEE: A1/A912



A1 FLATS (WEST)
3/32" = 1'-0"



C3 FLATS 1 (SOUTH)
3/32" = 1'-0"

SEE: C3/A912



SEE: A1/A913



MATERIAL LEGEND

WOOD SIDING

METAL PANEL

CONCRETE

METAL PANEL

METAL PANELMETAL PANEL

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. REVISIONS AND PROPOSED CHANGES ARE IN ITALIC.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED herein INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS, AND NOTES, ARE THE PROPERTY OF METHOD STUDIO AND ARE NOT TO BE REPRODUCED, COPIED, OR OTHERWISE USED WITHOUT THE SOLE AND EXCLUSIVE WRITTEN PERMISSION OF METHOD STUDIO, INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

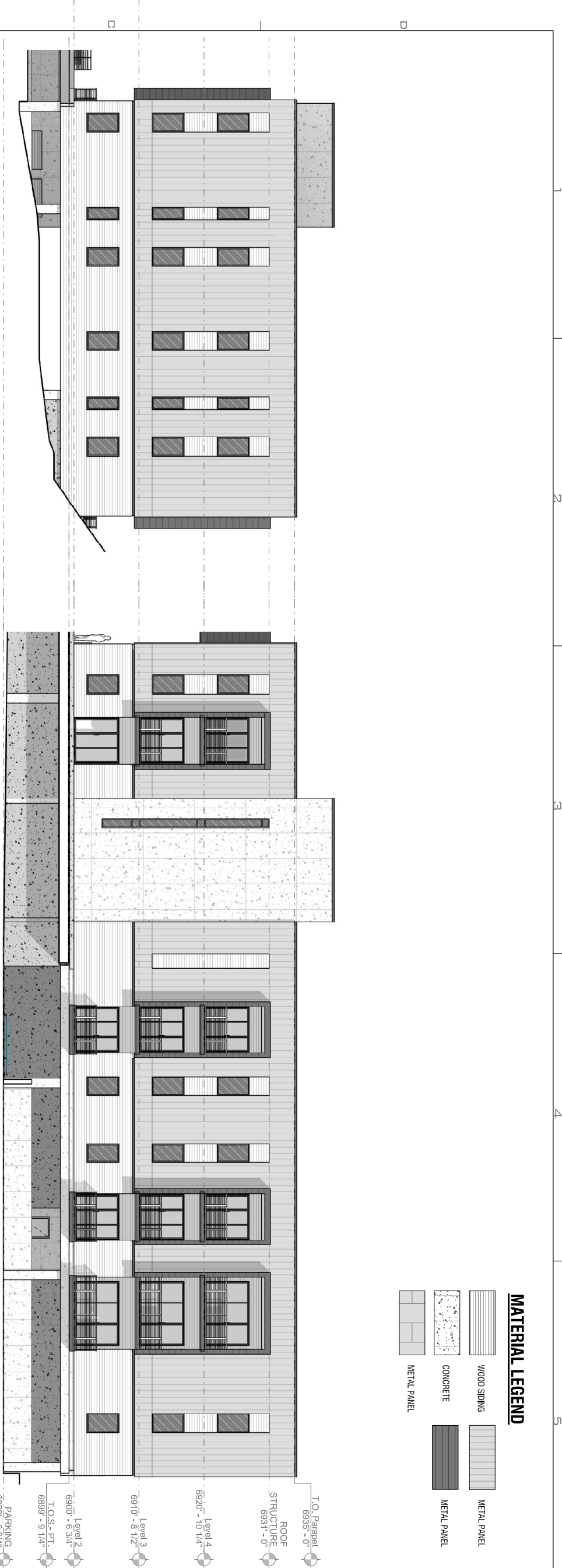
project#:			3170755
date:			04/15/2019
REVISIONS	DATE		

title:
Exterior
Elevations -
Flats

sheet:

A912

MPD APPLICATION



C1 FLATS BUILDING 1 (NORTH)
1/8" = 1'-0"

C3 FLATS BUILDING 1 (EAST)
1/8" = 1'-0"



C1 FLATS BUILDING 1 (NORTH)
1/8" = 1'-0"

C3 FLATS BUILDING 1 (EAST)
1/8" = 1'-0"

A1 FLATS BUILDING 1 (WEST)
1/8" = 1'-0"

A4 FLATS BUILDING 1 (SOUTH)
1/8" = 1'-0"

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED OR PRESENTATION.

methodstudio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
Phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS, AND/OR EXHIBITS, AND ANY OTHER INFORMATION, ARE NOT TO BE CONSIDERED AS A CONTRACT DOCUMENT. THE SOLE AGENT FOR THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS:

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:		31.0725
date:		04/15/2019
REVISIONS	DATE	

title:

Exterior
Elevations -
Flats

sheet:

A913

MPD APPLICATION



UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. RECORD PROPOSED ON THIS SHEET ONLY.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FEES SHOWN AND DESCRIBED HEREIN INCLUDE ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS, AND ALLSPECIAL SERVICES AND/OR CONSULTING SERVICES. THESE FEES DO NOT INCLUDE COMMERCIALITY EXPENSES IN WOODSIDE PARK THROUGHOUT THE SOLE AND/OR PARTIALS OWNERSHIP OF THE PROJECT AND/OR SITES.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 3170755	
date: 04/15/2019	
REVISIONS	DATE

title:
**Exterior
Elevations -
Flats**
sheet:

A914

MPD APPLICATION

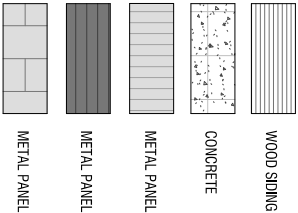


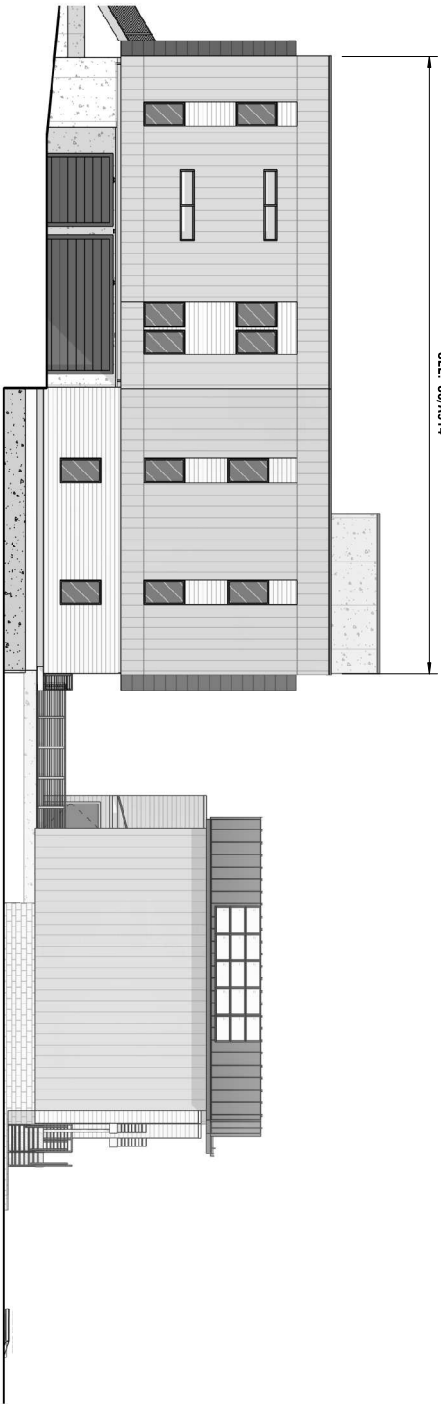
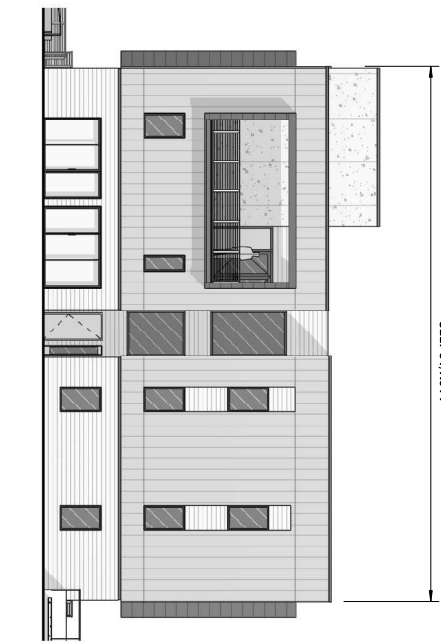
C1 FLATS BUILDING 2 (NORTH)
1/8" = 1'-0"



C3 A WOODSIDE FLATS2 SOUTH (ENLARGED)
1/8" = 1'-0"

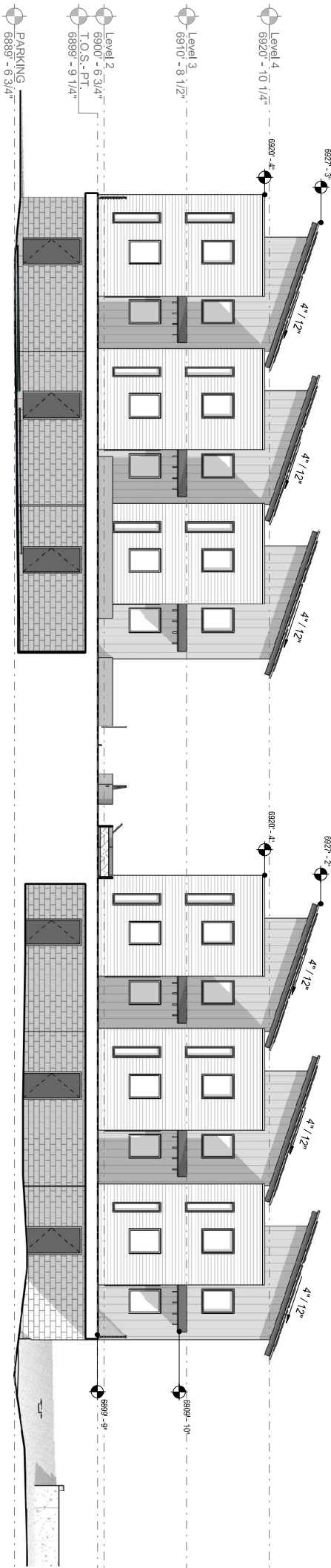
MATERIAL LEGEND





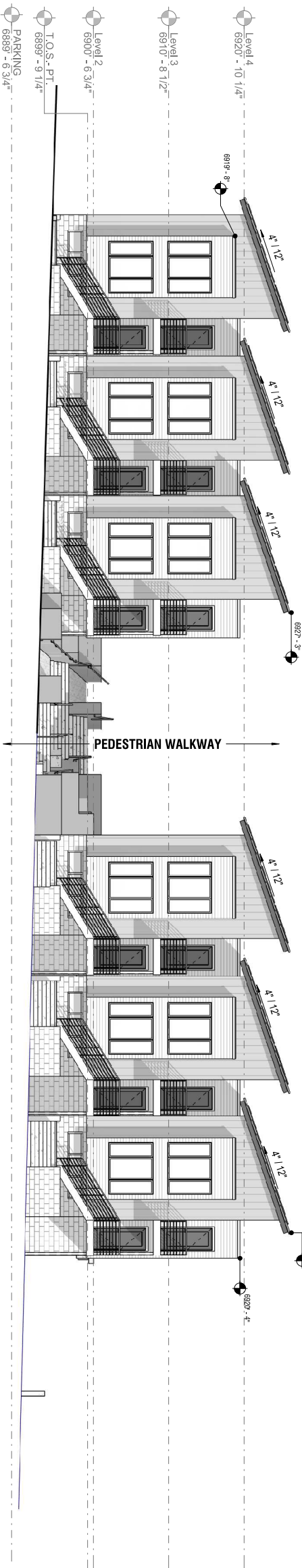
C1 FLATS 2 (NORTH)
3/32" = 1'-0"

C3 FLATS 2 (SOUTH)
3/32" = 1'-0"



- MATERIAL LEGEND**
- WOOD SIDING
 - CONCRETE
 - METAL PANEL
 - METAL PANEL
 - METAL PANEL

B1 WOODSIDE (WEST)
1/8" = 1'-0"



A1 WOODSIDE (EAST)
1/8" = 1'-0"

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED FOR PERMITTING.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
Phone: (801) 532-4422

consultant:

**PROGRESS SET
NOT FOR
CONSTRUCTION**

THE FEES SHOWN AND DESCRIBED HEREIN INCLUDE ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS, AND/OR COMMERCIAL EXPENSES INCURRED IN THE PREPARATION OF THIS DOCUMENT. THESE FEES DO NOT INCLUDE THE COST OF PERMITS, RECORDING, OR OTHER THIRD PARTY FEES.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 310755
date: 04/15/2019

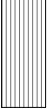
REVISIONS **DATE**

title:
**Exterior
Elevations -
Woodside**
sheet:

A915

MPD APPLICATION

MATERIAL LEGEND

- WOOD SIDING
- CONCRETE
- METAL PANEL
- METAL PANEL
- METAL PANEL

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. REVISIONS AND PROPOSED CHANGES WILL BE INDICATED BY A RED LINE.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
Phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN NOT BEING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS. THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. REVISIONS AND PROPOSED CHANGES WILL BE INDICATED BY A RED LINE.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

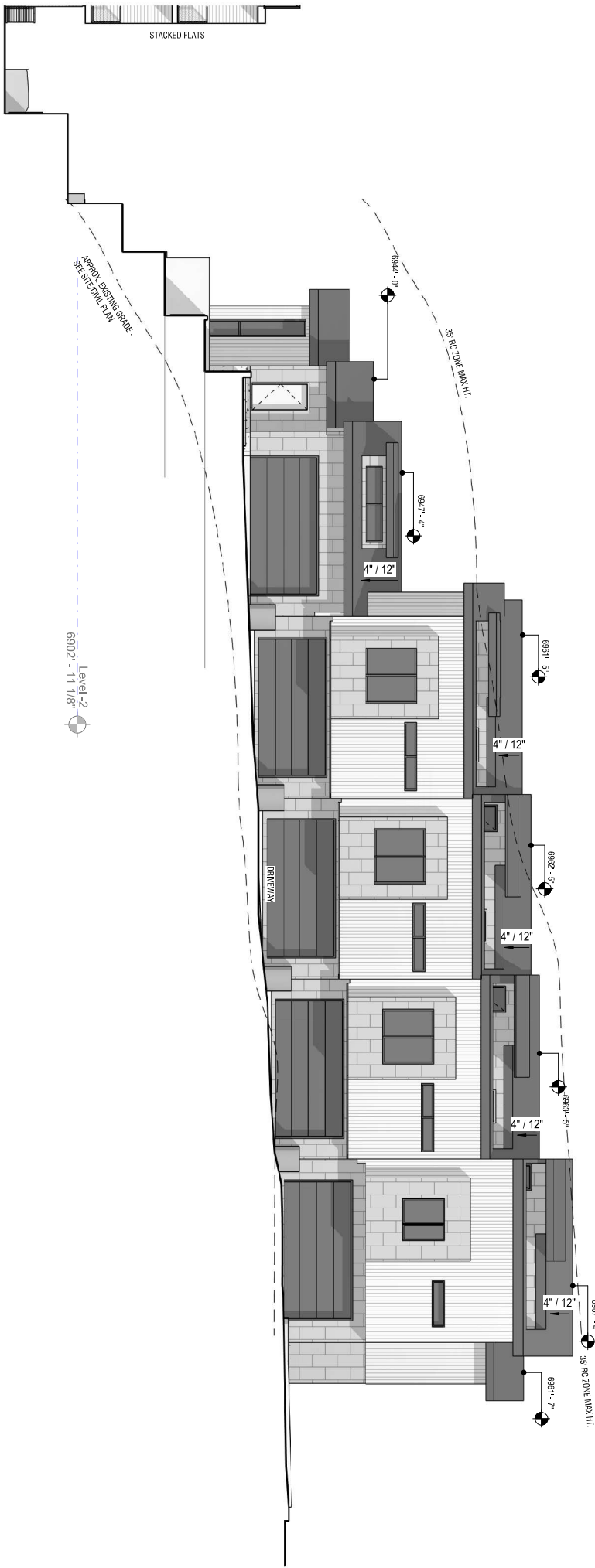
project#:	3170755
date:	04/15/2019
REVISIONS	DATE

title:
**Exterior
Elevations -
Empire**

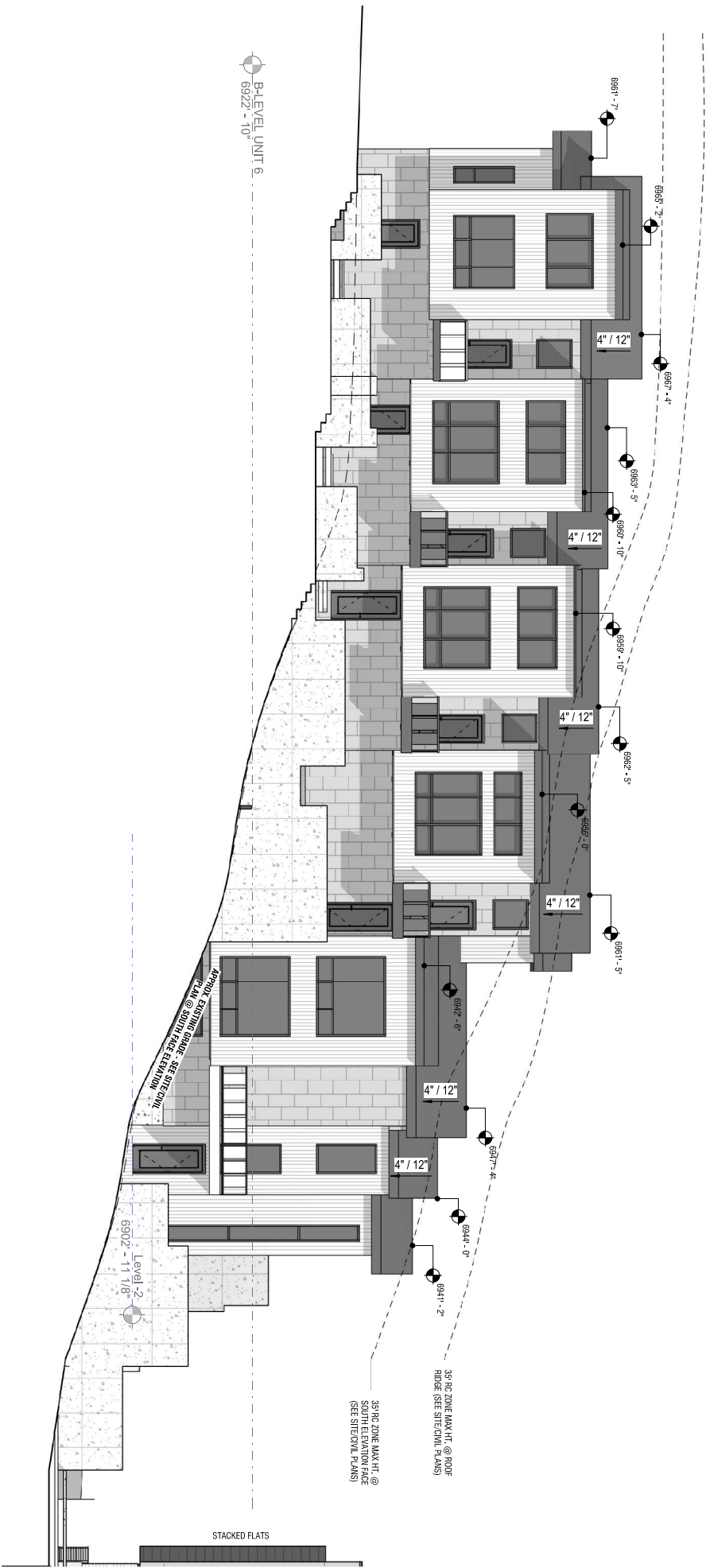
sheet:

A916

MPD APPLICATION



C1 EMPIRE TOWNHOMES (NORTH)
1/8" = 1'-0"



A1 EMPIRE TOWNHOMES (SOUTH)
1/8" = 1'-0"

MATERIAL LEGEND

- WOOD SIDING
- CONCRETE
- METAL PANEL
- METAL PANEL
- METAL PANEL

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
Phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED ARE THE PROPERTY OF METHOD STUDIO. ALL
TECHNICAL DRAWINGS, DRAWINGS, PRESENTATIONS, MODELS, AND
OTHER INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF METHOD STUDIO
AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY
MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

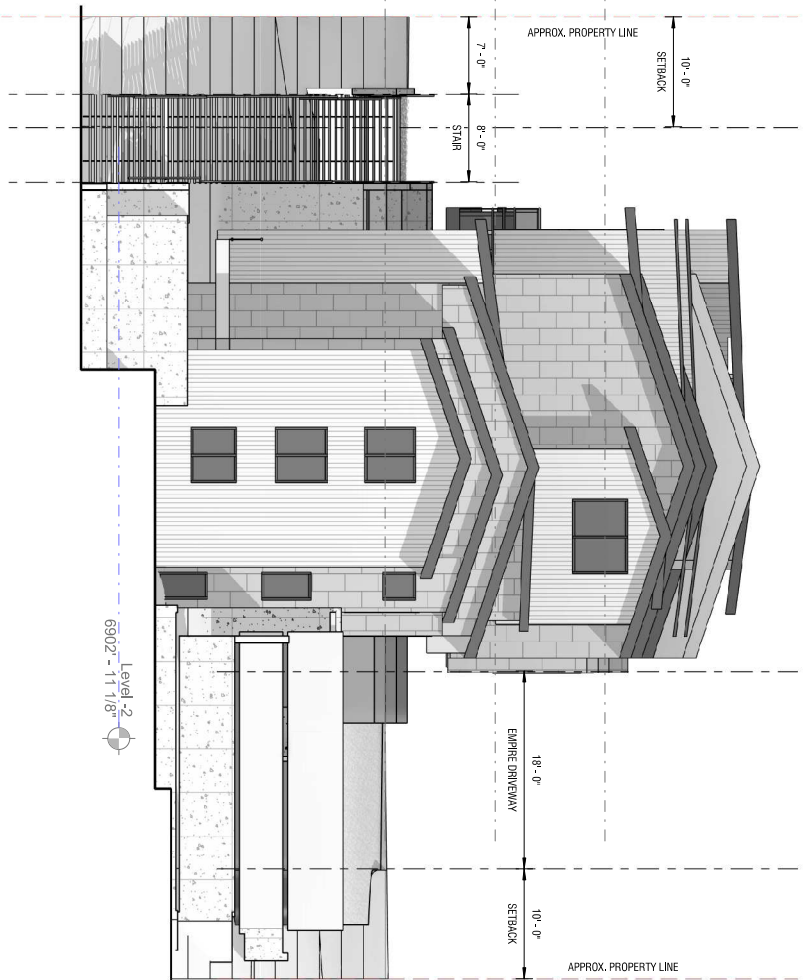
project#:	3170755
date:	04/15/2019
REVISIONS	DATE

title:
Exterior
Elevations -
Empire

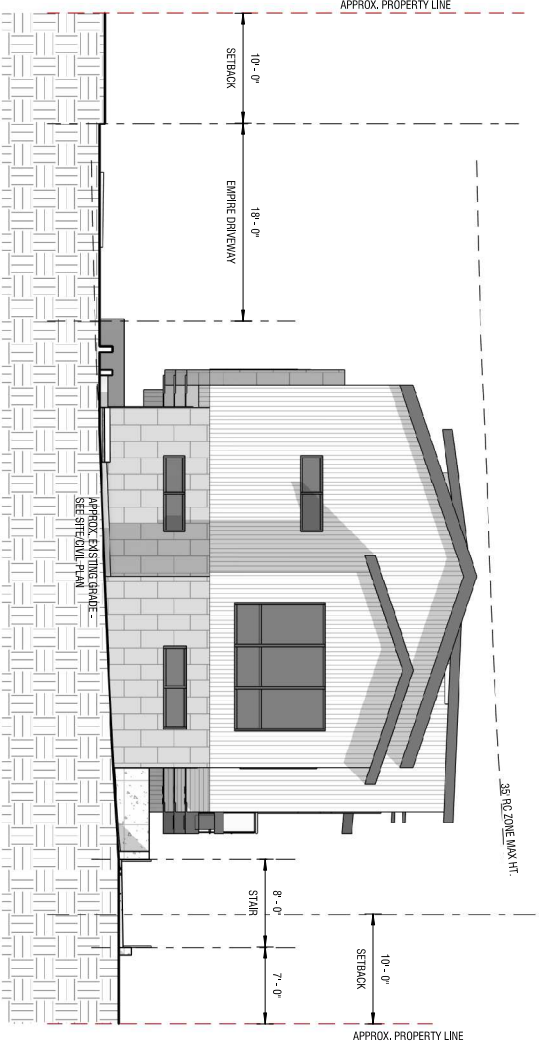
sheet:

A917

MPD APPLICATION



B1 EMPIRE TOWNHOMES (EAST)
1/8" = 1'-0"



B3 EMPIRE TOWNHOMES (WEST)
1/8" = 1'-0"

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM METHOD STUDIO INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

REVISIONS		DATE
#		
Project#:	17.0755	
date:	04/15/2019	

title:

**Enlarged
Plans**

sheet:

A918

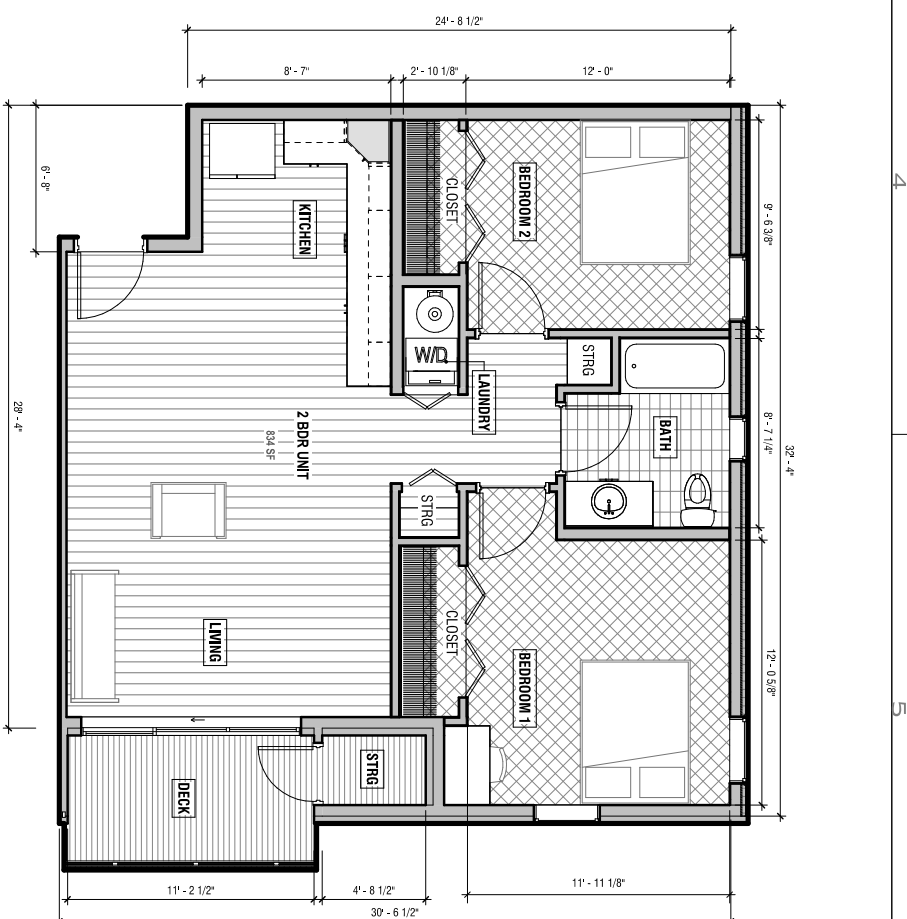
MPD APPLICATION



B1 2 BEDROOM UNIT - TYPE 2
1/4" = 1'-0"



A2 TYPICAL STUDIO UNIT
1/4" = 1'-0"



B4 2 BEDROOM UNIT - TYPE 1
1/4" = 1'-0"



A4 TYPICAL 1 BEDROOM UNIT
1/4" = 1'-0"

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PURPOSE OF PERMITTING.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
Phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN NOT BEING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS AND/OR EXPLANATIONS OF THE DESIGN. THE DESIGN SHALL BE COMMERCIALLY EXPEDITED IN WHOLE OR IN PART WITHOUT THE SOLE AGREEMENT OF THE ARCHITECT AND OWNER.

project:

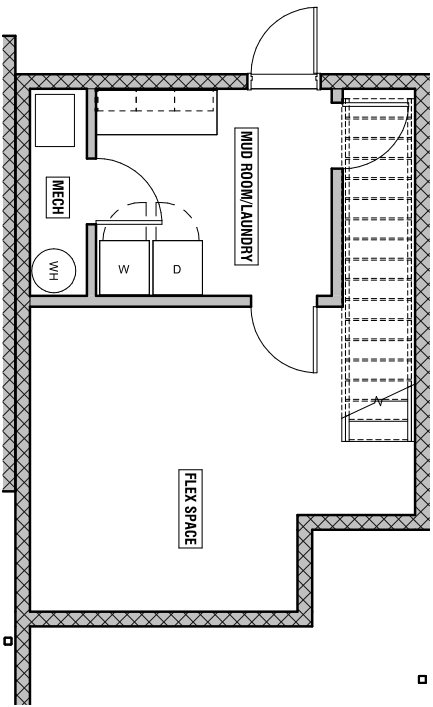
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:	31-0755
date:	04/15/2019
REVISIONS	DATE

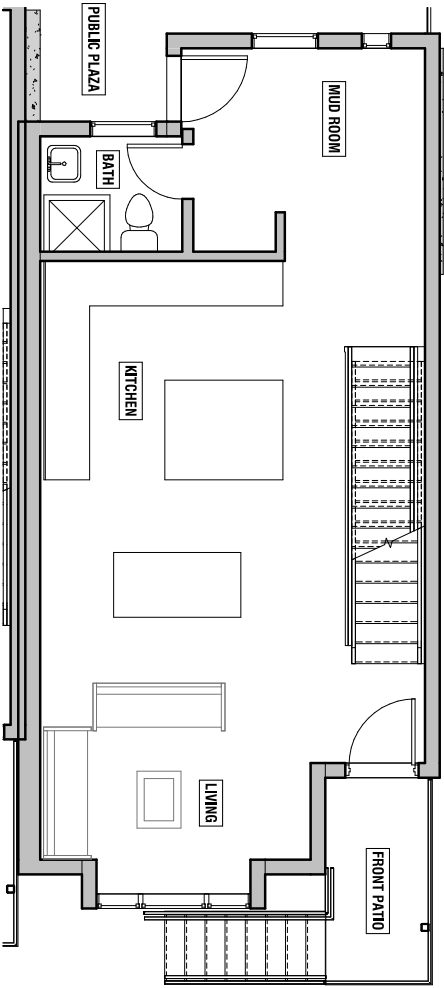
title:
**Enlarged
Plans**
sheet:

A919

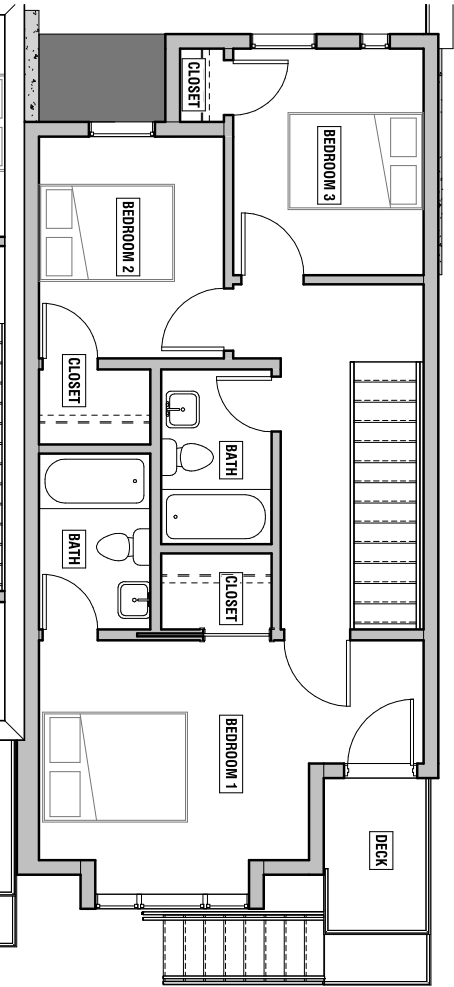
MPD APPLICATION



C4 WOODSIDE TOWNHOME - LEVEL 1
1/4" = 1'-0"



B4 WOODSIDE TOWNHOME - LEVEL 2
1/4" = 1'-0"



A4 WOODSIDE TOWNHOME - LEVEL 3
1/4" = 1'-0"

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED OR FOR ANY OTHER LAW.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
Phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED HEREIN FOLLOW ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS AND NOTES. THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED OR FOR ANY OTHER LAW. AND NO PARTS HEREIN ARE TO BE USED FOR ANY OTHER PURPOSE.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

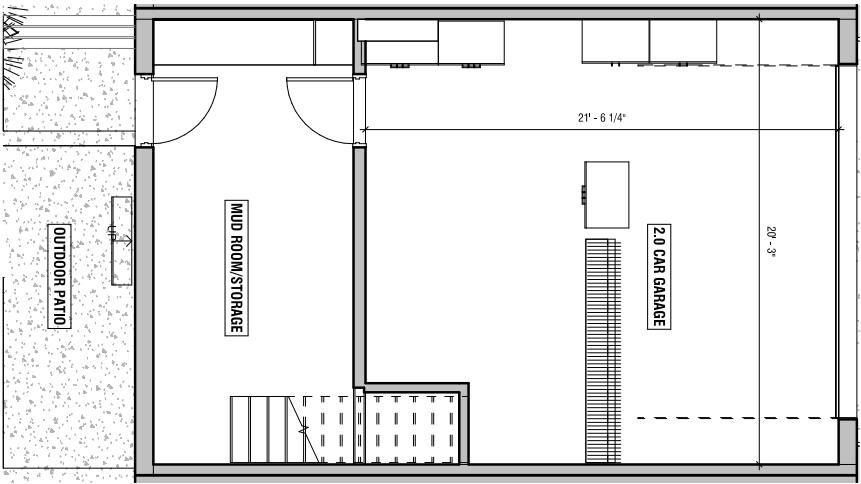
project#:	3170755
date:	04/15/2019
REVISIONS	DATE

title:
**Enlarged
Plans**

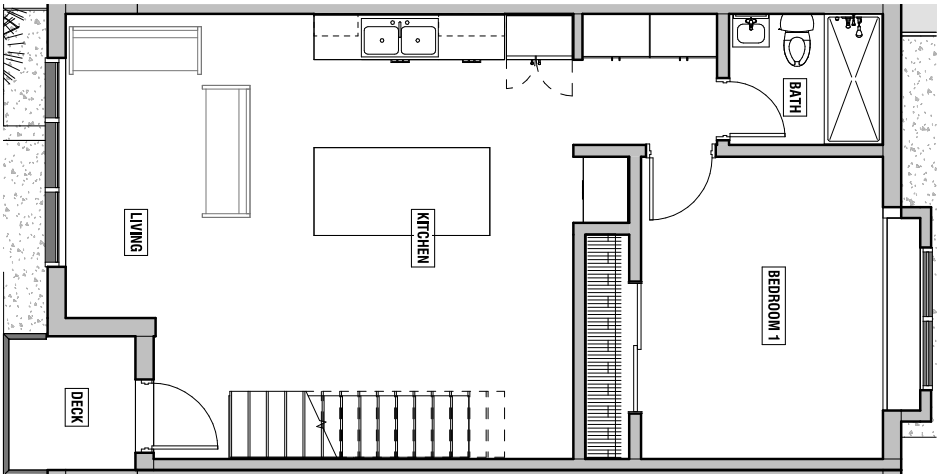
sheet:

A920

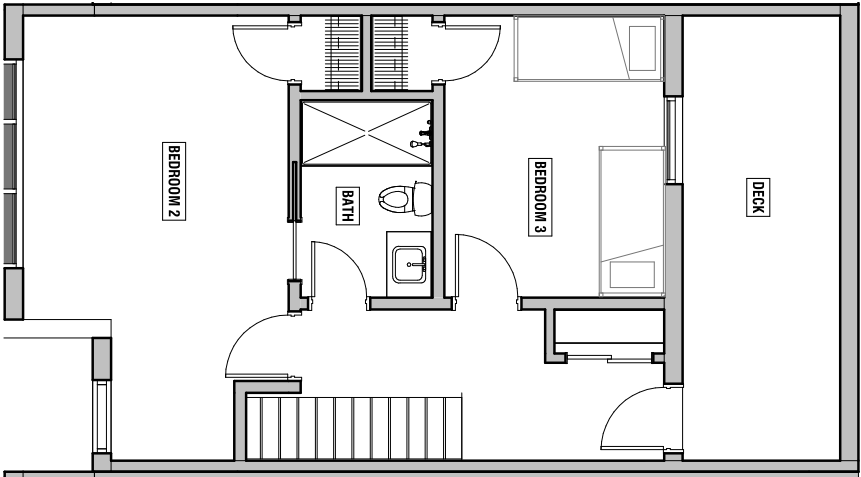
MPD APPLICATION



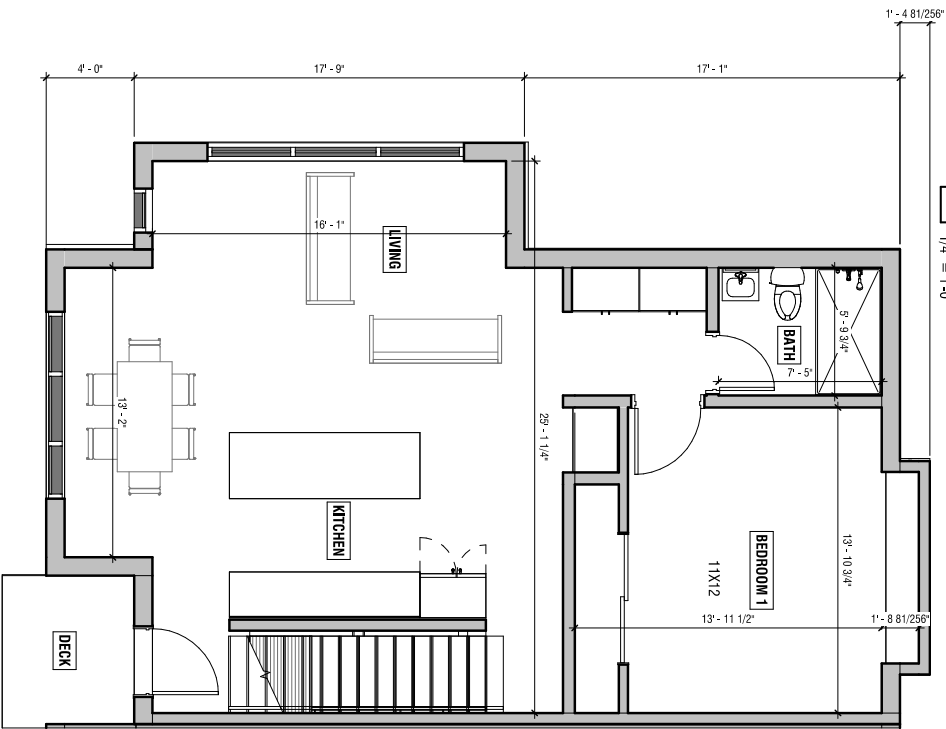
C4 B-LEVEL 1 TYPICAL TOWNHOME
1/4" = 1'-0"



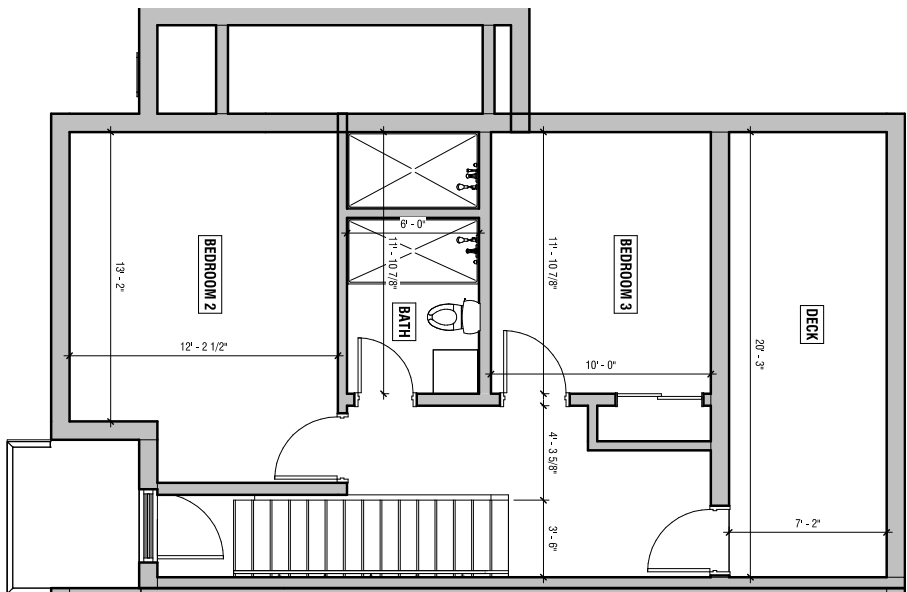
C3 B-LEVEL 2 TYPICAL TOWNHOME
1/4" = 1'-0"



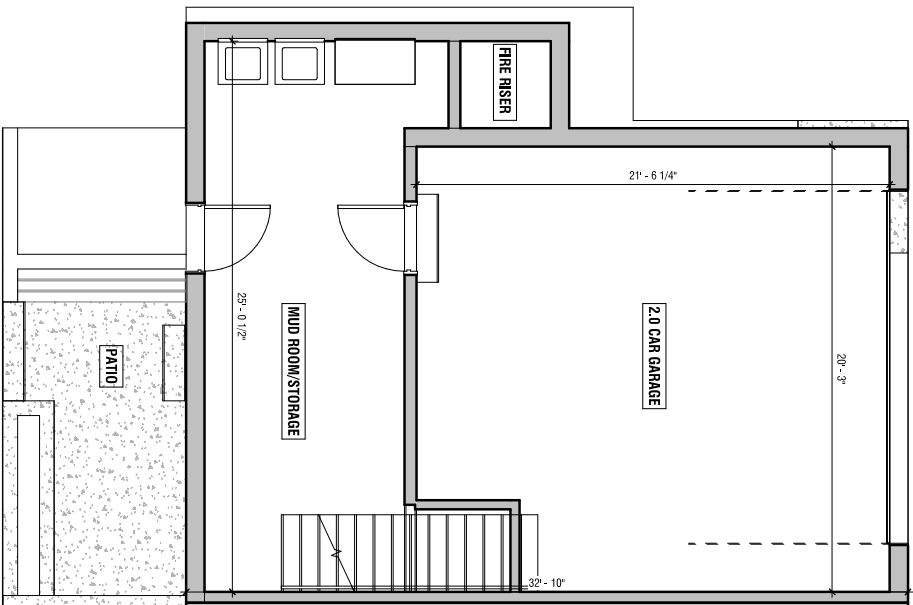
C1 B-LEVEL 3 TYPICAL TOWNHOME
1/4" = 1'-0"



A3 B-LEVEL 2 WEST TOWNHOME
1/4" = 1'-0"



A1 B-LEVEL 3 WEST TOWNHOME
1/4" = 1'-0"



A4 B-LEVEL 1 WEST TOWNHOMES
1/4" = 1'-0"

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PURPOSE OF PERMITTING.

methodstudio
360 W. Aspen Ave.
salt lake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE PERSONS SHOWN AND DESCRIBED HEREIN HOLD NO ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS AND/OR COMMERCIALLY EXPEDITED IN WORDS OR IN PART THROUGH THE SOLE AND EXCLUSIVE WRITING OF METHOD STUDIO, INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

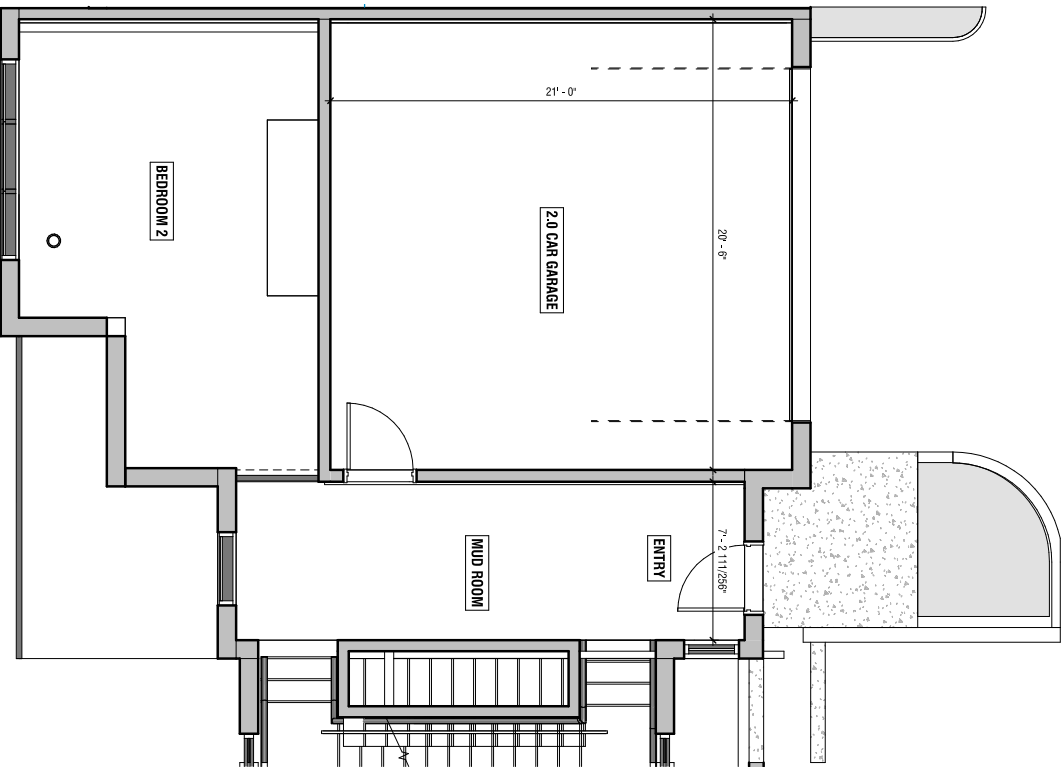
project#:		31-0755
date:		04/15/2019
REVISIONS	DATE	

title:
**Enlarged
Plans**

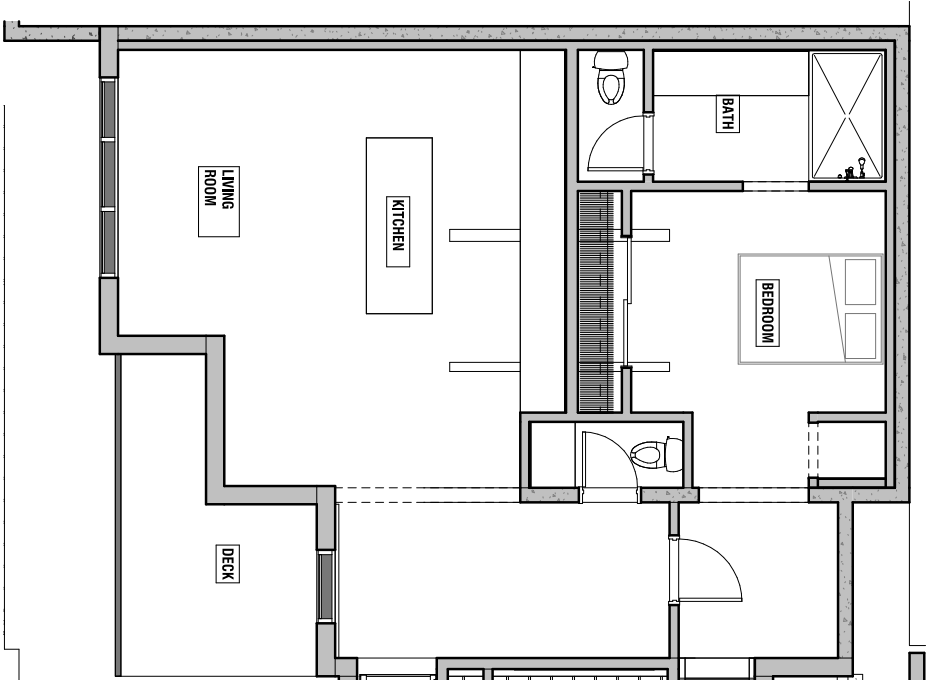
sheet:

A921

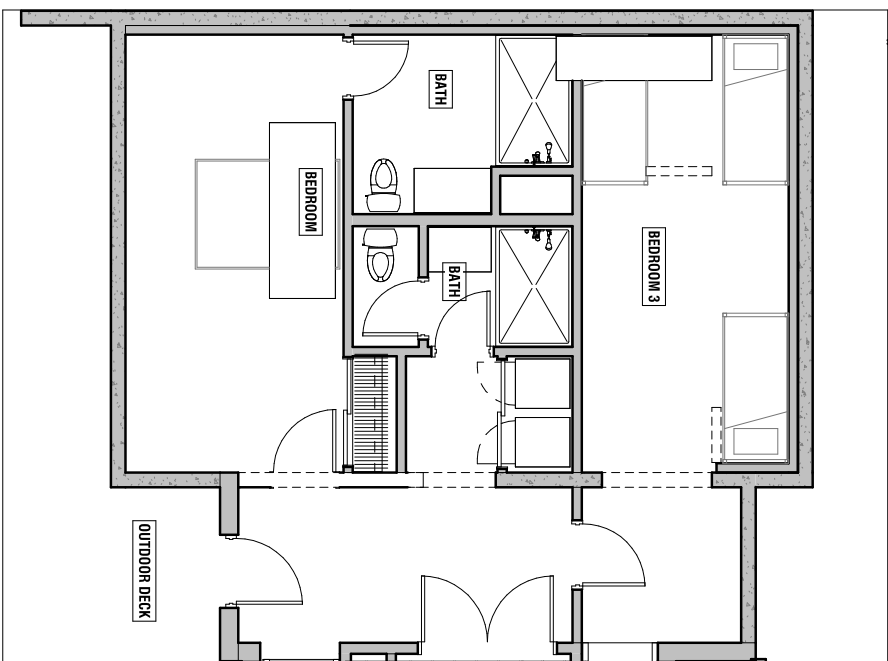
MPD APPLICATION



A2 B-LEVEL 3 EAST TOWNHOME
1/4" = 1'-0"



A4 B-LEVEL 2 EAST TOWNHOME
1/4" = 1'-0"



A1 B-LEVEL 1 EAST TOWNHOME
1/4" = 1'-0"

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. RECORDS AND PROPOSED FOR INFORMATION.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN BELONG TO ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS OF THE PROJECT AND ARE THE PROPERTY OF METHOD STUDIO, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF METHOD STUDIO, INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:			310755
date:			04/15/2019
REVISIONS	DATE		

title:
FAR
Calculations

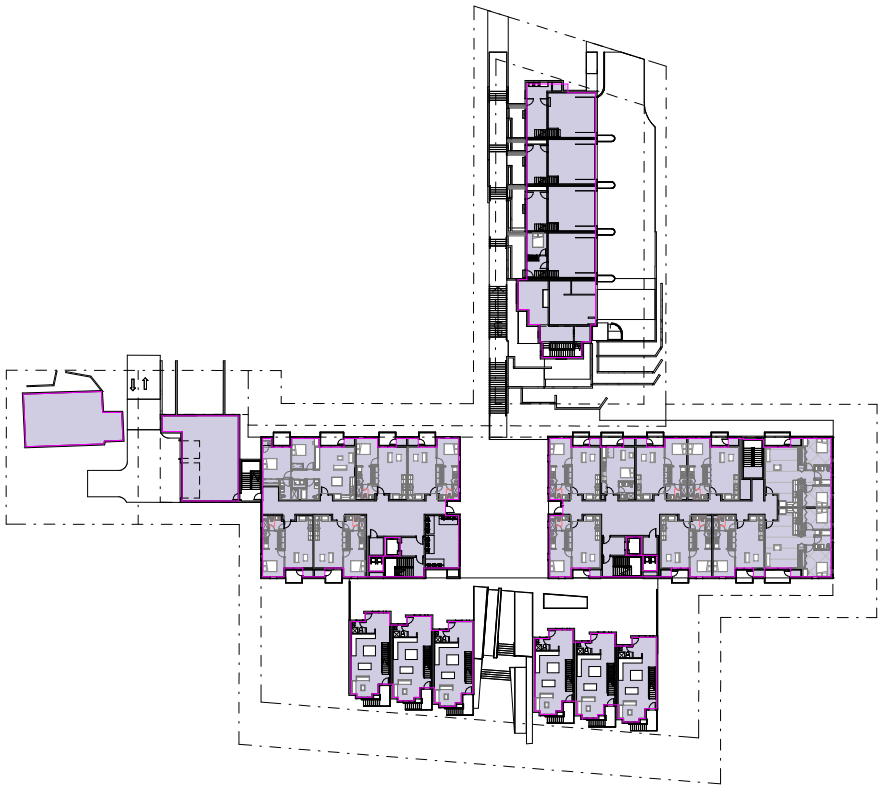
sheet:

A925

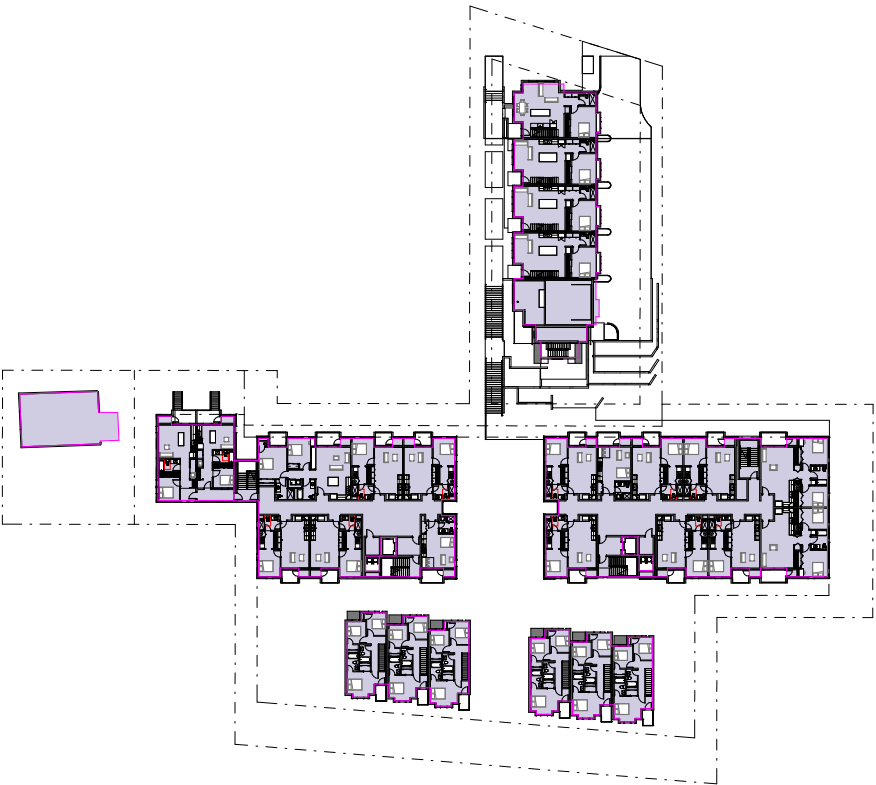
MPD APPLICATION

GROSS FLOOR AREA (FAR)			
UNIT TYPE	AREA	FAR Percentage	
LEVEL 1 - HISTORIC HOME	960 SF	1.48	
LEVEL 2 - HISTORIC HOME	960 SF	1.48	
LEVEL 1 - EUPHRE	3,721 SF	5.73	
LEVEL 2 - EUPHRE	4,219 SF	6.5	
LEVEL 3 - EUPHRE	3,352 SF	5.16	
LEVEL 2 FLATS - NORTH	7,561 SF	11.68	
LEVEL 2 FLATS - SOUTH	5,191 SF	8	
LEVEL 3 FLATS - NORTH	7,561 SF	11.68	
LEVEL 3 FLATS - SOUTH	5,415 SF	8.34	
LEVEL 4 FLATS - NORTH	6,990 SF	10.71	
LEVEL 4 FLATS - SOUTH	5,015 SF	7.73	
LEVEL 5 TOWNHOMES - NORTH	1,860 SF	2.83	
LEVEL 5 TOWNHOMES - SOUTH	1,490 SF	2.26	
LEVEL 3 TOWNHOMES - NORTH	1,901 SF	2.88	
LEVEL 3 TOWNHOMES - SOUTH	1,900 SF	2.88	
LEVEL 1 - NOBOLK	1,052 SF	1.62	
LEVEL 2 - NOBOLK	1,235 SF	1.9	
LEVEL 3 - NOBOLK	1,235 SF	1.9	
Grand total	62,075 SF	95.64	

RC ZONE ALLOWS = 1.0 FAR



C1 LEVEL 2
1" = 40'-0"



C3 LEVEL 3
1" = 40'-0"



A1 LEVEL 4
1" = 40'-0"

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. RECORD PROPOSED ON THIS SHEET ONLY.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE PERSONS SHOWN AND DESCRIBED HEREIN ARE NOT IN ANY WAY
TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS
SHOWN HEREIN ARE NOT TO BE USED FOR ANY PURPOSES OTHER THAN
COMMERCIAL USE. ANY REVISIONS TO ANY PART OF THE SET
MUST BE MADE IN WRITING AND APPROVED BY THE DESIGNER.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 31-0755	
date: 04/15/2019	
REVISIONS	DATE

title:
Context
Renderings

sheet:

A930

MPD APPLICATION



UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. REVISIONS AND PROPOSED CHANGES ARE IN PINK.

methodstudio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN NOT BEING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS. THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. REVISIONS AND PROPOSED CHANGES ARE IN PINK. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE SIGNATURE AND DATE OF THE DESIGNER.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 31-0755
date: 04/15/2019

REVISIONS	DATE
-----------	------

title:
Context
Renderings

sheet:

A931

MPD APPLICATION



Exhibit B:Traffic Study

MEMORANDUM

Date: December 3, 2018

To: Jarrett Moe, Method Studio

From: Christopher Bender, EIT, Fehr & Peers
Preston Stinger, PTP, LEED GA, Fehr & Peers

Subject: Traffic Study for Woodside Phase II Development

UT18-2130

INTRODUCTION

This study provides a summary of the potential transportation-related impacts from the proposed Woodside Phase II development located in Park City, Utah. This study analyzes the traffic operations and impacts for 2018 existing conditions and plus-project conditions at key roadway segments. The proposed development will have 12 townhomes and 36 multifamily housing units and will have two total accesses: one access (one entrance and one exit road) on Woodside Avenue and one access on Empire Avenue. **Figure 1** shows the project location map. The site plan is attached in the Appendix.

STUDY INTERSECTIONS

The following road segments were included in this study (from east to west):

1. Woodside Avenue from 14th Street to Calhoun Street
2. Empire Avenue from 14th Street to Manor Way

TRAFFIC VOLUMES

Park City collected Average Daily Traffic (ADT) counts at the study roadway segments. Full day ADT counts were recorded from February 9th to February 13th, 2018. Those counts showed a daily average of 368 vehicle trips along Woodside Avenue. Counts for Empire Avenue were gathered from UDOT's ADT Traffic map and growth trends were used to estimate 2018 traffic from 2013 to 2016 data. In 2013, 450 average daily trips occurred along Empire Avenue which grew to 500 average daily trips by 2016. Based on that growth rate, 533 daily trips are estimated to have occurred along Empire Avenue in 2018. The raw traffic counts for Woodside Avenue are included in the Appendix.



Figure 1



ANALYSIS METHODOLOGY

Level of Service (LOS) is a term that describes the operating performance of an intersection or roadway. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. **Table 1** provides a brief description of each LOS letter designation and an accompanying ADT for road segments. Utah / Wasatch Front specific maximum daily traffic capacity estimates were used in this study. Detailed thresholds are included in the Appendix.

Table 1: Level of Service Descriptions

LOS	Description	Suburban Collector Road Segment
		ADT
A - C	<i>Stable Operations / Acceptable Delays</i> Fair progression. The operation of individual users may or may not be affected by interactions with others in the traffic stream.	< 9,000
D	<i>Approaching Unstable Flows / Tolerable Delays</i> Marginal progression. Operating conditions are noticeably more constrained.	> 9,000 to 10,500
E	<i>Unstable Operations / Significant Delays Can Occur</i> Poor progression. Operating conditions are at or near capacity.	> 10,500 to 13,500
F	<i>Forced, Unpredictable Flows / Excessive Delays</i> Unacceptable progression with forced or breakdown of operating conditions.	> 13,500

Source: Fehr & Peers descriptions, based on *Utah / Wasatch Front Specific Maximum Daily Traffic Capacity Estimates*.

2018 EXISTING CONDITIONS

The road segment from Woodside Avenue from 14th Street to Calhoun Street operates with acceptable levels of ADT (LOS D or better). Similarly, the road segment from Empire Avenue from 14th Street to Manor Way operates with acceptable levels of ADT. **Table 2** reports the LOS at the study segments.

Table 2: 2018 Existing Conditions Peak Hour Level of Service

ID	Location	ADT	LOS
1	Woodside Avenue from 14th Street to Calhoun Street	368 Vehicles	A
2	Empire Avenue from 14th Street to Manor Way	533 Vehicles	A

Source: Fehr & Peers 2018



TRIP GENERATION

Trip generation rates for the housing development were obtained from the Institute of Transportation Engineers – 10th Edition Trip Generation Manual (ITE Manual).

Table 3: Trip Generation

Land Use	ITE Code	Number of Units	Unit Type	Daily Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting
Multifamily Housing (Low-Rise)	220	12	Dwelling Unit	88	50	50	44	44
Multifamily Housing (Mid-Rise)	221	36	Dwelling Unit	196	50	50	98	98
Total	N/A	48	Dwelling Unit	284	50	50	142	142

1. Traffic Generated by the development according to trip generation rates provided in the ITE Manual.
 2. Percentage of trips entering and exiting the development according to the ITE Manual.
- Source: Fehr & Peers, 2018.

2018 PLUS-PROJECT CONDITIONS

The proposed project would add 12 townhomes and 36 multifamily housing to the undeveloped parcel between Woodside Avenue and Empire Avenue just north of the Empire Avenue / Manor Way intersection. Half of the townhome trips generated by this project are anticipated to use an access on Woodside to enter and exit the development, while the rest of the tips are anticipated to use an access on Empire Avenue. After adding the project-generated trips to the existing conditions analysis, the plus-project conditions analysis showed that the road segment from Woodside Avenue from 14th Street to Calhoun Street would continue to operate with acceptable levels of ADT. Similarly, the road segment from Empire Avenue from 14th Street to Manor Way is also anticipated to operate with acceptable levels of ADT. **Table 4** reports the LOS at the study segments after the project traffic is added.

Table 4: 2018 Plus-Project Conditions Peak Hour Level of Service

ID	Location	ADT	LOS
1	Woodside Avenue from 14th Street to Calhoun Street	412 Vehicles	A
2	Empire Avenue from 14th Street to Manor Way	743 Vehicles	A

Source: Fehr & Peers 2018



RECOMMENDATIONS

Since the road segments operate at acceptable levels of service in both the existing and the existing plus-project scenarios, there are no recommended mitigations at the project location.

CONCLUSION

Currently, all road segments in the project area operate within acceptable levels of ADT. The plus-project conditions analysis, after the development is added, shows that both road segments in the project area are anticipated to continue operating at acceptable levels of ADT. Therefore, there are no recommended mitigations at the project location to accommodate the proposed development.

Appendix

PROJECT NARRATIVE

Project Statistics:

Location: 1330 Empire Avenue, 1361 & 1323 Woodside Avenue, Park City Utah

Program: 48 Unit Affordable housing master plan development with on-site parking, including a mix of studio, 1-, 2-, and 3-bedroom flats and townhouses.

Amenities: Mid-block public pedestrian walkway and plaza connecting Park Avenue with Park City Mountain resort.

Sustainability: Net Zero Energy Design with on-site Solar Panel array powering the building.

Project Description:

In response to the local affordable housing shortage, Park City Municipal Corporation and Method Studio have developed conceptual designs for the Woodside Phase II project, a 48-unit affordable housing project located on the 1300 block of Woodside & 1330 Empire Avenues in Park City. The project incorporates a multitude of unit types, including studio, 1-, 2-, and 3-bedroom flats and townhouse typologies included as part of the overall master plan. The project will grow Park City's housing stock significantly. Plus, Woodside II will improve the overall quality of life for residents, increase diversity and inclusion, and simultaneously ensure a holistic and sustainable solution that upholds the City's environmental goals.

Woodside Phase II is an extension of Phase I, which occupies the old fire station site at 1353 Park Avenue. A key design concept includes the extension of a pedestrian walkway through Phase I, connecting to Park City Mountain resort, which will promote walkability and foster a unique sense of community.

With a commitment to sustainability, the project will target Net Zero energy design, which incorporates a significant reduction in energy use through thermally efficient walls, roof and floors, windows and doors. The project seeks to offset 100% of energy used on an annual basis through on site power generation in the form of a large Solar panel array. Due to the stringent technical nature of achieving net zero, the effects of the sustainability goal play into the overall massing and design of the development. Passive solar heating, passive cooling and passive ventilation strategies are large factors to consider when designing the overall form and massing on the site.

As part of the Woodside Phase II project, the city and design team are developing plans for the relocation of the old Keetly train depot, which currently resides on site and houses the senior center. Previous plans have been initiated, which include panelization of the existing structure for future relocation.

Massing

After careful examination of the existing context, it has become apparent there lacks a genuine human presence to the existing neighborhood character on the south end of the 1300 block of Woodside avenue. To promote a greater sense of community (and therefore, livability) it is necessary to connect Woodside Phase II with the street presence more prevalent on the North East side of the block; promoting the sense of community in relationship to the street by providing greater human interaction. Woodside avenue is a low traffic access boulevard ripe for promoting the sense of neighborhood desperately needed in this section of the lower Park Avenue neighborhood.

The project has been organized into 3 distinct massing zones; Empire Avenue townhouses, Mid-block stacked flat units, and Woodside Avenue townhouses.

This organization seamlessly ties into Woodside Phase I by breaking the massing into very human scale elements, composed of 6 townhouses, in 2 distinct groupings, with 2 occupiable stories each facing the street. Exterior decks project to the east, extending toward the street and allowing for human interaction through visual and audible means. The pedestrian connector leading through the entire project mid-block, starts between the two distinct sets of townhouses. Generous widths and human scale is necessary at this entry to provide an invitation to the public at large, welcoming them to use the corridor as public space. This will activate a close neighbor atmosphere with the smaller scale of Woodside avenues east side.

Parking / Site Design

Careful consideration has been given to the general site circulation, as well as balancing the need for cut and fill of existing earth on site. The existing topography contains over 41' of grade change from Empire Avenue to Woodside Avenue. By providing dual access to the project, with much of the parking access from Woodside and only targeted access from Empire, the design embraces the notion of traffic volume by limiting the auto access to an already over-loaded Empire Avenue during peak travel times.

Travel Access from parking areas to each individual unit is reduced, thus increasing user satisfaction while minimizing the need for scaring and costly excavation. The steepest portions of the site are left as green space, minimizing the visual impact and costs associated with large-scale excavation. Suitable snow storage areas are considered into the design, as illustrated.

Sustainability

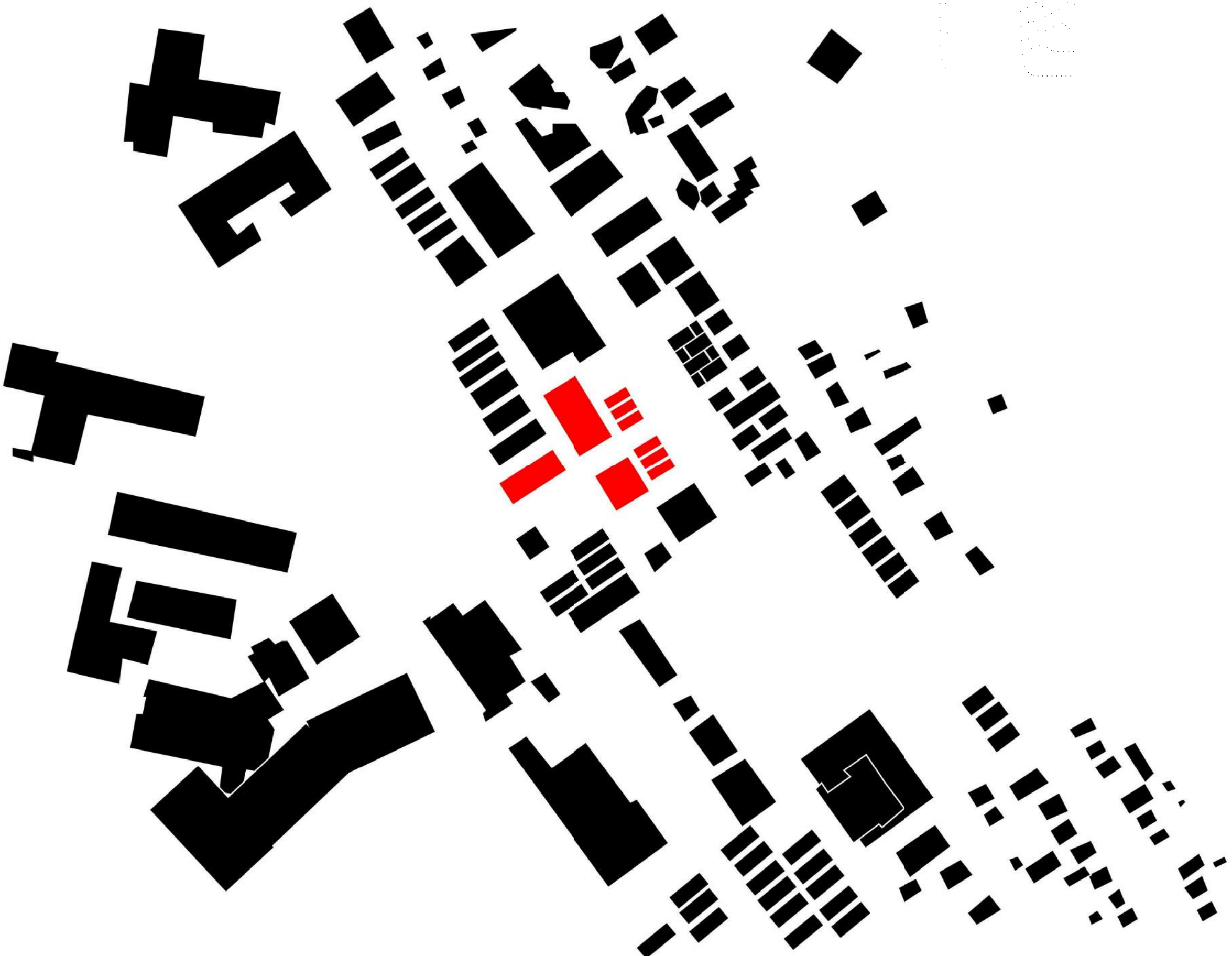
With the Council's commitment to battling climate change, our project embraces resolution 28-2017, Net Zero Energy. How do we get to this lofty challenge? It begins by understanding the basic relationship of density and cost, in terms of massing.

To achieve a complete offset of power used with power generated (on-site) requires a strategy to maximize the amount of clear, un-shaded roof space for the Photo voltaic array. Conditions in Park City are often challenging for power generation in the winter, as snow and ice all contribute to a loss of power generation in the winter months. We have incorporated this into the design of the structures using pitched roof forms facing south – south easterly direction. The expression of the roof, not only allows us a maximize the solar potential, it helps reinforce the neighborhood aesthetic.

The simple shed form provides the opportunity for clerestory glazing on the north side, increasing the amount of natural daylight present in the structures (reducing the use of electrical lighting during the daytime) and provides the potential for natural updraft ventilation, reducing or eliminating the necessity for air conditioning.



PARK CITY AFFORDABLE HOUSING - WOODSIDE PHASE II
MPD APPLICATION 4.27.2018



DRAWING INDEX - MPD

Sheet #	Sheet Description
Architectural	
A900	Cover Sheet
A901.1	ALTA Survey
A901.2	Plat Amendment
A901.3	Demolition Site Plan
A901.4	Key Plan
A901.7	Landscape Plan
A901.8	Landscape Plan
A901C.5	Civil Utility Plan
A901C.6	Civil Grading Plan
A903	Lot Sizes
A904	Combined Site Plan
A905	Open Space + Snow Storage
A906	Floor Plan - Parking
A907	Floor Plan - Level 2
A908	Floor Plan - Level 3
A909	Floor Plan - Level 4
A910	Roof Plan
A913	Exterior Elevations
A914	Exterior Elevations
A915	Exterior Elevations
A917	Enlarged Plans
A918	Enlarged Plans
A919	Enlarged Plans
A925	FAR Calculations
A930	Context Renderings
A931	Context Renderings
A950	Building Sections
A951	Building Sections
A960	Partition & Floor Types

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

methodstudio
360 W. Aspen Ave.
salt lake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM METHOD STUDIO

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 17.0755
date: 4.27.2018

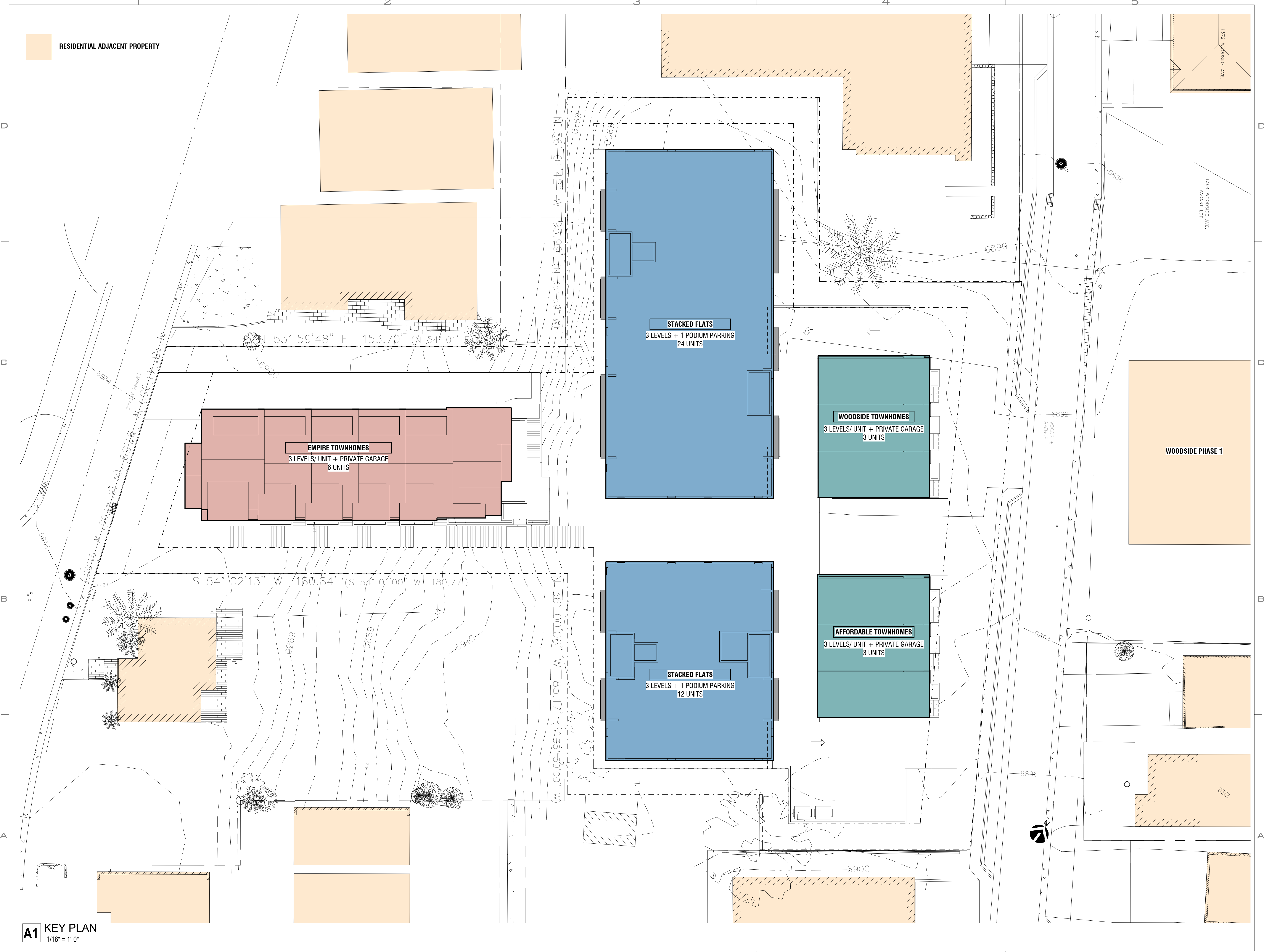
REVISIONS DATE

title:

Cover Sheet

sheet:

A900



A1 KEY PLAN
1/16" = 1'-0"

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

methodstudio
360 W. Aspen Ave.
salt lake city, utah 84101
phone: (801) 532-4422

consultant:

**PROGRESS SET
NOT FOR
CONSTRUCTION**

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM METHOD STUDIO

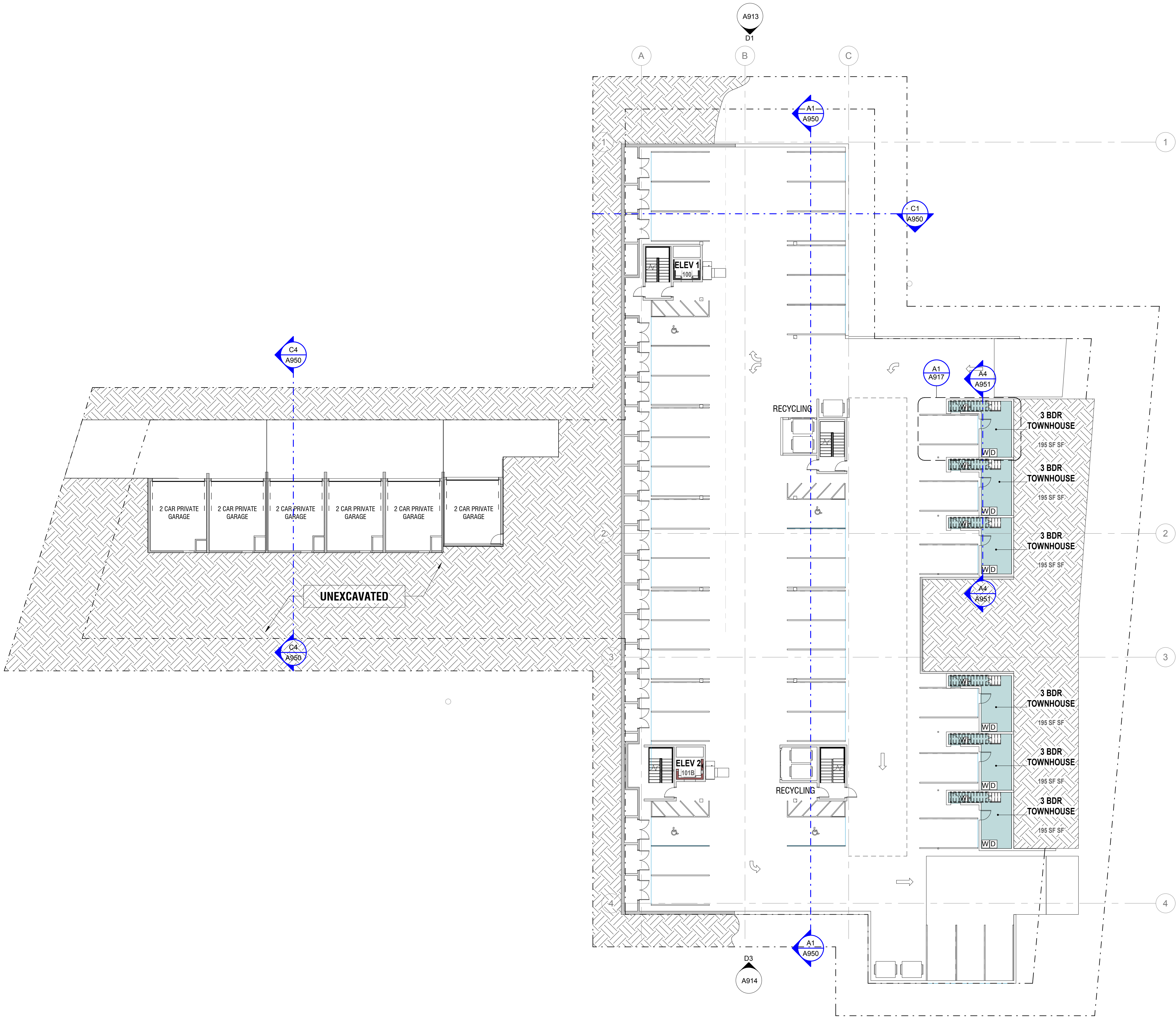
project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 17,0755
date: 4.27.2018

REVISIONS	DATE
-----------	------

title:
Key Plan

sheet:
A901.4



A1 A-LEVEL 1 (Parking)
1/16" = 1'-0"

ROOM SCHEDULE		
Name	Count	Area
LEVEL 1 (Empire)		
3 BDR TOWNHOUSE	6	1,460 SF
Level 1 (Townhouse)		
3 BDR TOWNHOUSE	6	1,172 SF
LEVEL 2 (Empire)		
3 BDR TOWNHOUSE	6	3,964 SF
Level 2 (Flats)		
1 BDR UNIT	4	2,598 SF
2 BDR UNIT	4	3,406 SF
STUDIO UNIT	4	1,692 SF
Level 2 (Townhouse)		
3 BDR TOWNHOUSE	6	3,650 SF
LEVEL 3 (Empire)		
3 BDR TOWNHOUSE	5	2,384 SF
Level 3 (Flats)		
1 BDR UNIT	4	2,600 SF
1 BDR UNIT TYPE A	1	840 SF
2 BDR UNIT	5	4,224 SF
STUDIO UNIT	2	877 SF
Level 3 (Townhouse)		
3 BDR TOWNHOUSE	6	3,650 SF
Level 4 (Flats)		
1 BDR UNIT	6	4,169 SF
2 BDR UNIT	6	5,114 SF
level -1 (Empire)		
3 BDR TOWNHOUSE	1	545 SF
Grand total		42,346 SF

UNIT EQUIVALENT = 42,346/2,000 = 21.2

UNIT LEGEND

- 1 BDR UNIT
- 1 BDR UNIT TYPE A
- 2 BDR TOWNHOUSE
- 2 BDR UNIT
- 3 BDR TOWNHOUSE
- BIKE STORAGE
- CIRCULATION
- ELEV 1
- ELEV 2
- STUDIO UNIT
- TRASH

PARKING STALL SCHEDULE

Type	Type	Count
Parking Space	9' x 18' - 90 deg	46
Parking Space - ADA	9' x 18' (5' Aisle)	4
Parking Space_Private Garage	Empire Ave Private Garage	12
Grand total		62

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

methodstudio
360 W. Aspen Ave.
salt lake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM METHOD STUDIO

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 17,0755
date: 4.27.2018

REVISIONS DATE

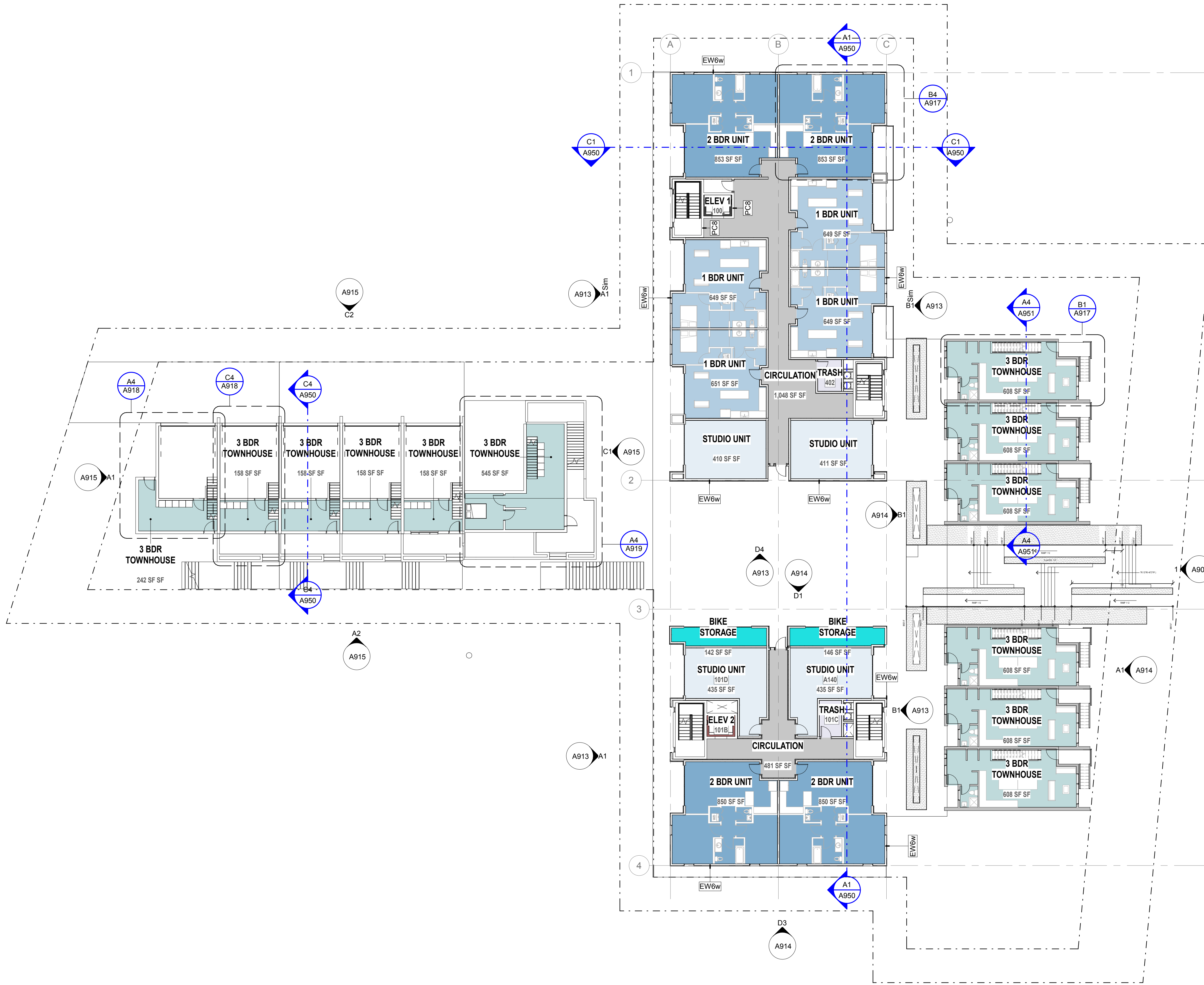
title:

Floor Plan -
Parking

sheet:

A906

MPD APPLICATION



ROOM SCHEDULE		
Name	Count	Area
LEVEL 1 (Empire)		
3 BDR TOWNHOUSE	6	1,460 SF
Level 1 (Townhouse)		
3 BDR TOWNHOUSE	6	1,172 SF
LEVEL 2 (Empire)		
3 BDR TOWNHOUSE	6	3,964 SF
Level 2 (Flats)		
1 BDR UNIT	4	2,598 SF
2 BDR UNIT	4	3,406 SF
STUDIO UNIT	4	1,692 SF
Level 2 (Townhouse)		
3 BDR TOWNHOUSE	6	3,650 SF
LEVEL 3 (Empire)		
3 BDR TOWNHOUSE	5	2,384 SF
Level 3 (Flats)		
1 BDR UNIT	4	2,600 SF
1 BDR UNIT TYPE A	1	840 SF
2 BDR UNIT	5	4,224 SF
STUDIO UNIT	2	877 SF
Level 3 (Townhouse)		
3 BDR TOWNHOUSE	6	3,650 SF
Level 4 (Flats)		
1 BDR UNIT	6	4,169 SF
2 BDR UNIT	6	5,114 SF
level -1 (Empire)		
3 BDR TOWNHOUSE	1	545 SF
Grand total		42,346 SF

UNIT EQUIVALENT = 42,346/2,000 = 21.2

UNIT LEGEND

- 1 BDR UNIT
- 1 BDR UNIT TYPE A
- 2 BDR TOWNHOUSE
- 2 BDR UNIT
- 3 BDR TOWNHOUSE
- BIKE STORAGE
- CIRCULATION
- ELEV 1
- ELEV 2
- STUDIO UNIT
- TRASH

UNIT COUNTS (FLATS)

Name	Count
Level 2 (Flats)	
1 BDR UNIT	4
2 BDR UNIT	4
STUDIO UNIT	4
Level 3 (Flats)	
1 BDR UNIT	4
1 BDR UNIT TYPE A	1
2 BDR UNIT	5
STUDIO UNIT	2
Level 4 (Flats)	
1 BDR UNIT	6
2 BDR UNIT	6
Grand total	36

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

methodstudio
360 W. Aspen Ave.
salt lake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM METHOD STUDIO

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

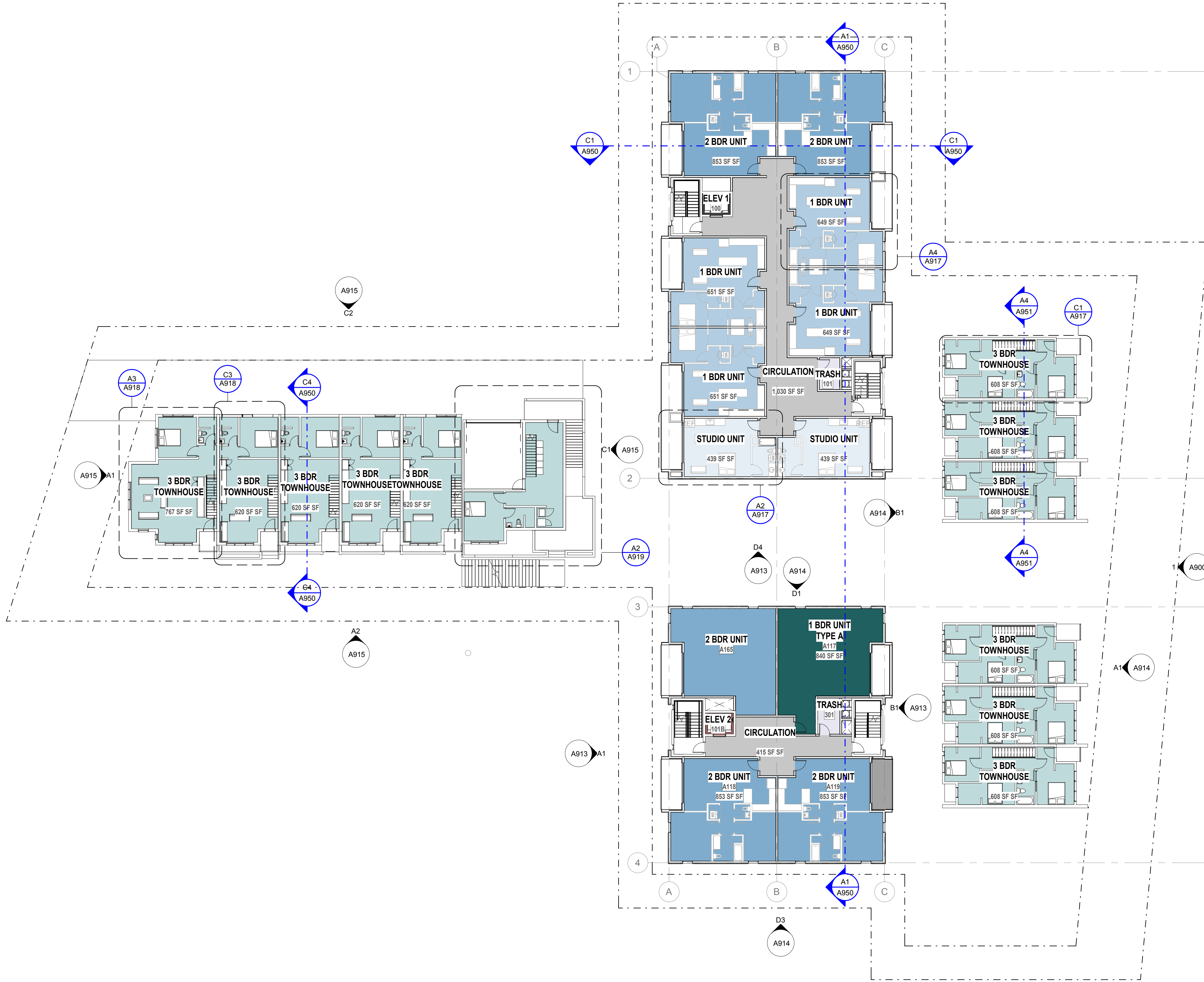
project#: 17,0755
date: 4,27,2018

REVISIONS DATE

title:
Floor Plan -
Level 2

sheet:

A907



ROOM SCHEDULE		
Name	Count	Area
LEVEL 1 (Empire)		
3 BDR TOWNHOUSE	6	1,460 SF
Level 1 (Townhouse)		
3 BDR TOWNHOUSE	6	1,172 SF
LEVEL 2 (Empire)		
3 BDR TOWNHOUSE	6	3,964 SF
Level 2 (Flats)		
1 BDR UNIT	4	2,598 SF
2 BDR UNIT	4	3,406 SF
STUDIO UNIT	4	1,692 SF
Level 2 (Townhouse)		
3 BDR TOWNHOUSE	6	3,650 SF
LEVEL 3 (Empire)		
3 BDR TOWNHOUSE	5	2,384 SF
Level 3 (Flats)		
1 BDR UNIT	4	2,600 SF
1 BDR UNIT TYPE A	1	840 SF
2 BDR UNIT	5	4,224 SF
STUDIO UNIT	2	877 SF
Level 3 (Townhouse)		
3 BDR TOWNHOUSE	6	3,650 SF
Level 4 (Flats)		
1 BDR UNIT	6	4,169 SF
2 BDR UNIT	6	5,114 SF
level -1 (Empire)		
3 BDR TOWNHOUSE	1	545 SF
Grand total		42,346 SF

UNIT EQUIVALENT = 42,346/2,000 = 21.2

UNIT LEGEND

- 1 BDR UNIT
- 1 BDR UNIT TYPE A
- 2 BDR TOWNHOUSE
- 2 BDR UNIT
- 3 BDR TOWNHOUSE
- BIKE STORAGE
- CIRCULATION
- ELEV 1
- ELEV 2
- STUDIO UNIT
- TRASH

UNIT COUNTS (FLATS)

Name	Count
Level 2 (Flats)	
1 BDR UNIT	4
2 BDR UNIT	4
STUDIO UNIT	4
Level 3 (Flats)	
1 BDR UNIT	4
1 BDR UNIT TYPE A	1
2 BDR UNIT	5
STUDIO UNIT	2
Level 4 (Flats)	
1 BDR UNIT	6
2 BDR UNIT	6
Grand total	36

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

methodstudio
360 W. Aspen Ave.
salt lake city, utah 84101
phone:(801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM METHOD STUDIO

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 17,0755
date: 4,27,2018

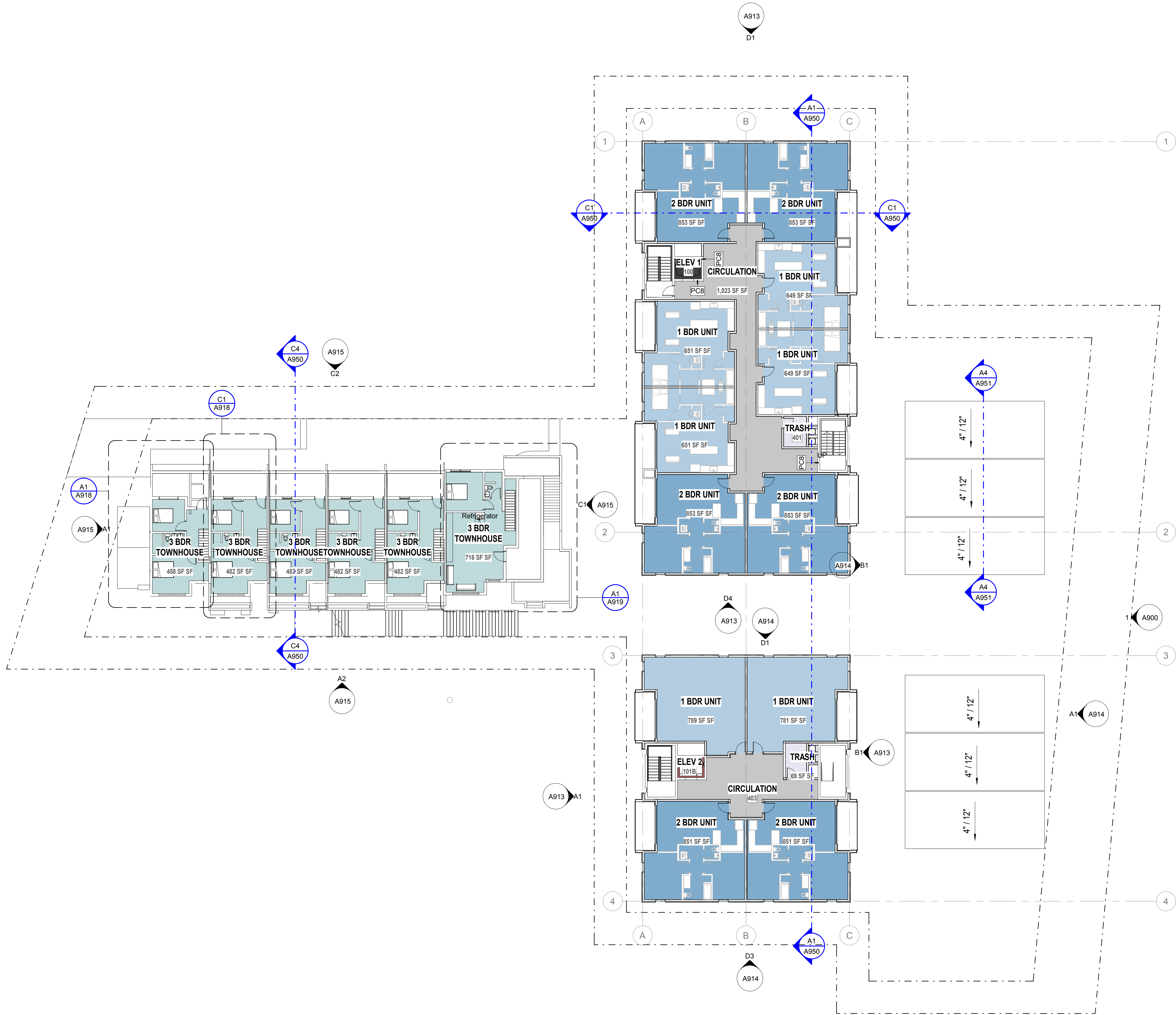
REVISIONS DATE

title:

Floor Plan -
Level 3

sheet:

A908



ROOM SCHEDULE		
Name	Count	Area
LEVEL 1 (Empire)		
3 BDR TOWNHOUSE	6	1,460 SF
Level 1 (Townhouse)		
3 BDR TOWNHOUSE	6	1,172 SF
LEVEL 2 (Empire)		
3 BDR TOWNHOUSE	6	3,964 SF
Level 2 (Flats)		
1 BDR UNIT	4	2,598 SF
2 BDR UNIT	4	3,406 SF
STUDIO UNIT	4	1,692 SF
Level 2 (Townhouse)		
3 BDR TOWNHOUSE	6	3,650 SF
LEVEL 3 (Empire)		
3 BDR TOWNHOUSE	5	2,384 SF
Level 3 (Flats)		
1 BDR UNIT	4	2,600 SF
1 BDR UNIT TYPE A	1	840 SF
2 BDR UNIT	5	4,224 SF
STUDIO UNIT	2	877 SF
Level 3 (Townhouse)		
3 BDR TOWNHOUSE	6	3,650 SF
Level 4 (Flats)		
1 BDR UNIT	6	4,169 SF
2 BDR UNIT	6	5,114 SF
level -1 (Empire)		
3 BDR TOWNHOUSE	1	545 SF
Grand total		42,346 SF

UNIT EQUIVALENT = 42,346/2,000 = 21.2

UNIT LEGEND

- 1 BDR UNIT
- 1 BDR UNIT TYPE A
- 2 BDR TOWNHOUSE
- 2 BDR UNIT
- 3 BDR TOWNHOUSE
- BIKE STORAGE
- CIRCULATION
- ELEV 1
- ELEV 2
- STUDIO UNIT
- TRASH

UNIT COUNTS (FLATS)

Name	Count
Level 2 (Flats)	
1 BDR UNIT	4
2 BDR UNIT	4
STUDIO UNIT	4
Level 3 (Flats)	
1 BDR UNIT	4
1 BDR UNIT TYPE A	1
2 BDR UNIT	5
STUDIO UNIT	2
Level 4 (Flats)	
1 BDR UNIT	6
2 BDR UNIT	6
Grand total	36

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

methodstudio
360 W. Aspen Ave.
salt lake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM METHOD STUDIO

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 17,0755
date: 4,27,2018

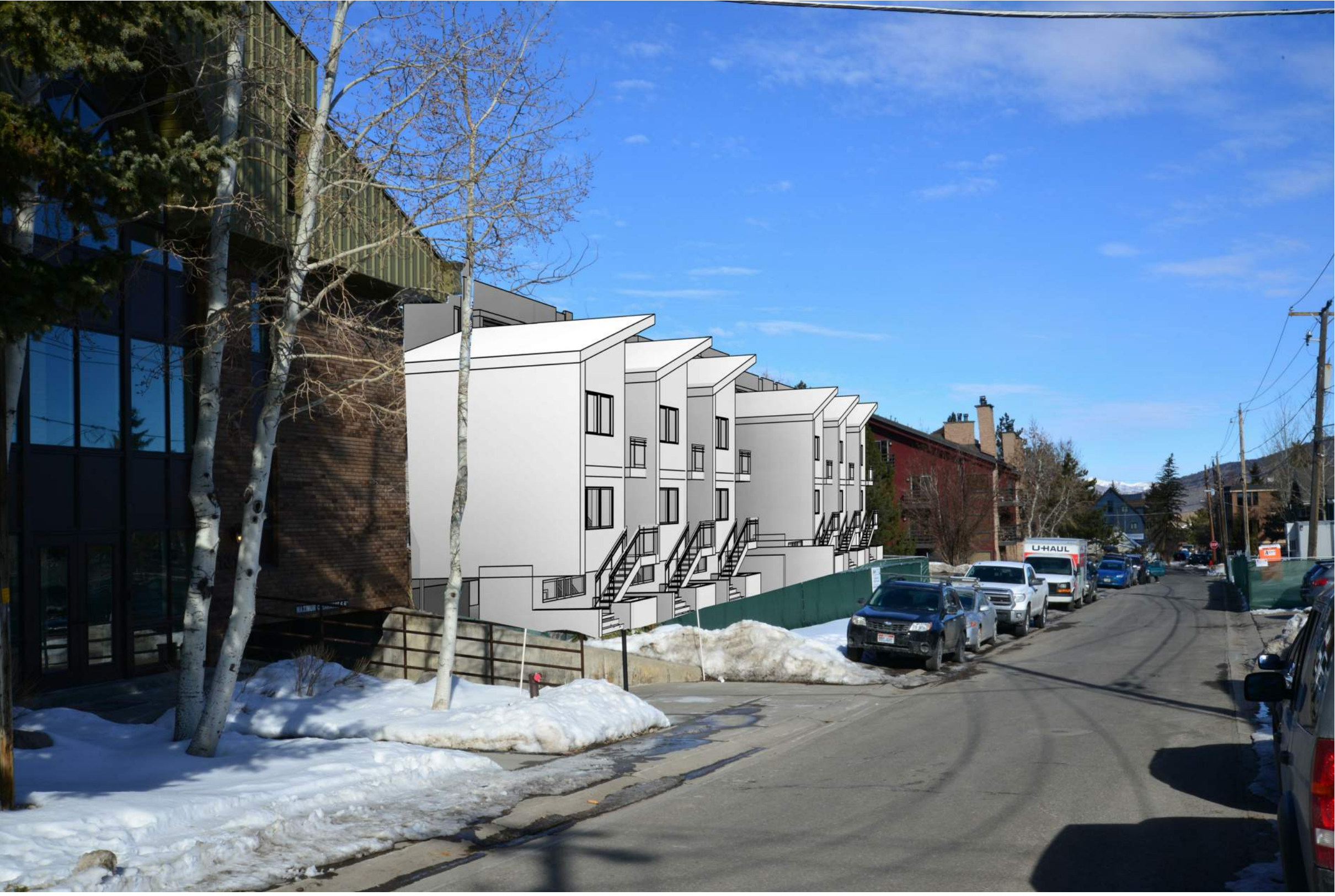
REVISIONS DATE

title:

Floor Plan -
Level 4

sheet:

A909



UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

methodstudio
360 W. Aspen Ave.
salt lake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM METHOD STUDIO

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 17.0755
date: 4.27.2018

#	REVISIONS	DATE
---	-----------	------

title:
Context
Renderings

sheet:

A930

Traffic counts provided by Park City Engineering Department – Woodside ave.

(Correspondence from 3/12/2018)

Hi Jason,

Below is a screenshot of the data used to calculate ADT. The counter was installed Thursday, February 8th in the afternoon so I discarded that day. Unfortunately, the data collected from February 14th through February 21st does not appear to be accurate. The batteries do not tend to perform well during the cold weather and the radar experiences interference during snow events. For this reason, I only included the data from Friday, February 9th through Tuesday, February 13th. The Average Daily Traffic (ADT) was 368 vehicles and the 85th percentile speed is 29 mph. The counter was centered between 14th and 15th street on Woodside so this speed may be of concern.

Best,

Corey

Corey Legge

Engineering Department

Park City Municipal Corporation

Tel. 435.615.5057

☒	2/8/2018	255	x	1.000	x	1.000	x	1.000	=	255	x	1.000	=	255
☒	2/9/2018	413	x	1.000	x	1.000	x	1.000	=	413	x	1.000	=	413
☒	2/10/2018	371	x	1.000	x	1.000	x	1.000	=	371	x	1.000	=	371
☒	2/11/2018	366	x	1.000	x	1.000	x	1.000	=	366	x	1.000	=	366
☒	2/12/2018	364	x	1.000	x	1.000	x	1.000	=	364	x	1.000	=	364
☒	2/13/2018	325	x	1.000	x	1.000	x	1.000	=	325	x	1.000	=	325
☒	2/14/2018	63	x	1.000	x	1.000	x	1.000	=	63	x	1.000	=	63

Use	Date	Volume	x	Axle Correction	x	User Factor	x	Daily Factor	=	ADT	x	Seasonal Factor	=	AADT
☐	2/8/2018	255	x	1.000	x	1.000	x	1.000	=	255	x	1.000	=	255
☒	2/9/2018	413	x	1.000	x	1.000	x	1.000	=	413	x	1.000	=	413
☒	2/10/2018	371	x	1.000	x	1.000	x	1.000	=	371	x	1.000	=	371
☒	2/11/2018	366	x	1.000	x	1.000	x	1.000	=	366	x	1.000	=	366
☒	2/12/2018	364	x	1.000	x	1.000	x	1.000	=	364	x	1.000	=	364
☒	2/13/2018	325	x	1.000	x	1.000	x	1.000	=	325	x	1.000	=	325
☐	2/14/2018	63	x	1.000	x	1.000	x	1.000	=	63	x	1.000	=	63
☐	2/15/2018	31	x	1.000	x	1.000	x	1.000	=	31	x	1.000	=	31
☐	2/16/2018	24	x	1.000	x	1.000	x	1.000	=	24	x	1.000	=	24

Select Times

From: 2 / 9 /2018 3 :00:00 PM

To: 2 /13/2018 6 :00:00 AM

Reset Times

Result

5th = 1 MPH.	10th = 3 MPH.	15th = 5 MPH.	20th = 7 MPH.
25th = 8 MPH.	30th = 10 MPH.	35th = 12 MPH.	40th = 14 MPH.
45th = 15 MPH.	50th = 17 MPH.	55th = 19 MPH.	60th = 21 MPH.
65th = 22 MPH.	70th = 24 MPH.	75th = 26 MPH.	80th = 28 MPH.
85th = 29 MPH.	90th = 31 MPH.	95th = 33 MPH.	

Fehr & Peers Associates, Inc.
Utah / Wasatch Front Specific
Maximum Daily Traffic Capacity Estimates

Suburban
LOS E

	Freeway	Arterial	Collector
2 Lane	NA	15,000	13,500
3 Lane	NA	16,500	15,000
4 Lane	89,000	36,500	28,500
5 Lane	NA	39,000	31,500
6 Lane	140,000	52,000	NA
7 Lane	NA	59,000	NA
8 Lane	186,500	NA	NA

LOS D

	Freeway	Arterial	Collector
2 Lane	NA	11,500	10,500
3 Lane	NA	13,000	11,500
4 Lane	69,500	29,000	22,500
5 Lane	NA	30,500	25,000
6 Lane	109,500	40,500	NA
7 Lane	NA	46,000	NA
8 Lane	146,000	NA	NA

LOS C

	Freeway	Arterial	Collector
2 Lane	NA	10,000	9,000
3 Lane	NA	11,500	10,000
4 Lane	60,000	25,000	19,000
5 Lane	NA	26,500	21,500
6 Lane	94,500	35,000	NA
7 Lane	NA	40,000	NA
8 Lane	126,000	NA	NA

Rural
LOS E

	Freeway	Arterial	Collector
2 Lane	NA	19,500	12,000
3 Lane	NA	21,000	13,500
4 Lane	80,000	33,000	25,500
5 Lane	NA	35,000	28,500
6 Lane	114,500	49,000	NA
7 Lane	NA	53,000	NA
8 Lane	153,000	NA	NA

LOS D

	Freeway	Arterial	Collector
2 Lane	NA	15,500	9,500
3 Lane	NA	16,500	10,500
4 Lane	63,500	26,000	20,500
5 Lane	NA	28,000	22,500
6 Lane	90,500	39,000	NA
7 Lane	NA	42,000	NA
8 Lane	121,000	NA	NA

LOS C

	Freeway	Arterial	Collector
2 Lane	NA	12,000	7,500
3 Lane	NA	13,000	8,500
4 Lane	50,000	20,500	16,000
5 Lane	NA	22,000	18,000
6 Lane	71,500	30,500	NA
7 Lane	NA	33,000	NA
8 Lane	95,500	NA	NA

Urban / CBD
LOS E

	Freeway	Arterial	Collector
2 Lane	NA	12,000	13,500
3 Lane	NA	17,000	15,000
4 Lane	90,000	31,500	29,000
5 Lane	NA	39,500	32,000
6 Lane	142,000	50,000	NA
7 Lane	NA	59,500	NA
8 Lane	189,000	NA	NA

LOS D

	Freeway	Arterial	Collector
2 Lane	NA	10,000	11,000
3 Lane	NA	14,000	12,500
4 Lane	73,500	26,000	23,500
5 Lane	NA	32,500	26,000
6 Lane	115,500	40,500	NA
7 Lane	NA	49,000	NA
8 Lane	154,500	NA	NA

LOS C

	Freeway	Arterial	Collector
2 Lane	NA	8,500	9,500
3 Lane	NA	12,000	10,500
4 Lane	63,500	22,000	20,500
5 Lane	NA	28,000	22,500
6 Lane	100,000	35,000	NA
7 Lane	NA	42,000	NA
8 Lane	133,000	NA	NA



FEHR&PEERS ASSOCIATES, INC.
 Transportation Consultants

Assumes phf between 8% and 12%, higher for better LOS and less urban conditions;
 Right turn lanes will increase capacity approximately 5% to 10%;
 Use with caution based on signal spacing, access management and other issues.

For Internal Use

Exhibit C:Affordable Housing Plan

Affordable Housing Mitigation Plan Woodside Park, Phase II

Based on the number of units being built – 59 – the housing obligation is 8.7 AUEs. The developer will be providing 52 affordable (23)/attainable (29) units and one market unit on site. All but seven units will be sold to households earning between 60% & 150% of Area Median Income (AMI) in the following configuration:

1. Six (6) three-bedroom 1,443 SF townhomes.
2. Six (6) studio 324 SF single family condos.
3. Thirty Three (33) one-bedroom 579 SF single family condos.
4. Six (6) two-bedroom 832 SF single family condos.
5. Three (3) two-bedroom 1,016 SF single family condos.

Sales prices will be set in accordance with affordability for persons at 60% to 150% of AMI: \$44,982 to \$173,502 depending on household size. Sale prices will range from \$180,000 to \$576,000 depending on unit and household size.

Exhibit D: Public Comment

May 15, 2019

VIA E-MAIL (hannah.tyler@parkcity.org; jglidden@parkcity.org)

Park City Planning Commission
P.O. Box 1480
Park City UT 84060

Re: Woodside Phase II MPD Application

Dear Commissioners:

We are writing on behalf of Douglas Lee, a long-time Park City citizen with a home located directly adjacent to the proposed Woodside Phase II MPD project at 1356 Empire Avenue. We are writing to follow-up on our previous letter dated March 25, 2019.

Mr. Lee wishes to reiterate that he has no objection whatsoever to an affordable housing project within Park City and, indeed, very much supports the concept of and need for affordable housing. He also has no objection to an affordable housing development located next to his home, provided that it complies in all respects with the clear and plain language of the City's development ordinances and historic preservation guidelines.

The mere fact that the City is the developer here, rather than a third party, is not a legal basis for excusing noncompliance or loosening standards. Surely, the City should set the example for other developers by unequivocally complying with all of the City's ordinances and historic preservation guidelines in connection with this project. The City should not attempt to rely on inapplicable exceptions and loopholes simply because it wants this project. The City cannot possibly expect to hold other developers to these important standards requiring open space and historic preservation if it does not respect those standards itself.

This project does not comply with the City's ordinances and historic preservation guidelines in the following material respects:

Affordable Housing MPD Requirements

First, many of the preliminary conclusions reached of the Planning Staff that his project complies with City ordinances turns on its belief that LMC § 15-6-7 governing Master Planned Affordable Housing Developments does not apply. The Planning Staff erroneously opines that the project need not comply with these mandatory provisions and instead suggests that the Applicant can pursue approval under the more general provisions for generic master planned developments. This assertion is directly contrary to LMC § 15-1-3, which expressly provides that whenever a conflict exists between the application of two ordinances, "the more restrictive provision shall apply to the extent allowed by law." This ordinance aligns with well-

ATTORNEYS AT LAW

established rules of statutory construction, which likewise dictate that "when two statutory provisions conflict in their operation, the provision more specific in application governs over the more general provision." *Taghipour v. Jerez*, 2002 UT 74, ¶ 11, 52 P.3d 1252, 1255.

Given that LMC § 15-6-7, governing master planned affordable housing developments such as this, is the more specific provision, that ordinance governs over the more general master planned development provisions. The mere fact that the subject project does not include 100% affordable housing is not a legal basis for refusing to apply Section 15-6-7, as the City suggests, because that is not a condition to application of the ordinance. Rather, the condition of 100% affordable housing is only relevant if the applicant claims entitlement to a density bonus of 20 UEs per acre in subsection (E), which is not the case here. The City cannot limit application of the ordinance only to projects consisting of 100% affordable housing because that limitation is not supported by the plain language of the statute.

There is no dispute that this project does not comply with LMC § 15-6-7.

Parking

Second, the allocated off-street parking still does not comply with City ordinances. Mr. Lee appreciates the City's modifications to the plans to address the concerns he previously raised regarding the legally insufficient parking allocated for the Empire Townhomes, even under the less restrictive provisions of LMC § 15-3-6. However, for the reasons noted above, the parking requirements of LMC § 15-6-7(F) actually apply to this affordable housing development, not the lesser requirements of § 15-3-6. That ordinance mandates that "[o]ff-street parking will be required at a rate of one (1) space per Bedroom." The 71 off-street parking spaces for the development are clearly insufficient under any possible calculation.

Open Space

Third, the MPD does not comply with the open space requirements of LMC § 15-6-7 for the reasons stated above and in our earlier letters.

Even if LMC § 15-6-5 were to apply instead, the City still would not meet the open space requirements. There is absolutely no legal basis for concluding that the City need only provide 30% open space for the project rather than the 60% mandated by LMC § 15-6-5. The only basis upon which such an exception could be granted under the plain language of the ordinance is if the affected property constitutes a "redevelopment of existing Development" and project enhancements are given.

The City entirely ignores the first condition of the exception and instead claims that the exception is warranted solely based on project enhancements. But this is not a "redevelopment of existing Development. Much of the project consists of vacant lots and open space, including the Empire property that has been vacant for nearly 20 years. The mere fact that the lots may have once had structures on them provides no legal basis for invoking this exception in the absence of any "existing" development, per the plain language of the ordinance.

If the Commission allows the exception in this case, it would also have to allow a 30% open space exception for other developments even if there were only a single existing structure on a single lot within a much larger area that has no existing structures. The

Commission cannot allow this without opening the door to a very large exception that will effectively swallow the rule. A developer could purchase a small lot with an old house adjacent to a very large vacant tract of open space, propose an MPD consisting of both lots, and then claim that the entire development is a "redevelopment" of an "existing Development" that requires just 30% open space. There would be no legal basis for distinguishing that hypothetical from the current scenario under the staff's current interpretation. Although the Planning Staff claims that it would not allow that, based on the position it is now taking, the City would have no legal basis for denying such a project.

Setbacks

Fourth, the project still does not comply with mandatory setback requirement and cannot even arguably claim to qualify for any exception. There is no dispute that there is a minimum setback requirement of 25' around the entire perimeter of the project. The plans show setbacks of just 10-20'—less than half of what is required by law in many areas.

There is no dispute that the City's ordinances only allow a reduction of that setback requirement for MPDs "if it is necessary to provide desired architectural interest and variation." (emphasis added). Ignoring this compulsory language, the City claims that the exception is needed to align the project "with the neighboring properties along the streetscapes of Empire Avenue, Norfolk Avenue, and Woodside." There is nothing in the plans that supports that bald assertion and no measurements are provided for adjacent properties at all. Regardless, a desire to align the streetscapes simply does not satisfy the requirement of "necessary to provide architectural interest and variation," as required by the ordinance. And it would certainly not justify any reduction to side setbacks regardless. This is not even a close call. There is absolutely no legal basis for approving such an exception without ignoring the plain language of the ordinance.

Historic Home Site

Finally, although the City claims to be in compliance with historic preservation guidelines because it is not currently proposing any physical modifications to the historic home, the historic preservation guidelines pertain to far more than just the structure itself. The proposed plans violate numerous of these guidelines, including the following:

- The MPD will not "maintain the existing front and side yard setbacks of historic sites." The proposed plat amendment will significantly alter the current lot boundaries setbacks.
- The MPD will not "maintain the natural topography and original grading of the site when and where feasible." Although the guidelines state that the "historic character of the site should not be significantly altered by substantially changing the proportion of built and/or paved area to open space, or and vice versa," the proposed plans call for a driveway along the entire rear yard of the historic house and along the side yard as well.
- The MPD will not "respect and maintain historic existing landscape features that contribute to the historic character of the site and those existing landscape features that provide sustainability benefits." The MPD plans call for removal of several large trees from the historic home site.

- The MPD will not "maintain Historic fences fencing and handrails." The MPD plans call for removal of the existing fence.
- The MPD will not "minimize the visual impacts of on-site parking by incorporating landscape treatments for driveways, walkways, paths, building and accessory and structures in a comprehensive, complimentary and integrated design." Again, there will be large new driveways and parking on the site that will not be integrated in any way into the existing historic home site.
- The MPD will not "provide landscaped separations between parking areas, drives, service areas, and public use areas including walkways, plazas, and vehicular access points."
- The MPD also will not comply with the following: "When locating new off-street parking areas, the existing topography of the building site and significant integral site features should be minimally impacted. When locating driveways, the existing topography of the building site and significant site features should be minimally impacted."

The City must pay more than lip service to the importance of open space, historic preservation, and quality of life for existing neighborhoods. This City-sponsored project must leave no doubt as to its facial compliance with City ordinances and historic design guidelines. Otherwise, the City will lose credibility with its residents and other developers and will not be able enforce compliance when faced with other projects that it might not want as badly as it wants this project.

Sincerely,



Nicole M. Deforge

cc: client

Hannah Tyler

From: Anne Laurent
Sent: Thursday, May 09, 2019 10:53 AM
To: Hannah Tyler
Subject: FW: Woodside Park Affordable Housing - Neighbors and Concerned Citizens

Begin forwarded message:

From: jan woolley <parkcityjan@yahoo.com>
Date: May 6, 2019 at 3:31:33 PM MDT
To: "andy@parkcity.org" <andy@parkcity.org>, "council_mail@parkcity.org" <council_mail@parkcity.org>, "becca.gerber@parkcity.org" <becca.gerber@parkcity.org>, "tim.henney@parkcity.org" <tim.henney@parkcity.org>, "steve.joyce@parkcity.org" <steve.joyce@parkcity.org>, "lynn.ware-peek@parkcity.org" <lynn.ware-peek@parkcity.org>, "nann.worel@parkcity.org" <nann.worel@parkcity.org>, "sarah.hall@parkcity.org" <sarah.hall@parkcity.org>, "john.phillips@parkcity.org" <john.phillips@parkcity.org>, "ark.sletten@parkcity.org" <ark.sletten@parkcity.org>, "laura.suesser@parkcity.org" <laura.suesser@parkcity.org>, "douglas.thimm@parkcity.org" <douglas.thimm@parkcity.org>, "christin.vandine@parkcity.org" <christin.vandine@parkcity.org>
Subject: Woodside Park Affordable Housing - Neighbors and Concerned Citizens

To Whom It May Concern

I write as a concerned neighbor regarding the proposed Woodside Affordable Housing Project Phase II. I am so happy to have permanent residents vs. nightly rentals in the neighborhood, as I am a full time resident.

However, the project violates the parking, open space, setback and historic preservation regulations for affordable housing. If the project proceeds, as is, it will negatively impact the surrounding streets which are already heavy with traffic and parking. I live on Park Avenue and during the ski season people parked across my driveway as the current parking lots were full. With Park City Resort selling their parking lot the streets below the resort will be inundated with parked cars.

City planning department should be subject to the same laws and regulations as any other company wishing to develop in Old Town.

Please consider the long term impact this will have on our city as we will continue to grow and the project, as proposed, will have a devastating impact for our future.

I would ask that Planning Commission enforce and respect the laws and regulations and require that the same be applied in the building of the Woodside Affordable Housing Project.

Kind regards,

Jan Woolley

Douglas B. Lee
1776 Park Avenue
Suite 4, Box 151
Park City, Utah 84060
Mrdouglee@aol.com
(917) 848-3115

April 8, 2019

Neighbors and Concerned Citizens
Empire, Woodside, Norfolk and Park Avenues
Park City, UT 84060

Re: URGENT REQUEST FOR YOUR ASSISTANCE IN LOBBYING FOR A REDUCTION IN SIZE OF THE
WOODSIDE PARK AFFORDABLE HOUSING PROJECT PHASE II PRIOR TO MAY 8, 2019 WHEN THE DESIGN
WILL BE PRESENTED TO THE PLANNING COMMISSION FOR FINAL APPROVAL

Dear Neighbor:

I am reaching out to you with regards to the above real estate development (the "Project") which is proposed to be developed by Park City Municipal Corporation ("PCMC" or the "City"). As you may know, the Project is comprised of 58 condominium units (53 "affordable" and 5 "market rate" units), to be developed on a site comprised of several existing lots (1330 Empire Avenue, 1361 Woodside Avenue and 1323 Woodside Avenue, as well as the integration of an "historically significant" home at 1302 Norfolk Avenue).

I represent my family, the owners of 1356 Empire Avenue, the home immediately to the north of the Project, which my family has owned since the early 80's. As you know, the resort (and the traffic) have grown exponentially since then.

I want to state upfront that I am very supportive of the City's efforts to create more affordable housing. However, in developing that housing, I believe the City needs to act in a prudent and responsible way and to be a good neighbor. However, given the excessive size of the Project, potential life safety risks (from incremental traffic and inadequate parking) and the insensitive treatment of an historic structure on the site, I believe that the Project needs to be scaled back to reduce its detrimental impacts on the neighborhood.

The basis of my complaint is that, as they acting as both developer and regulator for this Project, the City and Planning Staff are using their leverage to apply the most aggressive interpretation of the Park City Land Management Code ("LMC") and the Master Planned Development ("MPD") regulations without regard to the impact on the neighbors and other stakeholders. As a result, if the Project is built as currently proposed, it will be significantly larger than the immediate neighbors, produce harmful levels of incremental traffic on already overburdened Empire, Norfolk and Woodside Avenues, reduce desperately needed open space and insensitively swallow up a historically significant structure.

This site is zoned as Recreation Commercial (or "RC"). In the RC zone, the only "by right" residential uses permitted are single family, duplex or triplex homes; larger multifamily projects (i.e. 58 units such as the Project) are considered "conditional" uses and require special Planning Commission approval. As a result, the City must apply and the Project must satisfy the relevant conditions as set forth in the LMC and the MPD provisions.

The key points of my argument are related to the City's contravention of certain provisions of the LMC and the MPD regulations as follows:

Parking

Section 15-6-7 of the LMC which relates to Affordable Housing MPDs states that "off-street parking will be required at a rate of one (1) space per bedroom." As the project currently contains 90 bedrooms but only 72 parking spaces, the project will be woefully short of the required off-street parking, putting further pressure on an already severely parking-constrained Resort Center neighborhood. The City argues that the project does not have to qualify as an "affordable" project, despite the fact that 53 of the 58 units are reserved for low/moderate income residents.

Instead, the City is applying Section 15-6-5 (for a "market rate" development). Under this provision, they believe that only 64 parking spaces are required. I think we can all agree that, given the heavy mix of two and three bedroom units in the Project, the residents are not going to have enough parking and will be forced onto the surrounding streets.

Open Space

Again, according to Section 15-6-7 of the LMC which relates to Affordable Housing, "a minimum of 50% of the Parcel shall be retained or developed as open space". As currently designed, the project contains only 43% open space. Even that percentage is overstated as the City is improperly including decks on the roof of the parking structure in its calculations despite the restriction in the LMC that specifies that "open space may not be utilized for street, roads or Parking Areas. Further, the definition of "open space" specifically excludes "Buildings or Structures."

Although the LMC provides that the Planning Commission may reduce required open space to not less than 40%, it may do so only if it makes a finding that additional or off-site amenities such as playgrounds, trails, recreation facilities, bus shelters, significant landscaping or other amenities will be provided above any that are required. However, there are no such amenities in the project.

Again, similar to the parking requirement, the City argues that Section 15-6-5 (for market rate units), not Section 15-6-7, applies. Under this provision, the amount of required open space is 60% which is clearly not met. However, the City argues that they can reduce open space to 30% by exploiting a loophole for "redevelopment of existing Developments" which should not apply here to because the site is mostly vacant today, not a redevelopment.

Setbacks

The Project also fails to comply with the setback requirements in 15-6-5. The LMC specifies that the minimum setback around the exterior boundary of an MPD shall be 25' for parcels of one acre or larger in size. While the Project site is 1.49 acres, the proposed setbacks are only 10-20'.

Treatment of Historically Significant Property

The single family home located at 1302 Norfolk Ave. on the Project site has been designated by the Park City Historic Preservation Board as a Historically Significant structure. As a result of the Historically Significant designation, a new development affecting the site must abide by the Design Guidelines for Historic Sites adopted by the Historic Preservation Board and the City Council. The development of the Project will dramatically alter the Historic site in direct contravention of the historic guidelines as follows:

- The Project does not "maintain the existing front and side yard setbacks of historic sites."
- The Project does not "maintain the natural topography and original grading of the site when and where feasible." The guidelines also state that the "historic character of the site should not be significantly altered by substantially changing the proportion of built and/or paved area to open space, or and vice versa." However, the plans call for a driveway along the entire rear yard of the historic house and along the side yard as well
- The Project does not "respect and maintain historic existing landscape features that contribute to the historic character of the site and those existing landscape features that provide sustainability benefits" as the plans call for removal of several large trees from the Historic site
- The Project does not "maintain Historic fences fencing and handrails" as the plans call for removal of the existing fence
- The Project does not "minimize the visual impacts of on-site parking by incorporating landscape treatments for driveways, walkways, paths, building and accessory and structures in a comprehensive, complimentary and integrated design." Again, there will be large new driveways and parking on the site that will not be integrated in any way into the existing Historic site
- The Project does not "provide landscaped separations between parking areas, drives, service areas, and public use areas including walkways, plazas, and vehicular access points"
- The Project also does not comply with the following: "When locating new off-street parking areas, the existing topography of the building site and significant integral site features should be minimally impacted. When locating driveways, the existing topography of the building site and significant site features should be minimally impacted"

In conclusion, the proposed Woodside Park Affordable Housing Project Phase II violates the parking, open space, setback and historic preservation regulations for an Affordable Housing MPD. If the proposed scheme is approved by the Planning Commission, its combination of insufficient parking, excessive lot coverage (and density) and reduced setbacks, will create significantly incremental traffic and parking demand on the already over-capacity surrounding streets, harming quality of life and creating life safety issues for the neighborhood.

In addition, by slamming the new development up against the Historically Significant structure at 1302 Norfolk Avenue, the Project will alter the historical lot lines, setbacks, grading and landscaping, changes which are inconsistent with the historic preservation goals of Park City and the City Council.

Per my letter to the City Council as of January 28, 2019, I remain eager to work with the Planning Staff and designers to try to modify the design of the Project to reduce its harmful and dangerous impacts and to create a project that is responsive to all stakeholders. Without these modifications, I believe that

the Project will have a detrimental impact on Empire, Woodside and Norfolk Avenues as well as the surrounding neighborhood.

I have provided the names, phone numbers and email addresses for the Mayor, City Council and Planning Commission Members below to assist you in communicating your concerns to them directly. In addition, the Planning Commission has scheduled a "final" review and vote on the Project on May 8th. I hope that you will attend and voice your opposition to the Project as currently designed.

Thanks in advance for your consideration and please don't hesitate to contact me if I can be of any further assistance.

Kind regards,

Doug Lee

Mayor

Andy Beerman
Email: andy@parkcity.org
Phone: 435-615-5010
Cell: 435-731-8366

City Council

All Members
Email: council_mail@parkcity.org
Phone: 435-615-5000

Becca Gerber
Email: becca.gerber@parkcity.org
Cell: 801-557-5649

Tim Henney
Email: tim.henney@parkcity.org
Cell: 435-640-4583

Steve Joyce
Email: steve.joyce@parkcity.org
Cell: 919-539-4401

Lynn Ware Peek
Email: lynn.ware-peek@parkcity.org
Cell: 435-640-3931

Nann Worel
Email: nann.worel@parkcity.org
Cell: 435-513-9955

Planning Commission

SARAH HALL	sarah.hall@parkcity.org
JOHN KENWORTHY	john.kenworthy@parkcity.org
JOHN PHILLIPS, VICE CHAIR	john.phillips@parkcity.org
MARK SLETTEN	mark.sletten@parkcity.org
LAURA SUESSER	laura.suesser@parkcity.org
DOUGLAS THIMM	douglas.thimm@parkcity.org
CHRISTIN VAN DINE	christin.vandine@parkcity.org

Douglas B. Lee
1776 Park Avenue
Suite 4, Box 151
Park City, Utah 84060
Mrdougblee@aol.com
(917) 848-3115

April 8, 2019

Neighbors and Concerned Citizens
Empire, Woodside, Norfolk and Park Avenues
Park City, UT 84060

Re: URGENT REQUEST FOR YOUR ASSISTANCE IN LOBBYING FOR A REDUCTION IN SIZE OF THE
WOODSIDE PARK AFFORDABLE HOUSING PROJECT PHASE II PRIOR TO MAY 8, 2019 WHEN THE DESIGN
WILL BE PRESENTED TO THE PLANNING COMMISSION FOR FINAL APPROVAL

Dear Neighbor:

I am reaching out to you with regards to the above real estate development (the "Project") which is proposed to be developed by Park City Municipal Corporation ("PCMC" or the "City"). As you may know, the Project is comprised of 58 condominium units (53 "affordable" and 5 "market rate" units), to be developed on a site comprised of several existing lots (1330 Empire Avenue, 1361 Woodside Avenue and 1323 Woodside Avenue, as well as the integration of an "historically significant" home at 1302 Norfolk Avenue).

I represent my family, the owners of 1356 Empire Avenue, the home immediately to the north of the Project, which my family has owned since the early 80's. As you know, the resort (and the traffic) have grown exponentially since then.

I want to state upfront that I am very supportive of the City's efforts to create more affordable housing. However, in developing that housing, I believe the City needs to act in a prudent and responsible way and to be a good neighbor. However, given the excessive size of the Project, potential life safety risks (from incremental traffic and inadequate parking) and the insensitive treatment of an historic structure on the site, I believe that the Project needs to be scaled back to reduce its detrimental impacts on the neighborhood.

The basis of my complaint is that, as they acting as both developer and regulator for this Project, the City and Planning Staff are using their leverage to apply the most aggressive interpretation of the Park City Land Management Code ("LMC") and the Master Planned Development ("MPD") regulations without regard to the impact on the neighbors and other stakeholders. As a result, if the Project is built as currently proposed, it will be significantly larger than the immediate neighbors, produce harmful levels of incremental traffic on already overburdened Empire, Norfolk and Woodside Avenues, reduce desperately needed open space and insensitively swallow up a historically significant structure.

This site is zoned as Recreation Commercial (or "RC"). In the RC zone, the only "by right" residential uses permitted are single family, duplex or triplex homes; larger multifamily projects (i.e. 58 units such as the Project) are considered "conditional" uses and require special Planning Commission approval. As a result, the City must apply and the Project must satisfy the relevant conditions as set forth in the LMC and the MPD provisions.

The key points of my argument are related to the City's contravention of certain provisions of the LMC and the MPD regulations as follows:

Parking

Section 15-6-7 of the LMC which relates to Affordable Housing MPDs states that "off-street parking will be required at a rate of one (1) space per bedroom." As the project currently contains 90 bedrooms but only 72 parking spaces, the project will be woefully short of the required off-street parking, putting further pressure on an already severely parking-constrained Resort Center neighborhood. The City argues that the project does not have to qualify as an "affordable" project, despite the fact that 53 of the 58 units are reserved for low/moderate income residents.

Instead, the City is applying Section 15-6-5 (for a "market rate" development). Under this provision, they believe that only 64 parking spaces are required. I think we can all agree that, given the heavy mix of two and three bedroom units in the Project, the residents are not going to have enough parking and will be forced onto the surrounding streets.

Open Space

Again, according to Section 15-6-7 of the LMC which relates to Affordable Housing, "a minimum of 50% of the Parcel shall be retained or developed as open space". As currently designed, the project contains only 43% open space. Even that percentage is overstated as the City is improperly including decks on the roof of the parking structure in its calculations despite the restriction in the LMC that specifies that "open space may not be utilized for street, roads or Parking Areas. Further, the definition of "open space" specifically excludes "Buildings or Structures."

Although the LMC provides that the Planning Commission may reduce required open space to not less than 40%, it may do so only if it makes a finding that additional or off-site amenities such as playgrounds, trails, recreation facilities, bus shelters, significant landscaping or other amenities will be provided above any that are required. However, there are no such amenities in the project.

Again, similar to the parking requirement, the City argues that Section 15-6-5 (for market rate units), not Section 15-6-7, applies. Under this provision, the amount of required open space is 60% which is clearly not met. However, the City argues that they can reduce open space to 30% by exploiting a loophole for "redevelopment of existing Developments" which should not apply here to because the site is mostly vacant today, not a redevelopment.

Setbacks

The Project also fails to comply with the setback requirements in 15-6-5. The LMC specifies that the minimum setback around the exterior boundary of an MPD shall be 25' for parcels of one acre or larger in size. While the Project site is 1.49 acres, the proposed setbacks are only 10-20'.

Treatment of Historically Significant Property

The single family home located at 1302 Norfolk Ave. on the Project site has been designated by the Park City Historic Preservation Board as a Historically Significant structure. As a result of the Historically Significant designation, a new development affecting the site must abide by the Design Guidelines for Historic Sites adopted by the Historic Preservation Board and the City Council. The development of the Project will dramatically alter the Historic site in direct contravention of the historic guidelines as follows:

- The Project does not "maintain the existing front and side yard setbacks of historic sites."
- The Project does not "maintain the natural topography and original grading of the site when and where feasible." The guidelines also state that the "historic character of the site should not be significantly altered by substantially changing the proportion of built and/or paved area to open space, or and vice versa." However, the plans call for a driveway along the entire rear yard of the historic house and along the side yard as well
- The Project does not "respect and maintain historic existing landscape features that contribute to the historic character of the site and those existing landscape features that provide sustainability benefits" as the plans call for removal of several large trees from the Historic site
- The Project does not "maintain Historic fences fencing and handrails" as the plans call for removal of the existing fence
- The Project does not "minimize the visual impacts of on-site parking by incorporating landscape treatments for driveways, walkways, paths, building and accessory and structures in a comprehensive, complimentary and integrated design." Again, there will be large new driveways and parking on the site that will not be integrated in any way into the existing Historic site
- The Project does not "provide landscaped separations between parking areas, drives, service areas, and public use areas including walkways, plazas, and vehicular access points"
- The Project also does not comply with the following: "When locating new off-street parking areas, the existing topography of the building site and significant integral site features should be minimally impacted. When locating driveways, the existing topography of the building site and significant site features should be minimally impacted"

In conclusion, the proposed Woodside Park Affordable Housing Project Phase II violates the parking, open space, setback and historic preservation regulations for an Affordable Housing MPD. If the proposed scheme is approved by the Planning Commission, its combination of insufficient parking, excessive lot coverage (and density) and reduced setbacks, will create significantly incremental traffic and parking demand on the already over-capacity surrounding streets, harming quality of life and creating life safety issues for the neighborhood.

In addition, by slamming the new development up against the Historically Significant structure at 1302 Norfolk Avenue, the Project will alter the historical lot lines, setbacks, grading and landscaping, changes which are inconsistent with the historic preservation goals of Park City and the City Council.

Per my letter to the City Council as of January 28, 2019, I remain eager to work with the Planning Staff and designers to try to modify the design of the Project to reduce its harmful and dangerous impacts and to create a project that is responsive to all stakeholders. Without these modifications, I believe that

the Project will have a detrimental impact on Empire, Woodside and Norfolk Avenues as well as the surrounding neighborhood.

I have provided the names, phone numbers and email addresses for the Mayor, City Council and Planning Commission Members below to assist you in communicating your concerns to them directly. In addition, the Planning Commission has scheduled a "final" review and vote on the Project on May 8th. I hope that you will attend and voice your opposition to the Project as currently designed.

Thanks in advance for your consideration and please don't hesitate to contact me if I can be of any further assistance.

Kind regards,

Doug Lee

Mayor

Andy Beerman
Email: andy@parkcity.org
Phone: 435-615-5010
Cell: 435-731-8366

City Council

All Members
Email: council_mail@parkcity.org
Phone: 435-615-5000

Becca Gerber
Email: becca.gerber@parkcity.org
Cell: 801-557-5649

Tim Henney
Email: tim.henney@parkcity.org
Cell: 435-640-4583

Steve Joyce
Email: steve.joyce@parkcity.org
Cell: 919-539-4401

Lynn Ware Peek
Email: lynn.ware-peek@parkcity.org
Cell: 435-640-3931

Nann Worel
Email: nann.worel@parkcity.org
Cell: 435-513-9955

Planning Commission

SARAH HALL	sarah.hall@parkcity.org
JOHN KENWORTHY	john.kenworthy@parkcity.org
JOHN PHILLIPS, VICE CHAIR	john.phillips@parkcity.org
MARK SLETTEN	mark.sletten@parkcity.org
LAURA SUESSER	laura.suesser@parkcity.org
DOUGLAS THIMM	douglas.thimm@parkcity.org
CHRISTIN VAN DINE	christin.vandine@parkcity.org

March 21, 2019

VIA E-MAIL (hannah.tyler@parkcity.org; jglidden@parkcity.org)

Park City Planning Commission
P.O. Box 1480
Park City UT 84060

Re: Woodside Phase II MPD Application

Dear Commissioners:

We are writing on behalf of Douglas Lee, a Park City resident with a home located at 1356 Empire Avenue, which is adjacent to the proposed Woodside Phase II MPD project. Mr. Lee is gravely concerned with numerous aspects of the project, including its facial failure to comply with many mandatory provisions of the Park City Land Management Code ("LMC") governing MPDs, as set forth below:

Parking

The MPD does not comply with the LMC parking requirements. Because this is an affordable housing MPD, Section 15-6-7 applies. Subsection (F) of that section provides that "[o]ff-street parking will be required at a rate of one (1) space per Bedroom." There are 11 three-bedroom units, 10 two-bedroom units, and 37 one-bedroom/studio units in the project. That totals 90 bedrooms, which in turn requires 90 off-street parking spaces. Yet the project purportedly provides only 71 off-street parking spaces, which is clearly insufficient.

In reality, the project does not even provide for 71 spaces. Instead, applicant provides fewer parking spaces that are simply 50% wider than normal and then claims two such spaces as three. That clearly does not comport with the plain language or intent of Section 15-6-7. Additionally, the off-street parking for the project is split between two lots and is only accessible by the residents in those particular lots. For example, the Empire Townhomes on Lot 1 consist of 5 three-bedroom units and one two-bedroom unit. That totals 17 bedrooms, which requires 17 parking spaces pursuant to Section 15-6-7. But the plans call for just six parking spaces for the entire building. That does not comply with Section 15-6-7 either.

Frankly, the plans would not even satisfy the default parking requirements for a non-affordable housing MPD under Section 15-3-6, which the applicant appears to erroneously assume applies. Under that section, a multi-family dwelling between 1000-2000 sq. ft. requires 1.5 parking spaces. That does not mean that an applicant can instead provide one parking space that is merely 50% wider than normal. Such an interpretation would mean that the requirement of 1.5 parking spaces per unit would provide precisely the same number of parking spaces as the 1.0 parking spaces per unit requirement. That would lead to an absurd

ATTORNEYS AT LAW

result and render the 1.5-parking space per unit requirement superfluous, in direct contravention of the rules of statutory construction. Again, taking the Empire Townhouses as an example, based on the square footage of each unit, Section 15-3-6 would require 1.5 parking spaces per unit. That should result in nine parking spaces for the building. Instead, the applicant is providing just six spaces that are 50% wider. That is surely not what Section 15-3-6 contemplates or requires.

Open Space

The MPD also does not comply with the open space requirements of Section 15-6-7. Subsection (G) requires that a "minimum of fifty percent (50%) of the Parcel shall be retained or developed as open space." By the applicant's own calculations, the MPD includes only 45.79% of open space. Even that percentage is overstated. Applicant improperly includes decks on the roof of the parking structure in its open space calculations, but Subsection (G) expressly states that "[o]pen space may not be utilized for streets, roads, or Parking Areas." The definition of "open space" in the LMC likewise specifically excludes "Buildings or Structures."

Although Subsection (G) provides that the Planning Commission may reduce the required open space to "not less than forty percent (40%)," it may do so only if it makes a finding that "additional on or Off-Site amenities, such as playgrounds, trails, recreation facilities, bus shelters, significant landscaping, or other amenities will be provided above any that are required." Here, there are no such additional amenities. To the contrary, the MPD would demolish a community senior center currently located on the property, without any concrete plans for relocation, and thereby significantly reduce community amenities in the process.

Even if the open space requirements of Section 15-6-5 were to apply instead of Section 15-6-7, which is not the case, the applicant does not meet those requirements either. Subsection (D) of that section provides that the MPD "shall contain a minimum of sixty percent (60%) open space." That requirement is clearly not met. Subsection (D) alternatively provides that "for Applications proposing the redevelopment of existing Developments," the Planning Commission may reduce the required open space to 30%, but that exception does not apply here. Lot 1 has no existing structure or improvement to redevelop and therefore must meet the 60% requirement, which it does not come close to meeting.

Setbacks

The MPD also fails to comply with the setback requirements in Section 15-6-5. Subsection (C) requires that the "minimum Setback around the exterior boundary of an MPD shall be twenty five feet (25') for Parcels one (1) acre or larger in size." According to the plans, the parcel of land that is the subject of the MPD application is 1.49 acres in size. The project must therefore have an exterior boundary of 25'. Instead, the project boundary varies from merely 10-20'.

Exceptions to this mandatory setback requirement can only be made if the Planning Commission makes a finding that "it is necessary to provide desired architectural interest and variation." Yet there is no claim by the applicant that this is the case and no factual basis upon which the Planning Commission could possibly make such a finding.

Density

Section 15-6-5(A) requires the applicant to provide a Site Suitability Analysis in order to determine the "type of Development, number of units and Density permitted on a given Site." We are unaware of any such analysis and none was provided by the City in response to a recent GRAMA request. In any event, density "shall not exceed the maximum Density in the zone, except as otherwise provided in this section."

It appears that the applicant is also claiming entitlement to an additional 20 U.E.s over what would otherwise be permitted in the RC zone in which it is located. That "bonus" amount appears to be requested pursuant to Section 15-6-7(E), which provides that "[t]he reviewing agency may increase the allowable Density to a maximum of twenty (20) Unit Equivalents per acre." That maximum amount should not be granted here given the fact that this is a residential neighborhood located on historic, narrow streets already substantially past capacity in terms of traffic and street parking.

Child Care

The MPD does not comply with the child care requirements in Section 15-6-5. Subsection (K) provides that a "Site designated and planned for a Child Care Center may be required for all new single and multi-family housing projects if the Planning Commission determines that the project will create additional demands for Child Care." Given that these are multi-bedroom affordable housing units, the Planning Commission could not possibly conclude that the project would not create additional demands for child care. To the contrary, the only possible conclusion is that such units would be occupied by families with both parents working to make ends meet and that those families would certainly require child care. Plans for such much therefore be a component of this MPD project.

CUP Criteria

In addition to failing to meet the mandatory MPD requirements, the project will also fail under the 15-factor CUP analysis.

First, the size and location of the project are inappropriate for this historic residential neighborhood and its narrow streets, no sidewalks, an extremely limited parking.

Second, there are major traffic and parking issues already on Empire and Woodside, which are the streets feeding into this development. Although the applicant claims that Woodside is a "low traffic access boulevard," nothing could be further from the truth. Like Empire, Woodside is an extremely narrow, crowded street with no sidewalks or on-street parking. In the winter, it is barely accessible. And both Empire and Woodside are crowded with pedestrians slipping, falling, and dropping skis and poles in the middle of the street as they attempt to navigate the treacherous conditions to reach the resort. Adding 58 new units primarily comprised of 2-3 bedroom units to this small neighborhood and these streets will unbearably compound already impossible traffic, pedestrian, and parking problems.

Third, emergency vehicle access is already incredibly difficult given the road and traffic situation. Mr. Lee personally observed an ambulance unable to get through Empire this winter because of the traffic and road conditions. Again, the MPD would add 58 units and twice that many cars to these narrow, crowded roads.

Fourth, as detailed above, the off-street parking is insufficient as a matter of law under the LMC. The lack of on-street parking will only compound the parking shortage and problems.

Fifth, the massing and bulk of the buildings is substantial and will overwhelm this small residential neighborhood.

Sixth, as detailed above, the open space is insufficient as a matter of law and largely consists of low-value border plantings.

Seventh, the proposed project is not compatible with the surrounding historic structures in mass or scale.

Given the intrinsic infrastructure issues and large scale of the project, there do not appear to be any conditions that could reasonably mitigate these impacts.

Required Findings and Conclusions of Law

Section 15-6-6 requires the Planning Commission to make various findings before it can approve an MPD. Those requirements include the following:

- The MPD "complies with all the requirements of the Land Management Code"
- The MPD "meets the minimum requirements of Section 15-6-5"
- The MPD "provides the highest value of Open Space"
- The MPD is "Compatible in Use, scale, and mass with adjacent Properties and promotes neighborhood Compatibility . . . and protects residential neighborhoods and Uses"
- The MPD "provides amenities to the community so that there is no net loss of community amenities".

For the reasons stated above, none of these findings can reasonably be made here. The MPD clearly does not comply with the provisions of the LMC, including the minimum requirements of 15-6-5 or 15-6-7. The purported open space identified in the MPD is insufficient and certainly not of "highest value" in any sense of the word. The MPD is also plainly incompatible with the residential neighborhood into which it would be shoe-horned and would only further deteriorate the already deplorable traffic, pedestrian, and on-street parking situation in the neighborhood—particularly given the grossly insufficient off-site parking spaces. The MPD would also result in the loss of a large community senior center currently located on the property without any offsetting community amenities provided. Because the Planning Commission cannot make the requisite findings for approval of the MPD, the proposed project cannot be approved in its current form.

Thank you for your consideration of these serious concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Nicole M. Deforge', with a stylized, flowing script.

Nicole M. Deforge

cc: client

Douglas B. Lee
1776 Park Ave., Suite #4
Park City, Utah 84060

VIA EMAIL (Council_Mail@parkcity.org)

Park City Municipal Corporation
Attn: City Council
445 Marsac Avenue
Park City, UT 84060

Re: Woodside Phase II Development – January 29, 2019 Design Review Meeting

Dear Council:

My family are owners and residents of 1356 Empire Ave., which is adjacent to the Empire Ave. portion of the proposed Woodside Phase II ("Phase II") project. Since originally acquiring an interest in our home in the early 1980's, we have been loyal and respectful Park City property owners and taxpayers. We have also significantly reinvested in the Park City economy (and in our property), having completed an extensive ground up renovation in 2012.

As you can imagine, since acquiring our property nearly 40 years ago, we have witnessed the exponential growth of Park City and, in particular, the Resort Center area. With an extended family that includes my two parents, me and my four siblings and 16 grandchildren who frequently utilize the house, we feel that the Phase II development presents a significant threat to our "quality of life" and the safety of our children due to over-development/bulk proposed on the site and the negative impact of increased traffic and parking issues on an already saturated Empire Ave. As a trained architect (Bachelor of Architecture, UC Berkeley; Licensed Architect, Washington, DC) who specialized in designing new additions to historic districts, I feel I am well qualified to assess the impact of Phase II on our property.

As mentioned above, my objections primarily relate to the bulk of the project and the incremental pedestrian and traffic generation on Empire Avenue and the associated parking shortages.

Bulk

With regards to the bulk of the project, my understanding is that zoning allows 1.0 FAR (with a potential bonus for the inclusion of affordable housing). In addition, I believe that the Planning Commission will consider a maximum lot coverage ratio of 40-60%. I have been told that this project has been designed to utilize essentially the maximum possible square footage and lot coverage. Why is that necessary? Since the project is being funded by Park City's Affordable Housing Fund and the quality of life for all Park City residents is the objective of PCMC, why not allow some cushion rather than maximizing the bulk/building area on the site?

With regards to the bulk/building area for the portion of Phase II immediately adjacent (to the south) of my family's property at 1356 Empire Ave., I would make the following observations:

- Most of the existing buildings on the 1300 block of Empire Ave. are set well back from the street whereas the Phase II building is positioned very aggressively to the edge of the minimum setback line;
- Most of the buildings on the 1300 block of Empire Ave. are built to well less than maximum allowable FAR whereas Phase II has been designed to nearly maximize FAR (.89);
- Most of the buildings on Empire Ave. are configured to accommodate automobiles in front driveways ONLY rather than the high volume, smog-creating active driveway for use by multiple vehicles in Phase II;
- Most of the buildings on the 1300 block of Empire Ave. support parking for only 2-4 cars per lot/curb cut compared to the Empire Ave. parking garage entrance for Phase II which appears to serve at least 12 spaces (and possibly up to 56 spaces) through a single curb cut on Empire;
- Because of the height, bulk and lack of setback of Phase II on Empire Ave., there is significant impact to the light and air reaching our property at 1356 Empire. Of particular note, the north facing clearstory windows and shed roofs on Phase II create an imposing, shaded, dark corridor along our joint property line;
- While the height of the proposed building appears to be within code, it bears repeating that, with the bulk of Phase II located so close to Empire Ave., the perception from the street will be of a hulking structure compared to Phase II's neighbors on Empire.

Traffic/Parking

There will also be a significant impact on vehicular and pedestrian traffic and parking from the project, along with a corresponding increased risk to our children and other pedestrians. The project currently calls for 60 units of primarily one-, two-, and three-bedroom housing—a marked increase from the 48 units previously proposed. Even if each of these units generated only one vehicle per unit, which is not remotely plausible, that would mean an additional 60 vehicles on the narrow Empire neighborhood streets. In reality, it is far more likely that there will be at least two vehicles per unit and, given that families are expected to occupy many of the larger two- and three-bedroom units, considerably more than that. Therefore, a more realistic estimation would be an additional 150 vehicles generated from this project, all traveling on these narrow roads and in need of parking. These are not seasonal or part-time residences—they will be occupied year-round as affordable housing units and will have a year-round need for parking. Yet, according to the most recent plans, only 64 parking spaces are contemplated for the entire project, meaning that all other vehicles will have to find space on already crowded, often impassable historic streets.

As a regular visitor to Park City over the last 38 years, I've been witness to the growth in traffic volume and to the increasing challenge for family members who must cross Empire Ave. dozens of times each ski season to reach the Resort Center. I fully agree with the sentiments expressed during the Treasure Hill planning meetings by THINC, Avenue Consultants and local residents who gave testimony to the congestion, travel delays and pedestrian dangers of Empire Ave. Traffic and travel delays on Empire Ave. have continued to worsen. All day long, drivers enter and exit the PCMR parking lot along Empire as well as via Manor Way. Similarly, the City buses add significant volume, exiting PCMR via Manor Way to Empire. As discussed during the Treasure Hill proceedings, the Park Ave./Empire Ave. intersection is of particular concern as, during peak periods, the PM rush hour traffic can back up Empire all the way to

the 1300 block. While the Treasure Hill studies showed adequate traffic capacity on Empire during normal conditions, there are frequently conditions that are less than ideal which cause travel delays and serious life safety issues.

Even under ideal conditions, we worry about our kids crossing Empire Ave. Most of the traffic volume on Empire is generated by drivers utilizing the Resort Center drop off/pick up area near the ramp to the Plaza. Drivers must depart the parking lot to the south, turn left onto Manor Way and then left again onto Empire. Most of the time, these drivers are just beginning to gain speed as they travel north/downhill on Empire and haven't necessarily had sufficient time (and the visibility) to scan the roadway ahead for pedestrians. Due to the lack of traffic controls, crosswalks, sidewalks, etc. on Empire, our kids have had numerous close calls. The risks rise materially with extra volume around holidays, Sundance, snowy weather and Garbage Day.

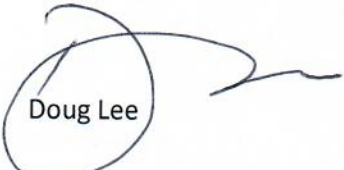
Requested Mitigations and Conclusion

In summary, due to the excess bulk of the project and the harmful level of increased traffic generation and parking demand, I believe that the Phase II project as designed is inconsistent with the purpose of the Recreation Commercial Zone. I believe the project would not be suitable without the following reasonable mitigations to reduce life safety risks to my family (and other Park City visitors) as well as to reduce the detrimental impact on the Empire Ave. and the surrounding neighborhoods:

- Increase setback of Phase II project from Empire Ave.
- Decrease height of Phase II project at Empire Ave.
- Decrease overall density and increase open space of Phase II project
- Eliminate parking garage access from Empire Ave. for more than 2-4 cars
- Increase distance (north/south) between Phase II and my home
- Develop a traffic mitigation plan for Empire Ave. during peak periods
- Add life safety improvements (crosswalks, sidewalks and/or traffic lights) on Empire Ave.

Please don't hesitate to contact me if I can be of further assistance. And thanks in advance for your consideration.

Kind regards,


Doug Lee

**Exhibit E: 1302 Norfolk Avenue
Historic Sites Inventory (HSI) Form**

HISTORIC SITE FORM
PARK CITY MUNICIPAL CORPORATION (07-15)

1 IDENTIFICATION

Name of Property: **House at 1302 Norfolk Avenue**

Address: **1302 Norfolk Avenue**

Alternative Address:

City, County: **Park City, Summit, Utah**

Tax Number: **SA-283**

Current Owner Name: **418 Centennial Circle LLC**

Current Owner Address: **11610 Bellagio Rd**

Los Angeles, CA 90049

Legal Description (include acreage): **BEG AT SE COR BLK 24 SNYDERS ADDITION TO PARK CITY TH N 54*01' E 45 FT; N 35*59' W 80 FT; S 54*01' W 45 FT; S 35*59' E 80 FT TO BEG 1302 NORFOLK CONT**

2 STATUS/USE

Property Category

☒ building(s), main
☐ building(s), attached
☐ building(s), detached
☐ building(s), public
☐ building(s), accessory
☐ structure(s)

Evaluation

☐ Landmark Site
☒ Significant Site
☐ Not Historic

Use

Original Use: **single dwelling**

Current Use: **single dwelling**

National Register of Historic Places: ☒ Ineligible ☐ Eligible ☐ listed (date:)

3 DOCUMENTATION

Photos: Dates

☒ digital: **June 2016**
☒ prints: **1968 tax photo**
☐ historic:

Research Sources (check all sources consulted, whether useful or not)

☒ abstract of title
☐ tax card & photo
☐ building permit
☐ sewer permit
☒ Sanborn Maps
☐ obituary index
☐ city directories/gazetteers
☐ census records
☐ biographical encyclopedias
☒ newspapers
☒ city/county histories
☐ personal interviews
☐ USHS History Research Center
☒ USHS Preservation Files
☐ USHS Architects File
☐ LDS Family History Library
☒ local library: **Park City Museum**
☐ university library(ies):

Drawings and Plans

☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans available at:
☒ other: **survey, 7/26/2006**

Bibliographical References (books, articles, interviews, etc.)

Attach copies of all research notes, title searches, obituaries, and so forth.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: **other residential type / vernacular style** No. Stories: **1**

Foundation Material: **concrete** Wall Material(s): **wood siding**

Additions: ☐ none ☒ minor ☐ major (describe below) Alterations: ☐ none ☒ minor ☐ major (describe below)

Number of associated outbuildings **0** and/or structures **0**.

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

The house was constructed as an early interpretation of the Colonial style ranch during the Great Depression. The house is one-story in height with a low-pitch roof and it is nearly square in form with a length-to-width ratio of less than 2:1. The gable on the façade (east) elevation was shallow and the house has clipped gables on the side elevations. The house is characterized by its picture windows and front bay window. The siding materials are consistent with those typical of the era—wide horizontal siding and wide vertical siding on the gables. According to the tax cards, an addition was constructed on the north elevation of the house c.1967. Sometime after 1967, the original shallow-gable dormer above the front door on the east elevation was replaced with a larger shed dormer.

5 HISTORY

Architect/Builder: **unknown**

Date of Construction: **1932**

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing).

(see instructions for details)

☐ Agriculture	☐ Economics	☐ Industry	☐ Politics/
☒ Architecture	☐ Education	☐ Invention	☐ Government
☐ Archeology	☐ Engineering	☐ Landscape	☐ Religion
☐ Art	☐ Entertainment/	☐ Architecture	☐ Science
☐ Commerce	☐ Recreation	☐ Law	☐ Social History
☐ Communications	☐ Ethnic Heritage	☐ Literature	☐ Transportation
☐ Community Planning	☐ Exploration/	☐ Maritime History	☒ Other: Mining
☐ & Development	☐ Settlement	☐ Military	
☐ Conservation	☐ Health/Medicine	☐ Performing Arts	

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

6 SIGNIFICANCE

Architect: ☐ Not Known ☐ Known: (source:)

Date of Construction: c. 1932¹

Builder: ☐ Not Known ☐ Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- ☐ Settlement & Mining Boom Era (1868-1893)
- ☐ Mature Mining Era (1894-1930)
- ☒ Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries. However, by the mid-twentieth century, most mines in Park City had closed, the population had dwindled, and building activity nearly ceased. Though the few houses built during this period generally reflect the types and styles used in communities throughout Utah, they were constructed in a way that reinforces the settlement patterns of Park City's significant mining era. They are both modest in scale and tightly packed on the hillsides, contributing to the overall character of the community. This is one of the few extant houses to be constructed during the Great Depression.

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

Gordon Tessman (1899-1962) was a US Navy veteran of World War I; Park City Councilman from 1933-1937; commander of the Park City Post of the Veterans of Foreign Wars; a radio service and repairman; and custodian at the Park City Post Office in 1962.

Ernest De Jonghe (1904-1970) was born in Rouler, Belgium, but immigrated with his family to the United States in 1906. He was raised in Park City, beginning in 1908, attending local schools. He was a miner at the Spiro Tunnel, stationary engineer at the west end shaft of the Spiro Tunnel, and shift boss at the Silver King over the course of his mining career.

Frank Carpenter (1923-1972) was a member of the LDS Church, World War II Veteran, and owner and operator of Bill's Inc.

Julian Hibbert (1909-1990) had a long career with the Park City School District. In 1940, he was in the English Department at the Park City High School. He taught eighth grade in 1941, and was principal at the Marsac School in 1943.

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

At the time of this house's construction, Park City was suffering through the Great Depression and no construction was occurring, yet this house was built in the Colonial ranch style that was popularized after World War II. The style evolved from the more Traditional Cape Cod style homes. This style is epitomized by its one-story square or rectangular plan with a clipped side gable roof form. Colonial Revival Ranch styles are typically clad in brick or wood siding, and this house uses a wide-plank horizontal siding on the walls and vertical siding in the gables which was a typical treatment of the time period. The main entrance is located beneath a projecting gable dormer on the center of the roof. The bay window directly south of the main entrance highlights the location of the front door. Large rectangular divided-light windows are located on the corners of the house, typical of this era as well.

1302 Norfolk, Park City, Summit County, Utah

Historic Site Form—continuation sheet



1302 Norfolk Avenue. West Elevation. June 2016.



1302 Norfolk Avenue. Northwest oblique. June 2016.



1302 Norfolk Avenue. East Elevation. June 2016.



1302 Norfolk Avenue. South Elevation. June 2016.

Woodside Park, Phase II Proposed Housing Project FAQs

1. **Is the Woodside Park, Phase II proposed housing project subject to the same laws and regulations as any other property owner or developer wanting to develop or re-develop property in Park City?** Yes. The City follows the same regulatory requirements as any other Park City development proposal.
2. **Is the City violating any provisions of the Land Management Code (LMC) and Master Planned Development (MPD) regulations for parking, open space, setbacks, and treatment of the historically significant property at 1302 Norfolk Avenue?** No, the City is not acting in violation of the LMC and MPD regulations as follows:

- **Parking:** The Woodside Park, Phase II Housing project is providing 71 parking spaces, which is 8 more spaces than required based on the code parking calculations that are based on the number and size of the housing units.
- **Setbacks:** The Planning Commission has authority to decrease perimeter setbacks from 25 feet for MPD applications that are one acre or larger, to the zone required setbacks if it is necessary to provide desired architectural interest and variation.

The Woodside Park, Phase II Housing project is requesting use of the zone required setback to align with neighboring property buildings along Empire, Norfolk, and Woodside Avenues. This request does NOT increase the allowed density to be built on the site.

- **Open Space:** The Planning Commission has authority to reduce the required open space to 30% in exchange for project enhancement. The Woodside Park, Phase II Housing project is proposing 44.76% open space and project enhancements, including: 52 deed restricted affordable housing units; a public access easement running east-west linking Woodside Park, Phase II Housing project and Park Avenue to Empire Avenue and the Park City Mountain Resort base area; common plaza/gathering landscaped areas; public art opportunities; extra bicycle parking capacity (36 total); and a trail connecting Norfolk Avenue to the east-west public access easement.
 - **Historic Preservation of 1302 Norfolk Avenue:** At this time, no physical modifications to the historically “Significant” single family home are requested. Any future work will require a Historic District Design Review (HDDR) application.
3. **How has the City received public input from the neighbors and community?** Throughout the process, the Affordable Housing Team has conducted public outreach efforts during the following events:

Public Open Houses:

- Tuesday, March 20, 2018 – 4:00-6:00 p.m. – Miner’s Hospital
- Tuesday, March 27, 2018 – 5:00-7:00 p.m. – Park City Library

- Tuesday, September 11, 2018 – 7:00 p.m. – Park City Library (in cooperation with the Sustainability Department)
- Tuesday, September 18, 2018 – 5:00-7:00 p.m. – Park City Library

Digital Public Engagement:

- Neighborhood E-mail Blasts: the Affordable Housing staff collected emails from interested neighbors and sent out informational emails about public events taking place along with contact information for further questions or comments.
- Engage Park City: The project has been posted on the Engage Park City website. The site allows the general public to look at proposed plans and provide feedback.

- 4. How was the size of the Woodside Park, Phase II project determined to be code compliant and appropriate?** The size of a project is measured as density, height limits and setback requirements from the property lines. The density is measured in the Land Management Code (LMC) as Floor Area Ratio (FAR) and defined as the maximum allowed Gross Floor Area divided by the Area of the Lot or Parcel. The Recreation Commercial (RC) zoning allows up to a 1.0 FAR.

The Woodside Park, Phase II Housing project is proposing a 0.938 FAR and does not exceed the maximum density in the zone. In addition, the project proposal does not exceed the zone maximum height of 35 feet above existing grade or 40 feet if the roof is sloped at a pitch that is 4:12 or higher.

The configuration of the buildings within the development takes careful consideration for the surrounding developments. Multi-Unit Dwellings and/or Triplex Dwellings that abut Woodside Avenue and Empire Avenue are consistent with the development patterns of the streetscape.

- 5. How were the Woodside Park, Phase II traffic impacts and parking requirements determined?** The traffic impacts were assessed by third party traffic engineers. Traffic counts were taken, and the data was analyzed to determine if increase traffic from the project would affect the level of service that each street is designed for. The study concluded that both streets will continue to operate at an acceptable level after the development is completed so no mitigation efforts are required. The traffic analysis report is included in the MPD application materials that were submitted to the [Planning Commission](#).

- 6. How is the Woodside Park, Phase II affecting the “Significant” single-family dwelling adjacent to the project at 1302 Norfolk?** The Woodside Park, Phase II project is not modifying the “Significant” single-family dwelling at 1302 Norfolk Avenue. The single-family dwelling at 1302 Norfolk Avenue will remain on its own separate lot. The lots adjacent to the 1302 Norfolk home to the north were incorporated into the Woodside Park, Phase II project to allow for utility access. The existing sheds and garage that are currently on the adjacent lots are not historic will be taken down.

- 7. Why is the City allowed to use the Master Planned Development process for this project?** A Master Planned Development (MPD) is a Conditional Use in the Recreation Commercial (RC) zone. This requires that a Conditional Use application be approved by the Planning Commission. The Land

Management Code (LMC) does not require that projects containing affordable housing use the Master Planned Affordable Housing Development section of the LMC. The purpose of this section of code is to promote and encourage the private sector to develop affordable housing. The benefit of the Master Planned Affordable Housing Development is the possibility of density bonuses for projects that are 100% affordable.

The Woodside Park, Phase II project is not requesting any density bonuses, nor is the project 100% affordable.

This information is prepared by Affordable Housing staff and project team to address public comment. Additional information will be provided at the applicable public hearings and open houses. Final determinations under the Land Management Code regarding pending applications will be made by the appropriate land use authority.

Park City Municipal Corporation Executive Office's Generic Response to all Public Comment Received by the City Council and Mayor

From: Matt Dias
Sent: Wednesday, May 15, 2019 12:18 PM
To: Hannah Tyler; Jason Glidden; Anne Laurent
Subject: Fwd: Public Comments on Woodside Phase II Project

Hi _____ - Thank you for contacting the City Council and Mayor. They have read your email, and asked that I respond to your concerns regarding the pending land use matter at Woodside Avenue – Housing Project Phase II.

Accordingly, the City's Housing Team has prepared a host of information in an attempt to comprehensively address some of the public comment received to date, your client's included. Please see below:

1. [Woodside Ave Phase II Frequently Asked Questions](#) – Online, the FAQs respond directly to questions posed to date (parking, setbacks, historic compliance, density, etc.);
2. **Community Housing Open-House** – Monday, May 20th at PCMC Library (the project team and Housing staff on-hand to answer questions and concerns).
 - a. Flyers were hand delivered to the neighborhood on Friday.
3. [Planning Commission](#) – Wednesday, May 22nd – Staff will proactively address concerns in a written staff report and opening presentation. Further public hearing and input will be taken;
 - a. Ultimately, Planning Commission will determine whether this proposal complies with existing zoning standards, after further public input and hearings; and
4. [Letter to the Editor – Community Housing](#) – Published in Saturday's Park Record.

Again, thank you for contacting us with your concerns. I hope the Frequently Asked Questions provide some additional clarity and answers to direct questions and concerns. Further, we really hope you can join us at either the Open-House or the next Planning Commission meeting's next week.

Many thanks,
Matt Dias

Matthew J. Dias
Assistant City Manager
Park City Municipal Corporation
p. 435.615.5180
c. 435.565.0617
e. matt.dias@parkcity.org

Planning Commission Staff Report



Subject: Woodside Park Affordable Housing
Project Phase II
Project #: PL-18-03862
Author: Hannah M. Tyler, AICP, Senior Planner
Date: May 22, 2019
Type of Item: Administrative –Conditional Use Permit

Summary Recommendations

Staff recommends that the Planning Commission review the submitted Conditional Use Permit for the Multi-Unit Dwellings, hold a public hearing, and consider approving the requested application based on the Findings of Fact, Conclusions of Law, and Conditions of Approval for the Commission's consideration.

Description

Applicant: Park City Municipal Corporation, Represented by Method Studios (Jarrett Moe and Gentry Griffin, Project Architects)
Location: 1321 Woodside Avenue, 1361 Woodside Avenue, 1302 Norfolk Avenue, and 1330 Empire Avenue
Zoning District: Recreation Commercial (RC) Zoning District
Adjacent Land Uses: Single-Family, Multi-Family, Municipal Uses, Recreation/Resort Uses, Parking
Reason for Review: Conditional Use Permit applications are reviewed and approved by the Planning Commission

Disclosure: Park City Municipal Corporation owns the property.

Proposal

Phase II of the Woodside Park Affordable Housing Project will be located between Woodside Avenue and Empire Avenue, with a small portion of the development abutting Norfolk Avenue. There will be a total of 58 units, 52 of which will be deed restricted Affordable Housing units. The scope of the project has triggered Conditional Use Permit review for the Master Planned Development and the following Multi-Unit Dwellings within the project boundary:

- Two (2) Deed restricted Multi-Unit Dwellings centrally located on Lot 2 and accessed via Woodside Avenue. There will be a total of 46 "flats" comprised of studio, one (1), and two (2), bedroom units split between two (2) Multi-Unit Dwellings
- A Multi-Unit Dwelling abutting Empire Avenue which will contain five (5) market rate townhomes style attached units

The Conditional Use Permit application was deemed complete on February 1, 2019.

Background

Please reference the March 27, 2019 Planning Commission meeting staff report for a complete background ([Staff Report](#), page 4).

Purpose

The purpose of the Recreation Commercial (RC) District is to:

- A. allow for the Development of hotel and convention accommodations in close proximity to major recreation facilities,
- B. allow for resort-related transient housing with appropriate supporting commercial and service activities,
- C. encourage the clustering of Development to preserve Open Space, minimize Site disturbance and impacts of Development, and minimize the cost of construction and municipal services,
- D. limit new Development on visible hillsides and sensitive view Areas,
- E. provide opportunities for variation in architectural design and housing types,
- F. promote pedestrian connections within Developments and to adjacent Areas,
- G. minimize architectural impacts of the automobile,
- H. promote the Development of Buildings with designs that reflect traditional Park City architectural patterns, character, and Site designs,
- I. promote Park City's mountain and Historic character by designing projects that relate to the mining and Historic architectural heritage of the City, and
- J. promote the preservation and rehabilitation of Historic Buildings.

Analysis

Conditional Uses are subject to review according to the Conditional Use Permit Criteria set forth in [LMC 15-1-10](#) Staff has provided analysis for each Conditional Use Permit Criteria below:

LMC 15-1-10(E) Review: The Planning Department and/or Planning Commission must review each of the following items when considering whether or not the proposed Conditional Uses (Multi-Unit Dwelling) mitigates impacts of and addresses the following items:

1. Size and location of the site

No Unmitigated Impacts

The proposed project area is a total of 64,904 square feet - consisting of three (3) lots. A Plat Amendment is being processed concurrently to create a three lot subdivision (Plat Amendment staff report is in this Planning Commission meeting packet). The site is of sufficient size to accommodate the proposed project in compliance with all requirements of the Land Management Code.

The subject property is located in the vicinity of other Multi-Unit Dwellings with associated Parking Areas, Single-Family Dwellings, Municipal uses, and resort uses.

2. Traffic considerations including capacity of the existing Streets in the Area

No Unmitigated Impacts

The applicant has submitted a Traffic Study (Exhibit B) to further analyze the vehicular movement to and from the Public Right-of-Way. The submitted Traffic Study analyzes vehicular impacts to Empire Avenue and Woodside Avenue. The Traffic Study concludes that the trip generation of the proposed project will not have a negative impact on the Level of Service for either Empire Avenue or Woodside Avenue. Park Avenue is considered a Major Residential Collector. Even with the vehicle counts provided in the submitted Traffic Study, Park Avenue would still maintain a Level of Service within the acceptable delays for a 2-lane Collector street. The Traffic Study suggests that there is sufficient capacity on existing streets for this project.

3. Utility capacity

No Unmitigated Impacts

The applicant has submitted a Utility Plan (Exhibit A) for the entire project. The applicant has reached out to local utility agencies for their initial review. Utilities exist at or within to site. No issues with utility capacity have been identified at this time.

4. Emergency vehicle access

No Unmitigated Impacts

Emergency vehicles will access the site directly from Empire Avenue, Norfolk Avenue, and Woodside Avenue. No issues have been identified at this time.

5. Location and amount of off street parking

No Unmitigated Impacts

The total required Parking Spaces of the entire project is 63 Parking Spaces. The total number of Parking Spaces provided by the project is 71 Parking Spaces. The project has also triggered a requirement of 8 bicycle parking stalls. The applicant is providing 36 bicycle parking stalls. For further details, Sheet A901 details the Parking requirements by unit.

6. Internal vehicular and pedestrian circulation system

No Unmitigated Impacts

Vehicular access to the site is from Empire Avenue, Norfolk Avenue, and Woodside Avenue, public roads. Pedestrian access is from Empire Avenue, Norfolk Avenue, and Woodside Avenue. The project scope includes an Access Easement running east-west which will link the City Park and Park Avenue bus stops (from Woodside Park Phase I) to Empire Avenue. This access easement will provide an important link to future development and improve existing pedestrian circulation in the Lower Park Avenue core. Sidewalks external and internal to the site provide additional pedestrian connectivity.

7. Fencing, Screening and landscaping to separate the Use from adjoining Uses

No Unmitigated Impacts

A landscape plan has been submitted, see sheet A901.7 and A901.8. The applicant is proposing landscaping throughout the project that is consistent with the area,

including, but not limited to, natural turf, native grasses, deciduous trees, shrubs, and other alpine perennials consistent with requirements of the LMC.

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

No Unmitigated Impacts

The RC Zoning District allows up to a 1.0 Floor Area Ratio (FAR). The proposed development is proposing a .938 FAR. The proposed Density of the MPD does not exceed the maximum Density in the zone. The configuration of the buildings within the development takes careful consideration for the surrounding developments. Multi-Unit Dwellings and/or Triplex Dwellings that abut Woodside Avenue and Empire Avenue are consistent with the development patterns of the streetscape. The size and mass of the structure is compatible with the neighborhood because the units are broken up into smaller modules which added articulation and the varying the roof forms broke up the mass. The proposed Multi-Unit Dwellings comply with the Building Height requirements for the RC Zoning District. No Height exception is requested. The proposed Multi-Unit Dwellings will comply with the required setbacks pending Planning Commission approval of the Master Planned Development application.

9. Usable Open Space

No Unmitigated Impacts

As discussed in the Master Planned Development application (in this meeting packet), the proposed MPD area is a total of 64,904 square feet. The applicant is proposing 44.76% Open Space which equates to 29,051 square feet. The Usable Open Space equates to 34.19% of the site or 22,191 square feet.

10. Signs and lighting

No Unmitigated Impacts

The project has not yet proposed any signs for the project. The RC District allows signs as provided in the [Park City Sign Code, Title 12](#). The applicant has provided a lighting plan for the pedestrian easement. Any building lighting will be required to meet the requirements in the Park City LMC lighting regulations.

11. Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing

No Unmitigated Impacts

The proposed design is architecturally compatible with all surrounding structures, whether they are Single-Family Dwelling or Multi-Unit Dwelling or resort commercial structures. Buildings and units are broken up into smaller modules which adds architectural articulation compatible with surrounding structures. The varying roof forms break up the massing compatible with the neighborhood. Overall, staff finds that the proposed design is compatible with the surrounding Structures in mass, scale, style, design, and architectural detailing and consistent with architectural guidelines of the LMC.

12. Noise, vibration, odors, steam, or other mechanical factors that might affect people and property Off-site

No Unmitigated Impacts

The mechanical room for the proposed project is located within the building and is not accessible from the exterior of the building. The Fire Riser is an enclosed space and should not have negative impacts on the exterior of the structure as it relates to noise, vibration, odors, steam, or other mechanical factors. The applicant will be required to meet all standards and codes in regards to mechanical systems. Noise, vibration, odors, steam and other mechanical factors beyond normal scope of residential uses are not expected from a project of this type.

13. Control of delivery and service vehicles, loading and unloading zones, and Screening of trash pickup Areas

No Unmitigated Impacts

Delivery and Service vehicles may access the site from either Woodside Avenue, Norfolk Avenue, and Empire Avenue. Enclosed trash and recycling areas have been provided on site which included a total of four (4) dumpsters (two [2] Recycling and two [2] Trash) for the units on Lot 2 and 12 trash cans (6 Recycling and 6 Trash) for the Multi-Unit Dwelling (townhomes) abutting Empire Avenue. The trash cans will be stored in each townhome's garage. The Parking Garage will store the four (4) dumpsters.

14. Expected Ownership and management of the project as primary residences, Condominiums, time interval ownership, nightly rental, or commercial tenancies, how the form of ownership affects taxing entities

No Unmitigated Impacts

This Multi-Dwelling residential project is expected to be a Condominium Project under individual ownership. The Deed Restricted Multi-Unit Dwellings are being developed as Affordable Housing while the Market Rate Multi-Unit Dwellings abutting Empire Avenue will not be deed restricted.

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

No Unmitigated Impacts

The site is not located within the Sensitive Lands Overlay District. There are no known Physical Mine Hazards on the property. The site is within the Soils Ordinance Boundary and the site will have to meet the Soils Ordinance which is standard for all Development and is Condition of Approval #3 of the Plat Amendment.

16. Reviewed for consistency with the goals and objectives of the Park City General Plan; however such review for consistency shall not alone be binding.

No Unmitigated Impacts

As indicated in the Master Planned Development application staff report, staff finds that the proposed MPD fulfills the following Goals, Objectives, and/or Implantation Strategies of the General Plan:

- [Goal 3: Park City will encourage alternative modes of transportation on a regional and local scale to maintain our small town character](#), page 42.
 - Objective 3A, page 43.
 - Community Planning Strategies 3.1, 3.2, 3.3, 3.4, 3.5, page 44.
 - City Implementation Strategies 3.7, 3.11, 3.12, 3.15, page 45.
- [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 15% below 2005 levels in 2020](#), page 56.
 - Objectives 5A, 5B, 5C, page 57.
 - Community Planning Strategies 5.1, 5.2, 5.6, 5.8, page 58.
 - City Implementation Strategies 5.15, 5.17, 5.20, 5.24, page 59.
- [Goal 7: Life Cycle Housing: Create a diversity of primary housing opportunities to address the changing needs of residents](#), page 70.
 - Objectives 7A, 7B, page 71.
 - Community Planning Objectives 7.1, 7.1.3, page 72.
 - City Implementation Strategies 7.7, page 73.
- [Goal 8: Workforce Housing: Increase affordable housing opportunities and associated services for the workforce of Park City](#), page 74.
 - Objectives 8A, 8B, 8C, page 74.
 - Community Planning Strategies 8.1, 8.2, 8.8, page 76.
 - City Implementation Strategies 8.11, 8.15, 8.17, page 77.
- [Goal 15: Preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations](#), page 106.
 - Objectives 15A, 15B, 15E, page 107.
 - Community Planning Strategy 15.7, page 108.
 - City Implementation Strategies 15.16, page 109.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up at that time.

Notice

On May 8, 2019 the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published on the Utah Public Notice Website and Park Record on May 4, 2019 according to requirements of the Land Management Code.

Public Input

Public Input is included as Exhibit E of the MPD Staff Report (in this meeting packet).

Alternatives

1. The Planning Commission may approve the Conditional Use Permits for the Multi-Unit Dwellings at the Woodside Park Affordable Housing Project – Phase II, as conditioned or amended; or

2. The Planning Commission may continue the discussion on the Conditional Use Permits for the Multi-Unit Dwellings at the Woodside Park Affordable Housing Project – Phase II; or
3. The Planning Commission may deny Conditional Use Permits for the Multi-Unit Dwellings at the Woodside Park Affordable Housing Project – Phase II and direct staff to make Findings for this decision.

Significant Impacts

There are no significant fiscal impacts from this application that haven't been addressed.

Consequences of not taking action on the Suggested Recommendation

The applicant would have to modify the current design based on input from the Planning Commission.

Recommendation

Staff recommends that the Planning Commission review the submitted Conditional Use Permit for the Multi-Unit Dwellings, hold a public hearing, and consider approving the requested application based on the Findings of Fact, Conclusions of Law, and Conditions of Approval for the Commission's consideration.

Findings of Fact

1. The proposed site location consists of 1330 Empire Avenue, 1302 Norfolk Avenue ("Significant" Single-Family Dwelling), 1361 Woodside Avenue, and 1323 Woodside Avenue.
2. The proposed site is located in the Recreation Commercial (RC) Zoning District.
3. The site is known as the Woodside Park Affordable Housing Project Phase II.
4. Phase II of the Woodside Park Affordable Housing Project will be located between Woodside Avenue and Empire Avenue, with a small portion of the development abutting Norfolk Avenue. There will be a total of 58 units, 52 of which will be deed restricted Affordable Housing units.
5. In the RC Zoning District, multi-family units are a conditional use subject to review according to the Conditional Use Permit Criteria set forth in LMC 15-1-10.
6. The Conditional Use Permit application was deemed complete on February 1, 2019.
7. The applicant has submitted a Plat Amendment application for the Woodside Park Phase II Subdivision creating a 3-lot subdivision.
8. The scope of the project triggered Conditional Use Permit review for the following Multi-Unit Dwellings within the project boundary:
 - Two (2) Deed restricted Multi-Unit Dwelling Buildings centrally located on Lot 2 and accessed via Woodside Avenue. There will be a total of 46 "flats" comprised of studio, one (1), and two (2), bedroom units split between two (2) Multi-Unit Dwelling Buildings
 - A Multi-Unit Dwelling abutting Empire Avenue which will contain five (5) townhomes style attached units
9. There are no unmitigated impacts to LMC 15-1-10(E)(1) Size and location of the site, as the proposed project area is a total of 64,904 square feet - consisting of three (3) lots. A Plat Amendment is being processed concurrently to create a three lot

subdivision (Plat Amendment staff report is in this Planning Commission meeting packet). The subject property is located in the vicinity of other Multi-Unit Dwellings with associated Parking Areas, Single-Family Dwellings, Municipal uses, and resort uses.

10. There are no unmitigated impacts to LMC 15-1-10(E)(2) Traffic considerations including capacity of the existing Streets in the Area, as the proposed design meets the requirements for parking and the proposed Density of the entire MPD Project, is less than what is permitted under the LMC.
11. There are no unmitigated impacts to LMC 15-1-10(E)(3) Utility capacity, the applicant has submitted a Utility Plan and reached out to local utility agencies for their initial review. No issues have been identified at this time.
12. There are no unmitigated impacts to LMC 15-1-10(E)(4) Emergency vehicle access as Emergency vehicles will access the site directly from Empire Avenue, Norfolk Avenue, and Woodside Avenue. No issues have been identified at this time.
13. There are no unmitigated impacts to LMC 15-1-10(E)(5) Location and amount of off street parking, as the total required Parking Spaces of the entire project is 63 Parking Spaces. The total number of Parking Spaces provided by the project is 71 Parking Spaces. The project has also triggered a requirement of 8 bicycle parking stalls. The applicant is providing 36 bicycle parking stalls. For further details, Sheet A901 details the Parking requirements by unit.
14. There are no unmitigated impacts to LMC 15-1-10(E)(6) Internal vehicular and pedestrian circulation system, as Vehicular access to the site is from Empire Avenue, Norfolk Avenue, and Woodside Avenue, public roads. Pedestrian access is from Empire Avenue, Norfolk Avenue, and Woodside Avenue. The project scope includes an Access Easement running east-west which will link the City Park and Park Avenue bus stops (from Woodside Park Phase I) to Empire Avenue. This access easement will provide an important link to future development and improve existing pedestrian circulation in the Lower Park Avenue core. Sidewalks external and internal to the site provide additional pedestrian connectivity.
15. There are no unmitigated impacts to LMC 15-1-10(E)(7) Fencing, Screening and landscaping to separate the Use from adjoining Uses, as a landscape plan has been submitted, see sheet A901.7 and A901.8. The applicant is proposing landscaping throughout the project that is consistent with the area, including, but not limited to, natural turf, native grasses, deciduous trees, shrubs, and other alpine perennials.
16. There are no unmitigated impacts to LMC 15-1-10(E)(8) Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots, as the RC Zoning District allows up to a 1.0 Floor Area Ratio (FAR). The proposed development is proposing a .938 FAR. The proposed Density of the MPD does not exceed the maximum Density in the zone. The configuration of the buildings within the development takes careful consideration for the surrounding developments. Multi-Unit Dwellings and/or Triplex Dwellings that abut Woodside Avenue and Empire Avenue are consistent with the development patterns of the streetscape. The size and mass of the structure is compatible with the neighborhood because the units are broken up into smaller modules which added articulation and the varying the roof forms broke up the mass. The proposed

Multi-Unit Dwellings comply with the Building Height requirements for the RC Zoning District. No Height exception is requested.

20. There are no unmitigated impacts to LMC 15-1-10(E)(9) Usable Open Space, as the proposed MPD area is a total of 64,904 square feet. The applicant is proposing 44.76% Open Space which equates to 29,051 square feet. The Usable Open Space equates to 34.19% of the site or 22,191 square feet.
21. There are no unmitigated impacts to LMC 15-1-10(E)(10) Signs and lighting, as the project has not yet proposed any signs for the project. The RC District allows signs as provided in the [Park City Sign Code, Title 12](#). The applicant has provided a lighting plan for the pedestrian easement. Any building lighting will be required to meet the requirements in the Park City lighting regulations.
22. There are no unmitigated impacts to LMC 15-1-10(E)(11) Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing, as the proposed design is architecturally compatible with all surrounding structures, whether they are Single-Family Dwelling or Multi-Unit Dwelling or resort commercial structures. Overall, staff finds that the proposed design is compatible with the surrounding Structures in mass, scale, style, design, and architectural detailing.
23. There are no unmitigated impacts to LMC 15-1-10(E)(12) Noise, vibration, odors, steam, or other mechanical factors that might affect people and property Off-site, as the applicant will be required to meet all standards and codes in regards to mechanical systems. Mechanical factors beyond normal scope are not expected from a project of this type.
24. There are no unmitigated impacts to LMC 15-1-10(E)(13) Control of delivery and service vehicles, loading and unloading zones, and Screening of trash pickup Areas, as Delivery and Service vehicles may access the site from either Woodside Avenue, Norfolk Avenue, and Empire Avenue. Enclosed trash and recycling areas have been provided on site which included a total of four (4) dumpsters (two [2] Recycling and two [2] Trash) for the units on Lot 2 and 12 trash cans (6 Recycling and 6 Trash) for the Multi-Unit Dwelling (townhomes) abutting Empire Avenue. The trash cans will be stored in each townhome's garage. The Parking Garage will store the four (4) dumpsters.
25. There are no unmitigated impacts to LMC 15-1-10(E)(14) Expected Ownership and management of the project as this Multi-Dwelling residential project is expected to be a Condominium Project under individual ownership. The Deed Restricted Multi-Unit Dwellings are being developed as Affordable Housing while the Market Rate Multi-Unit Dwellings abutting Empire Avenue will not be deed restricted.
26. There are no unmitigated impacts to LMC 15-1-10(E)(15) Within and adjoining the Site, impacts on Environmentally Sensitive Lands, Slope retention, and appropriateness of the proposed Structures to the topography of the Site, as the site is not located within the Sensitive Lands Overlay District.
27. There are no unmitigated impacts to LMC 15-1-10(E)(16) Reviewed for consistency with the goals and objectives of the Park City General Plan; however such review for consistency shall not alone be binding, as the proposed project fulfills several Goals, Objectives, and/or Implantation Strategies of the General Plan.
28. On May 8, 2019 the property was posted and notice was mailed to property owners

within 300 feet. Legal notice was also published on the Utah Public Notice Website and Park Record on May 4, 2019 according to requirements of the Land Management Code.

29. The Findings in the Analysis section of this report are incorporated herein.

Conclusions of Law

1. The application complies with all requirements of the LMC and satisfies all Conditional Use Permit review criteria for a Multi-Unit Dwelling as established by the [LMC 15-1-10](#).
2. The Use, as conditioned, is Compatible with surrounding Structures in Use, scale, mass and circulation; and
3. The effects of any differences in Use or scale have been mitigated through careful planning.
4. The Master Planned Development containing Multi-Unit Dwellings is hereby approved.

Conditions of Approval

1. All Standard Project Conditions shall apply.
2. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits.
3. City Engineer review and approval of all appropriate grading, utility installation, public improvements and drainage plans for compliance with City standards, to include driveway and Parking Area layout, is a condition precedent to building permit issuance. An approved shoring plan is required prior to excavation.
4. A landscape plan is required to be submitted with the building permit. Changes to an approved landscape plan must be reviewed and approved by the Planning Department prior to landscape installation.
5. This approval will expire on May 22, 2020, if a complete building permit submittal has not been received, unless a written request for an extension is received and approved by the Planning Director prior to the date of expiration
6. Recordation of the Plat is required prior to building permit issuance.
7. Modified 13-D fire sprinkler system is required.
8. All above grade utility facilities shall be located on the property and properly screened.
9. The final building plans and construction details submitted with the building permit application shall substantially comply with the plans reviewed by the Planning Commission on May 22, 2019.
10. Exterior signs require an approved sign permit prior to installation.
11. An approved and recorded condominium plat is required prior to sale of individual units, in a form approved by the City Attorney and in accordance with the Affordable Housing Resolution.
12. This development is part of a common development that is greater than one acre. This development shall meet the MS4 storm water requirements.

Exhibits

Exhibit A: Woodside Park Phase II Plans

Exhibit B: Traffic Study
Exhibit C: Standard Project Conditions

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED CONSTRUCTION.

methodstudio
360 W. Aspen Ave.
salt lake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS, SHALL BE THE PROPERTY OF METHOD STUDIO AND SHALL BE COMMERCIALY EXPLOITED IN WOODSIDE PHASE II AND THROUGH THE SOLE AND EXCLUSIVE WRITTEN AGREEMENT WITH METHOD STUDIO INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

PROJECT#:	
3170755	
DATE:	
04/15/2019	
REVISIONS	
DATE	

title:

Cover Sheet

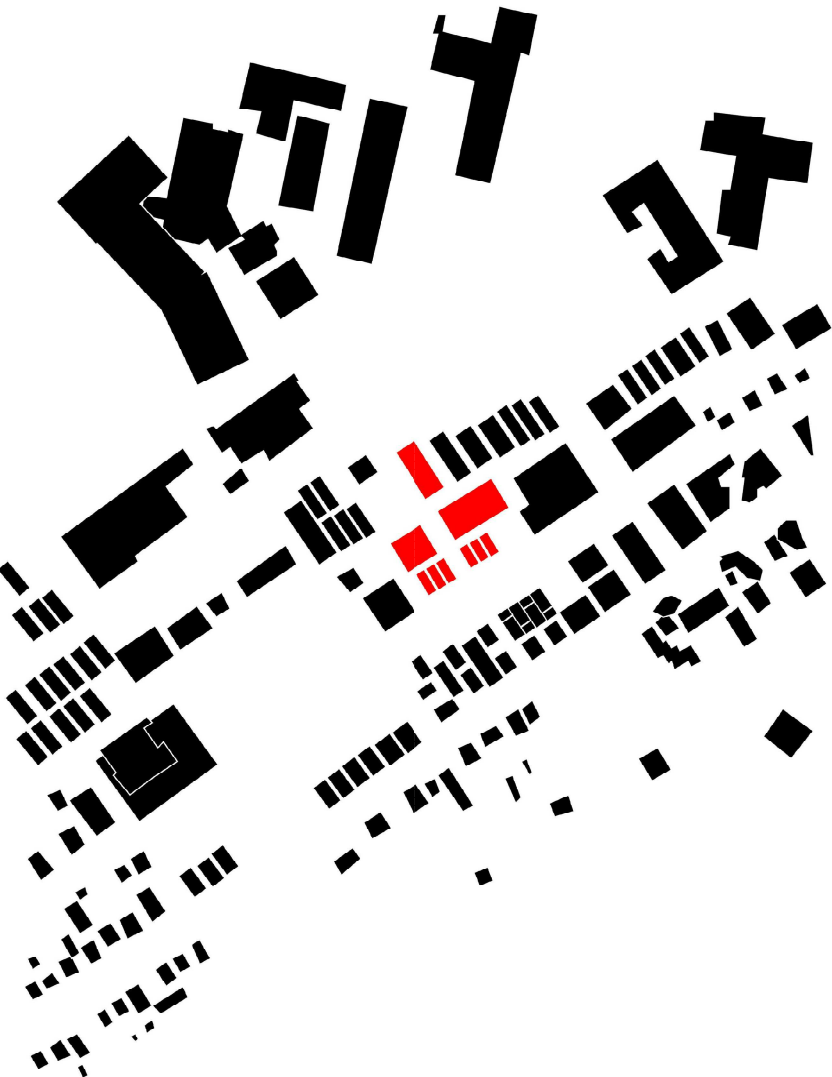
sheet:

A900

MPD APPLICATION

PARK CITY AFFORDABLE HOUSING - WOODSIDE PHASE II

MPD APPLICATION 04/15/2019



DRAWING INDEX - MPD	
Sheet #	Sheet Description
Architectural	
A900	Cover Sheet
REVISIONS	
A901	Project Information
A901.1	Survey
A901.2	PEL Interconnect
A901.3	Demolition Site Plan
A901.4	09/17/19
A901.5	09/17/19
A901.7	Landscape Plan
A901.8	Landscape Plan
A901.41	Architectural Site Plan
A901C.4	Civil Utility Plan
A901C.5	Civil Grading Plan
A901C.6	Civil Details
A901C.7	Civil Details
A902.1	Shadow Study - 1
A902.2	Shadow Study - 2
A902.3	Shadow Study - 3
A902.4	Shadow Study - 4
A902.5	Shadow Study - 5
A902.6	Shadow Study - 6
A902.7	Shadow Study - 7
A902.8	Shadow Study - 8
A902.9	Shadow Study - 9
A903	Lot Sizes
A904	Combined Site Plan
A905	Open Space + Snow Storage
A905.1	Open Space
A906	Floor Plan - Parking
A907	Floor Plan - Level 2
A908	Floor Plan - Level 3
A909	Floor Plan - Level 4
A910	Floor Plan
A911	Exterior Elevations + Plans
A912	Exterior Elevations + Plans
A913	Exterior Elevations + Plans
A914	Exterior Elevations + Plans
A915	Exterior Elevations + Plans
A916	Exterior Elevations + Plans
A917	Exterior Elevations + Plans
A918	Exterior Elevations + Plans
A919	Exterior Elevations + Plans
A920	Exterior Elevations + Plans
A921	Exterior Elevations + Plans
A925	FAC Calculations
A930	Context Renderings
A931	Context Renderings

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. ACCORDING TO PROPOSED CITY ORDINANCE 11.04.

methodstudio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED GREEN NOTATIONS ALL TECHNICAL DRAWINGS, DRAWING REPRESENTATIONS & MODELS ARE PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. COMMERCIAL USE IS PROHIBITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXCLUSIVE WRITTEN PERMISSION FROM METHOD STUDIO INC.

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:		
31-0755		
date:		
04/15/2019		
REVISIONS		
DATE		

title:
RENDERINGS

sheet:

A900.1

MPD APPLICATION



consultant:

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM METHOD STUDIO INC.

project#:	17.0755
date:	04/15/2019
REVISIONS	DATE

sheet:

MPD APPLICATION



A. SEE PANELIZATION PLAN FOR RELOCATION OF HISTORIC STRUCTURE

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

method studio
360 W. Aspen Ave.
salt lake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

Project#:	17.0755
Date:	04/15/2019
	REVISIONS
	DATE

title:
Demolition
Site Plan

sheet:

A901.3

A1 DEMO SITE PLAN
1" = 20'-0"

MPD APPLICATION

SITE PLAN LEGEND

- EMPIRE TOWNHOMES - (5) 3
BEDROOM UNITS
- WOODSIDE TOWNHOMES - (6) 3
BEDROOM UNITS
- STACKED CONDOS (3 LEVELS +
PARKING)
- STACKED CONDOS (2 LEVELS +
PARKING)
- EXISTING HISTORIC HOME
- ADJACENT RESIDENTIAL
PROPERTIES

method studio
360 W. Aspen Ave.
saltlake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DEEDS SHOWN AND DESCRIBED HEREIN FOLLOW ALL
TECHNICAL DRAWINGS, DRAWING REPRESENTATIONS AND NOTES
COMMERCIALLY EXPEDITED IN WOODSIDE PHASE II AND THROUGH THE SOLE
AGENCY OF THE ARCHITECTS AND ENGINEERS FIRM, THE ARCHITECTS AND ENGINEERS FIRM, INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 31-0755

date: 04/15/2019

REVISIONS	DATE
-----------	------

title:

Key Plan

sheet:

A901.4

MPD APPLICATION



UNIT COUNTS (FLATS)

Name	Count
Level 2	10
1 BR. UNIT	3
2 BR. UNIT	3
EXISTING HISTORIC UNIT	1
STUDIO UNIT	15
Level 3	12
1 BR. UNIT	3
2 BR. UNIT	3
STUDIO UNIT	2
Level 4	11
1 BR. UNIT	2
2 BR. UNIT	2
STUDIO UNIT	15
Grand total	47

UNIT COUNTS (TOWNHOMES)

Name	Count
Empire Townhome 1	1
Empire Townhome 2	1
Empire Townhome 3	1
Empire Townhome 4	1
Empire Townhome 5	1
Woodside Townhome 1	1
Woodside Townhome 2	1
Woodside Townhome 3	1
Woodside Townhome 4	1
Woodside Townhome 5	1
Woodside Townhome 6	1
Grand total	11

A1 KEY PLAN

1" = 20'-0"

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED OR REVISION IN ANY WAY.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN RELY ON ALL TECHNICAL DRAWINGS, SPEAKING, REPRESENTATIONS & MODELS OF THE PROJECT AND THE INFORMATION PROVIDED BY THE CLIENT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND FOR THE SOLE AND EXCLUSIVE USE OF THE INFORMATION PROVIDED FOR THE PROJECT.

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 31-0755	
date: 04/15/2019	
REVISIONS	DATE

title:
**Landscape
Plan**

sheet:

A901.7

MPD APPLICATION



WOODSIDE PHASE II // PARK CITY, UT

LANDSCAPE PLAN SUBMITTAL // DD PHASE

6/4

LOFT SIXFOUR

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM METHOD STUDIO INC.

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:	17.0755
date:	04/15/2019
	REVISIONS
	DATE

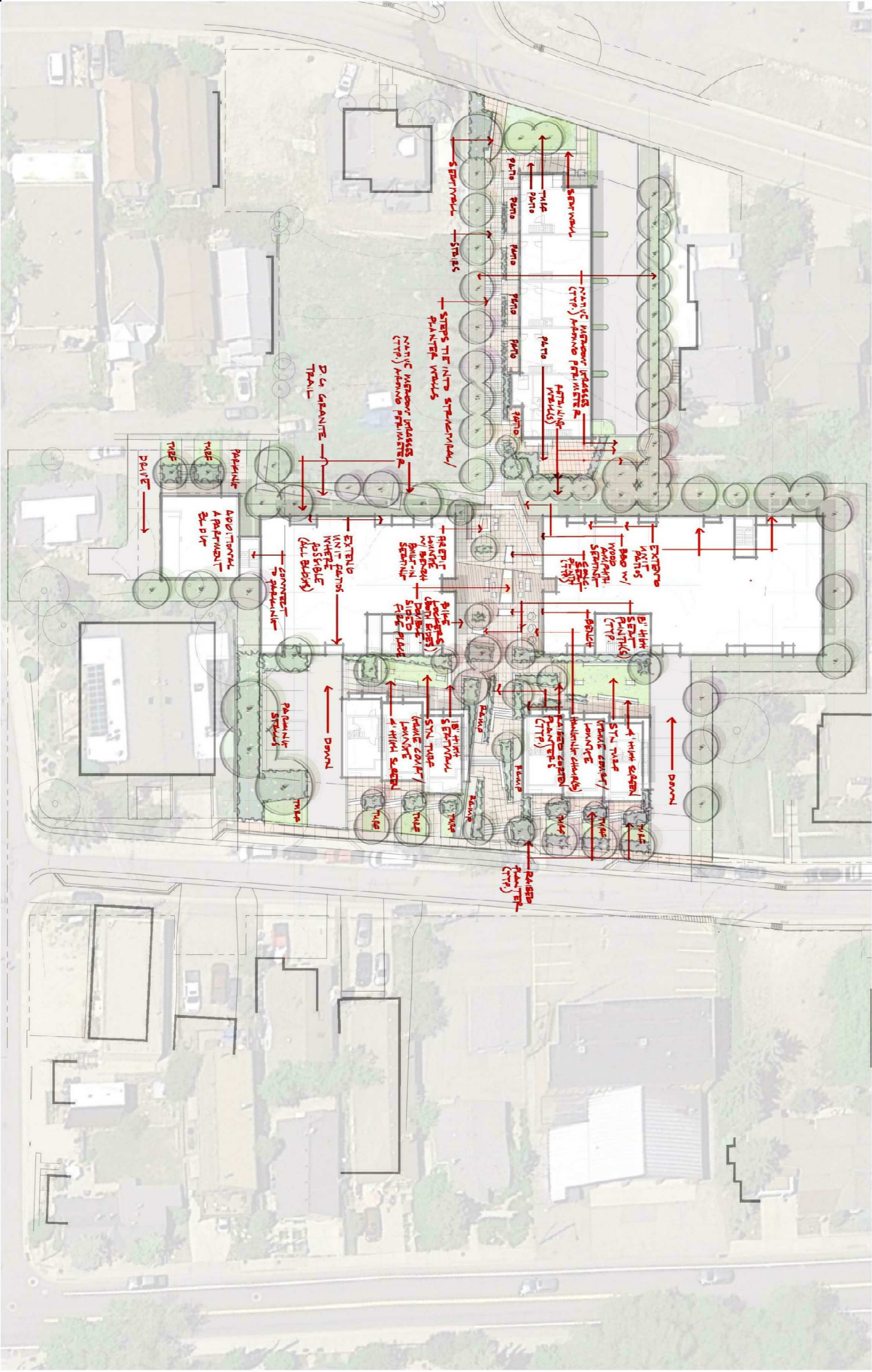
title:

Landscape Plan

sheet:

A901.8

MPD APPLICATION



WOODSIDE PHASE II // PARK CITY, UT
LANDSCAPE PLAN SUBMITTAL - WITH NOTES // DD PHASE

$$\frac{6}{4}$$

LOFTSIXFOUR

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED OR FURTHER ACTION.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED HEREIN FOLLOW ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS, AND/OR COMMERCIALLY EXPEDITED IN WOODSIDE PHASE II PART TWO OF THE SOLE AGREEMENT WITH AN OVERSIGHT OF THE PROJECT.

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:	17-0755
date:	04/15/2019
REVISIONS	DATE

title:
Architectural
Site Plan

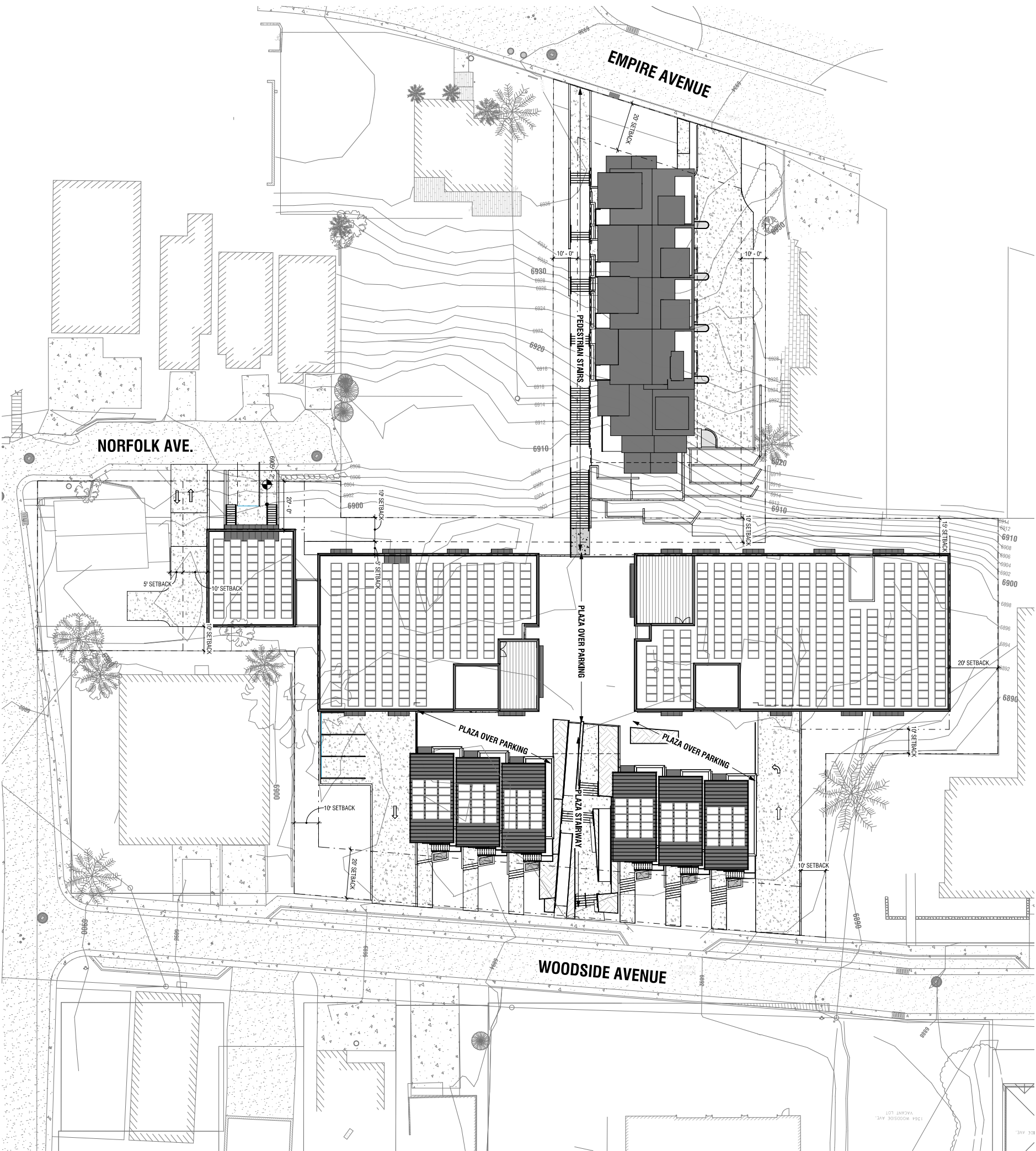
sheet:

A901.41

MPD APPLICATION

A1 ARCHITECTURAL SITE PLAN

1" = 20'-0"



PROGRESS SET
NOT FOR
CONSTRUCTION

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. REVISIONS ARE INDICATED BY THE NOTATION.

THE DESIGN SHOWN AND DESCRIBED HEREIN IS THE PROPERTY OF METHOD STUDIO. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DESIGN SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF METHOD STUDIO.

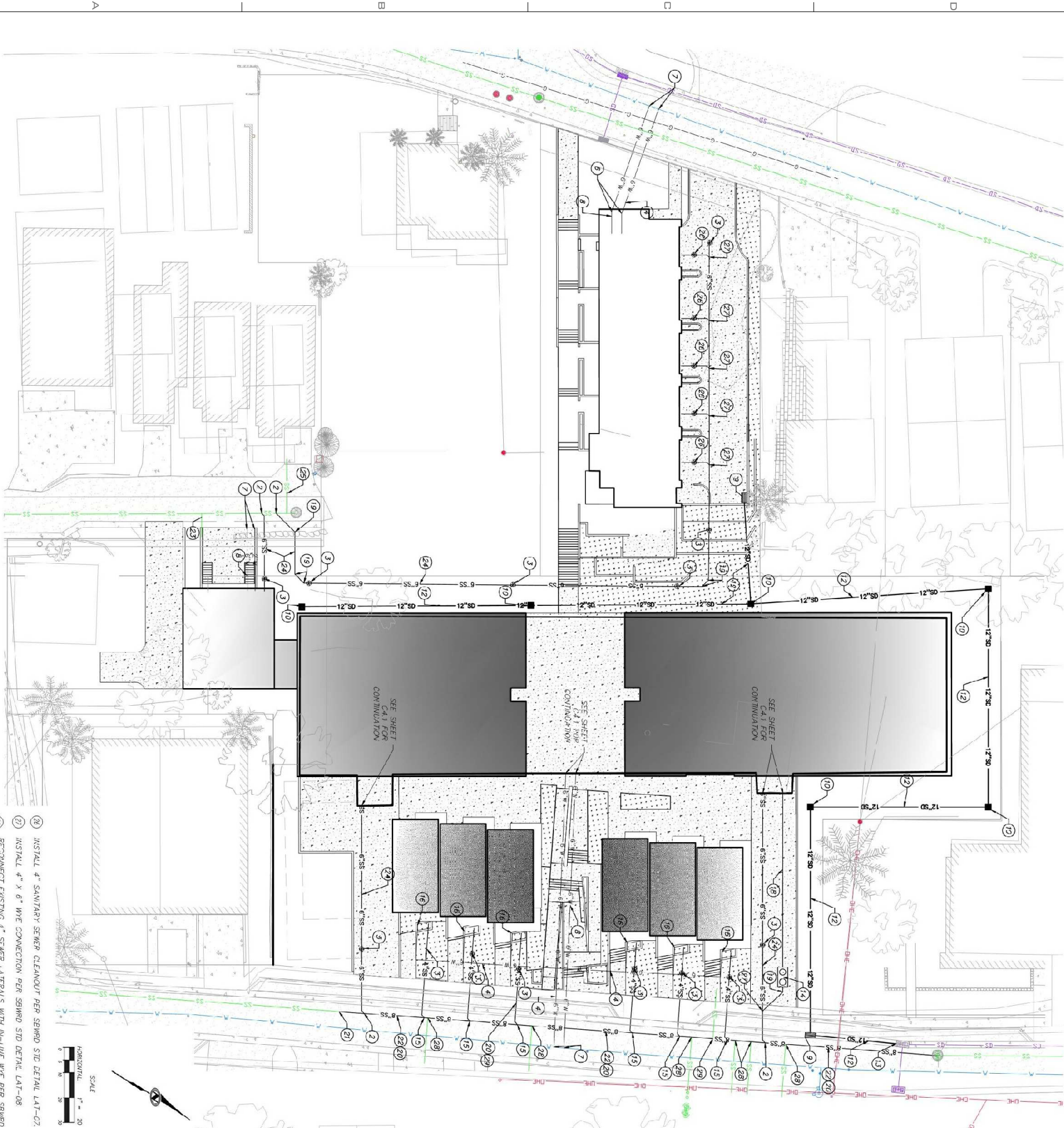
project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:	310755
date:	04/15/2019
revisions	date

title:
Civil Utility
Plan

sheet:
A901G.4

MPD APPLICATION



GENERAL NOTES:
ALL SANITARY SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING AGENCIES AND THE LATEST EDITION(S) OF SVERDRUP BASIN WATER RECLAMATION DISTRICT (SEWRD) STANDARDS AND SPECIFICATIONS.

BEFORE TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL EXISTING SEWER MAINS AT POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY CONSTRUCTION. ANY NECESSARY CHANGES OF SEWER LINE LOCATION OR DEPTH DURING CONSTRUCTION SHALL BE REPORTED TO SEWRD AND THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONTINUANCE OF CONSTRUCTION.

ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE AND ARE LIKELY NOT ALL INCLUSIVE. EXISTING UTILITIES SHOWN ARE DERIVED FROM A COMBINATION OF GROUND SURVEY SURFACE FEATURES AND PLANNING MAPS FROM UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA BY BLUE STAKE AND BY POT HOLE. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY BETWEEN THE PLANS AND THE FIELD INVESTIGATION.

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN, BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING FROM NEGLIGENCE, FROM THEIR OPERATIONS, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.

EXCAVATIONS SHALL BE SLOPED OR OTHERWISE SUPPORTED IN A SAFE MANNER IN ACCORDANCE WITH APPLICABLE STATE SAFETY REQUIREMENTS AND THE REQUIREMENTS OF OSHA SAFETY AND HEALTH STANDARDS FOR CONSTRUCTION (29 CFR 1926). THE CONTRACTOR IS RESPONSIBLE FOR ASSESSING SAFETY RISKS TO MEET SUCH REQUIREMENTS, ARRANGING FOR PROPER EQUIPMENT AND/OR CONSTRUCTION METHODS, AND MAINTAINING SUCH EQUIPMENT, METHODS AND CONSTRUCTION PRACTICES SO AS TO FULLY COMPLY WITH ALL SAFETY REQUIREMENTS.

EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEMAND CONDITIONS.

CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES ADEQUATE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.

ALL EXISTING UTILITIES SHOWN THAT AREN'T SPECIFICALLY NOTED TO BE ALTERED OR REMOVED MUST REMAIN IN PLACE AND OPERATIONAL. PROTECT DURING CONSTRUCTION. ANY UNEXPECTED UTILITIES FOUND DURING CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER WHILE UNCOVERED.

ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET PIPE EDGE TO PIPE EDGE. FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN A SEPARATE TRENCH AND THE BOTTOM OF THE WATERLINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.

STORM DRAIN SYSTEM TO BE MAINTAINED BY THE OWNER OR ITS DESIGNATED AGENT.

ALL EXISTING UTILITIES SHOWN THAT AREN'T SPECIFICALLY NOTED TO BE ALTERED OR REMOVED MUST REMAIN IN PLACE AND OPERATIONAL. PROTECT DURING CONSTRUCTION. ANY UNEXPECTED UTILITIES FOUND DURING CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER WHILE UNCOVERED.

BEFORE TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL EXISTING SEWER MAINS AT POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY CONSTRUCTION. ANY NECESSARY CHANGES OF SEWER LINE LOCATION OR DEPTH DURING CONSTRUCTION SHALL BE REPORTED TO SEWRD AND THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONTINUANCE OF CONSTRUCTION.

ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE AND ARE LIKELY NOT ALL INCLUSIVE. EXISTING UTILITIES SHOWN ARE DERIVED FROM A COMBINATION OF GROUND SURVEY SURFACE FEATURES AND PLANNING MAPS FROM UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA BY BLUE STAKE AND BY POT HOLE. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY BETWEEN THE PLANS AND THE FIELD INVESTIGATION.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 6" Ø SDR-35 PVC PIPE PER SEWRD STD DETAIL PT-01 AND PER PIPE MANUFACTURER'S REQUIREMENTS.
2. INSTALL WYE CONNECTION PER SEWRD STD DETAIL LA-08.
3. INSTALL SANITARY SEWER CLEANOUT PER SEWRD STD DETAIL LA1-C7.
4. INSTALL 6" Ø DI PIPE WITH TRACER WIRE PER SUMMIT WATER STANDARDS. TRENCHING SHALL BE PERFORMED PER SUMMIT WATER STD DWG NO. 3.
5. INSTALL 6" X 6" DI TEE WITH THRUST BLOCKING PER SUMMIT WATER STD DWG NO. 3.
6. INSTALL 6" 11.25" DI BEND WITH THRUST BLOCKING PER SUMMIT WATER STD DWG NO. 3.
7. CONNECT TO EXISTING WATER LINE.
8. INSTALL 6" Ø DI PIPE WITH TRACER WIRE PER SUMMIT WATER STANDARDS. TRENCHING SHALL BE PERFORMED PER SUMMIT WATER STD DWG NO. 2 AND 2A.
9. INSTALL 2" X 4" CATCH BASIN PER APWA PLAN NO. 315.
10. INSTALL 3" X 3" CATCH BASIN ANCHOR OR 150, OR APPROVED EQUAL, WITH SLOTTED GRATE PER MANUFACTURER'S RECOMMENDATIONS.
11. INSTALL 48" STORM DRAIN MANHOLE PER APWA PLAN NO. 341.
12. INSTALL 12" Ø CL II RCP PIPE PER MANUFACTURER'S SPECIFICATIONS. PIPE SHALL BE INSTALLED WITH 4" MINIMUM COVER AND AT A SLOPE NO LESS THAN 1%.
13. CONNECT TO EXISTING STORM STRUCTURE. CONTRACTOR TO FIELD VERIFY EXISTING IN-PI.
14. INSTALL OIL/WATER SEPARATOR PER SEWRD STD DETAIL PT-01.
15. INSTALL SEWER SERVICE LATERAL PER SEWRD STD DETAIL LA1-08.
16. INSTALL WATER SERVICE LATERAL PER SUMMIT WATER STD DWG NO. 7.
17. FUTURE GAS LINE.
18. INSTALL 4" Ø ADS PIPE PER MANUFACTURER'S SPECIFICATIONS. PIPE SHALL BE INSTALLED WITH 4" MINIMUM COVER AND AT A SLOPE NO LESS THAN 1%.
19. INSTALL 6" Ø 45° SDR-35 PVC BEND.
20. INSTALL 8" Ø SDR-35 PVC PIPE PER SEWRD STD DETAIL PT-01 AND PER PIPE MANUFACTURER'S REQUIREMENTS.
21. THE INTO EXISTING SANITARY SEWER LINE.
22. REMOVE AND REPLACE APPROXIMATELY 175' OF EXISTING 8" PVC MAIN SEWER LINE & MATCH EXISTING SCOPE.
23. ABANDON EXISTING 4" SEWER LATERAL PER SEWRD STD DETAIL LA1-10.
24. INSTALL 6" SEWER LATERAL PER SEWRD STD DETAIL LA1-G4.
25. EXISTING SEWER LATERAL. PROTECT IN PLACE.

360 W. Aspen Ave.
salt lake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE I

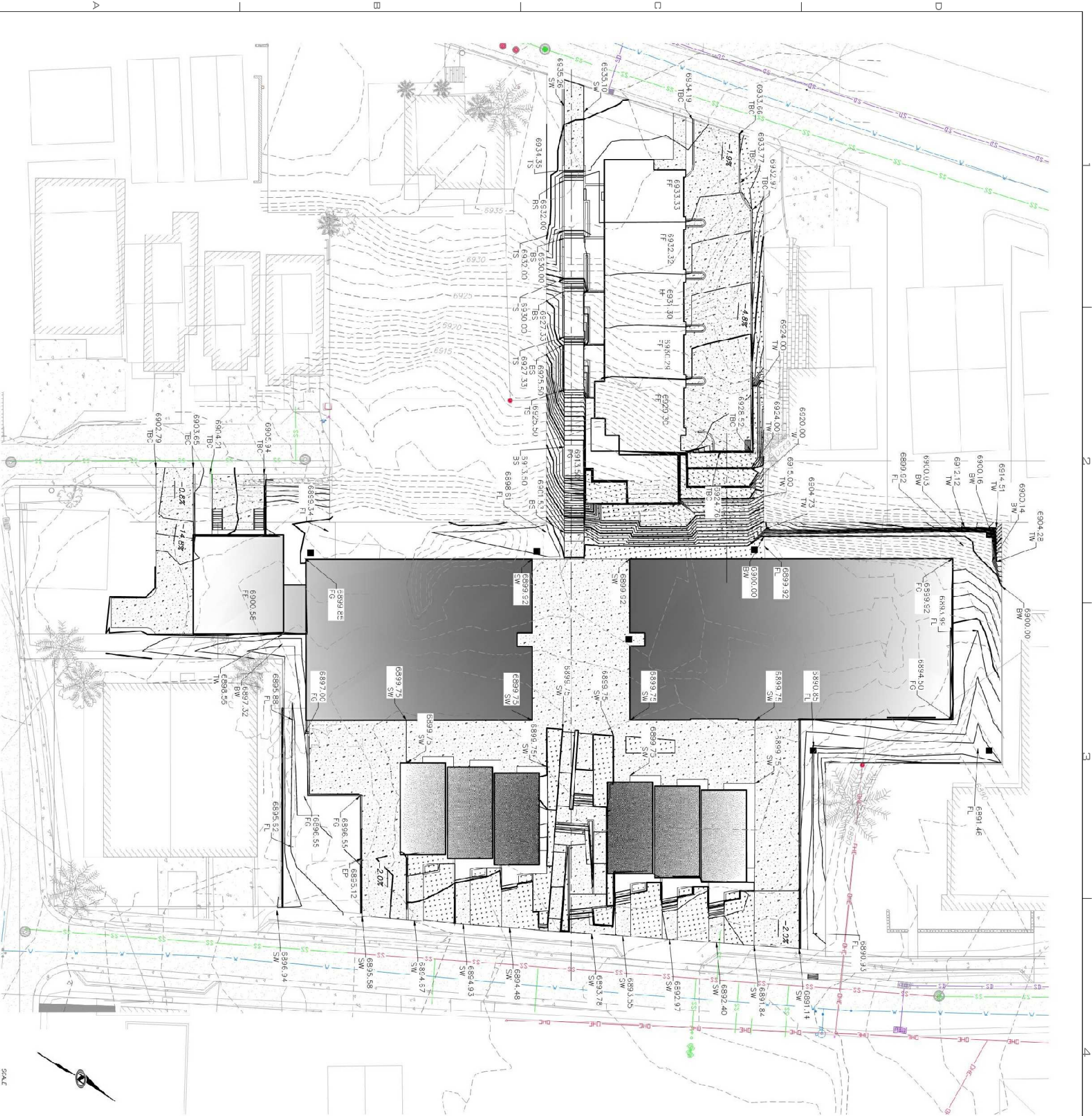
Project#:	17.0755
Date:	04/15/2019
	REVISIONS
	DATE

title:
Civil Grading
Plan

sheet:

A9016.5

MPD APPLICATION



GEO TECHNICAL NOTES/REQUIREMENTS:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE FIELD GEOTECHNICAL ENGINEER.

ALL TOPSOIL ENCOUNTERED WITHIN PROJECT SITE MUST BE STRIPPED AND STOCKPILED FOR USE PRIOR TO GRASSING. SOILS REPORT SUGGESTS THERE SHOULD BE ABOUT 1-2 INCHES OF TOPSOIL ACROSS THE ENTIRE SITE AND UP TO A COUPLE FEET OF TOPSOIL IN THE HEAVILY VEGETATED AREAS.

IT IS ANTICIPATED TO HAVE SHALLOW BEDROCK IN MANY AREAS IN WHICH EXCAVATIONS WILL REQUIRE RIPPING AND/OR BLASTING TO ACHIEVE THE REQUIRED DEPTHS. EXCAVATED BEDROCK IS TO BE CRUSHED FOR USE AS FILL.

EXISTING SITE SOILS AND CRUSHED BEDROCK WILL BE SUITABLE FOR USE AS SITE GRADING FILL. COORDINATE WITH PROJECT GEOTECHNICAL ENGINEER FOR REQUIREMENTS ON SITE PREP, PLACEMENT OF FILL, COMPACTION, CUT/FILL SLOPES, ETC.

SEE UTILITY PLANS AND PROFILE SHEETS FOR PROPOSED UTILITY DESIGN INFORMATION.

AREAS SHOWING PROPOSED ROCK RETAINING WALLS ARE BASED UPON PROPOSED SLOPES EXCEEDING 2:1. WALLS MAY BE ELIMINATED OR ADDED BASED ON FIELD CONDITIONS AND UTILIZATION OF CUT BEDROCK WALLS. COORDINATE WITH PROJECT GEOTECHNICAL ENGINEER FOR REQUIREMENTS ON FINAL CUT AND FILL SLOPES.

GENERAL NOTES

ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE AND ARE LIKELY NOT ALL INCLUSIVE. EXISTING UTILITIES SHOWN ARE DERIVED FROM A COMBINATION OF GROUND SURVEY SURFACE FEATURES, AND PLANNING MAPS FROM OWNERS. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA BY BLUE STAKES AND BY POT HOLEING. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY BETWEEN THE PLANS AND THE FIELD INVESTIGATION.

ALL EXISTING UTILITIES SHOWN THAT AREN'T SPECIFICALLY NOTED TO BE ALTERED OR REMOVED MUST REMAIN IN PLACE AND OPERATIONAL. ANY UNDETERMINED UTILITIES LOCATED DURING CONSTRUCTION SHALL BE REPORTED TO THE EXISTING OWNER UNCOVERED.

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS ARE NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO LOCATE THEMSELF TO VERIFY THE CORRECTNESS. A CONTRACTOR IS NOT TO BE HELD RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM THEIR OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. REVISIONS OR PROPOSED CHANGES MUST BE

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

**PROGRESS SET
NOT FOR
CONSTRUCTION**

THE DESIGN SHOWN AND DESCRIBED HEREIN IS FOR THE CLIENT'S USE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF METHOD STUDIO. ANY REVISIONS OR CHANGES MUST BE APPROVED BY METHOD STUDIO IN WRITING.

project:

**PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II**

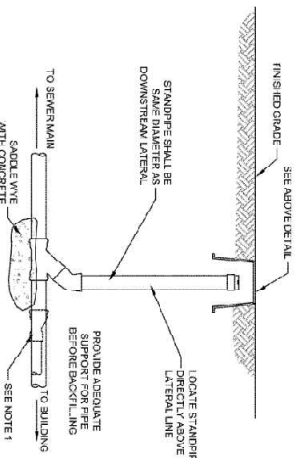
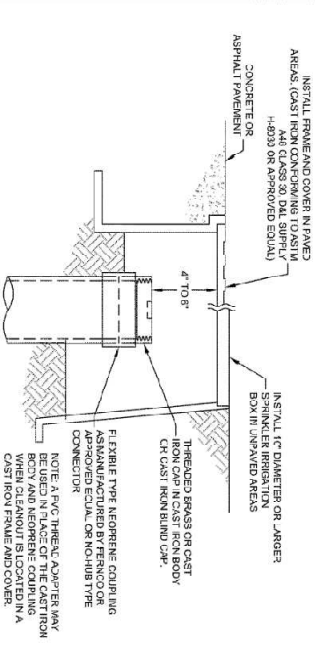
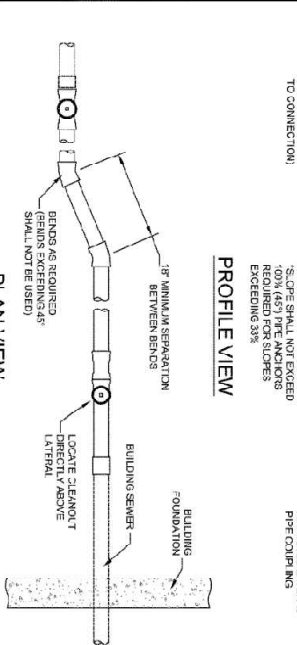
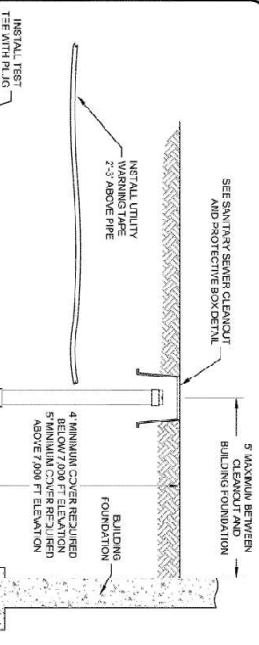
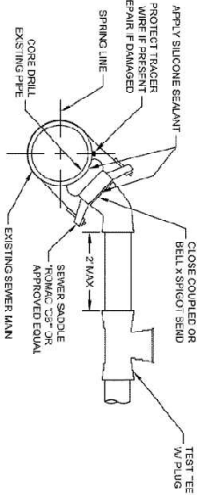
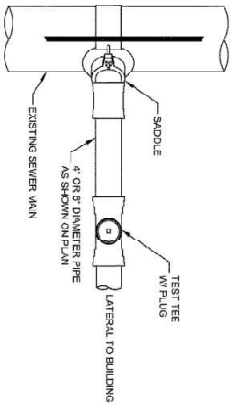
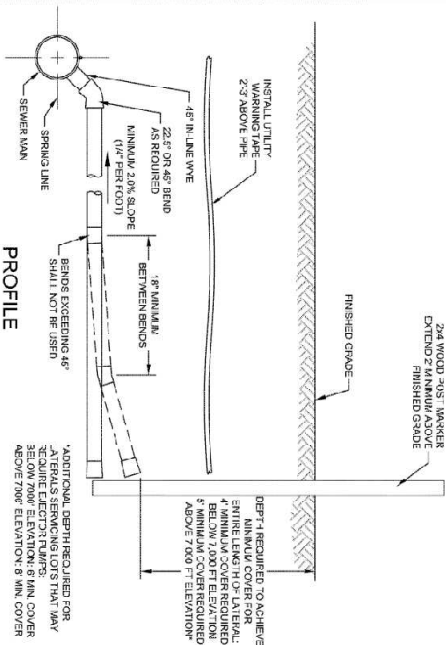
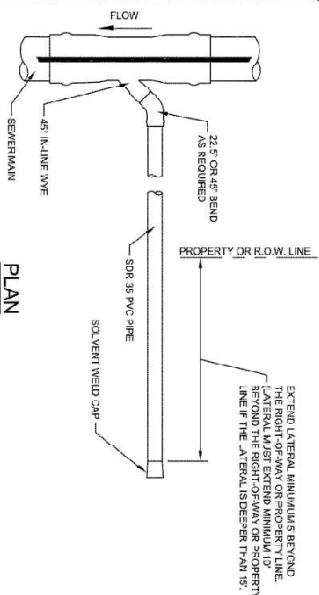
PROJECT#: 31-0755	
DATE: 04/15/2029	
REVISIONS	DATE

title:
Civil Details

sheet:

A901G.6

MPD APPLICATION



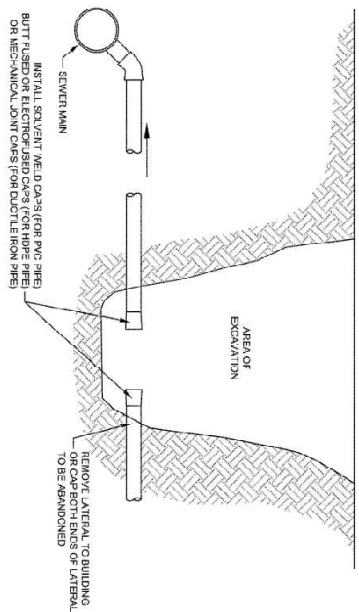
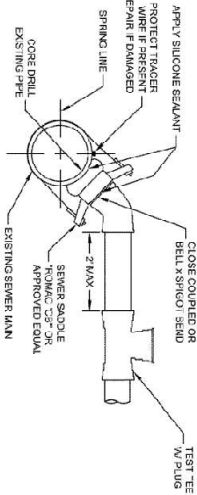
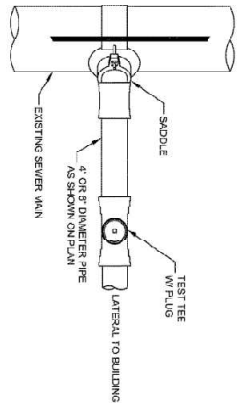
- NOTES:**
1. TRANSITION FROM 4\"/>
 2. FOR LATERALS USING JOBBEPIPE.
 3. 45\"/>
 4. 45\"/>
 5. ALL JOINTS SHALL BE FISHBONE WELDED.

SANITARY SEWER CLEANOUT

Snyderville Basin Water Reclamation District

SANITARY SEWER CLEANOUT AND PROTECTIVE BOX

STANDARD DETAIL LAT-07



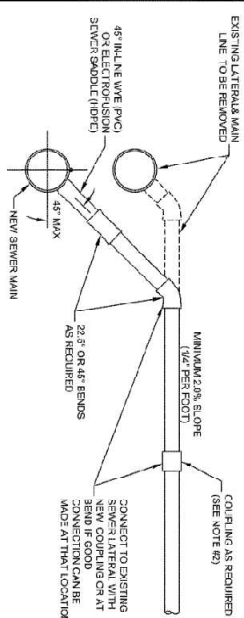
PROFILE

- NOTES:**
1. CAP EXISTING LATERAL AS CLOSE TO THE MAIN LINE AS POSSIBLE.
 2. SEWER INSPECTOR MUST WITNESS THE INSTALLATION OF LATERAL CAPS.

Snyderville Basin Water Reclamation District

ABANDONMENT OF EXISTING LATERAL

STANDARD DETAIL LAT-10



PROFILE

- NOTES:**
1. SEWER INSPECTOR MUST WITNESS THE LATERAL RECONNECTION.
 2. USE A PVC ROLLER BEEL SEAMER TO JOIN PVC PIPE. A HUBER ELECTRO FUSION COUPLING FOR HDPE PIPE, ADVISABLE FOR COUPLING STEEL TO POLYETHYLENE PIPE, OR A HUBER STRONG BACK COUPLING FOR OTHER MATERIALS.

Snyderville Basin Water Reclamation District

RECONNECTION OF EXISTING LATERAL TO NEW MAIN LINE

STANDARD DETAIL LAT-X4

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. RESUBMIT FOR APPROVAL ON REVISIONS ONLY.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN RELY ON ALL TECHNICAL DRAWINGS, SPEAKERS, SUBMITTALS, NOTES, AND COMMENTS. THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED AND HAS NOT CONDUCTED A DETAILED VERIFICATION OF THE INFORMATION PROVIDED. THE DESIGNER HAS NOT CONDUCTED A DETAILED VERIFICATION OF THE INFORMATION PROVIDED.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

PROJECT#: 31-0755	
DATE: 04/15/2019	
REVISIONS	DATE

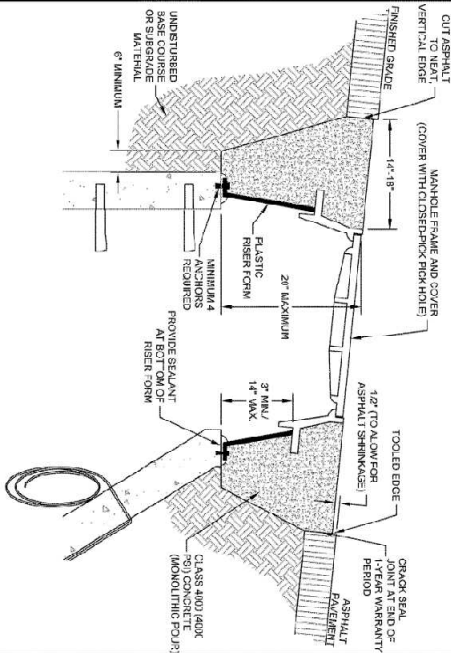
title:

Civil Details

sheet:

A901C.7

MPD APPLICATION



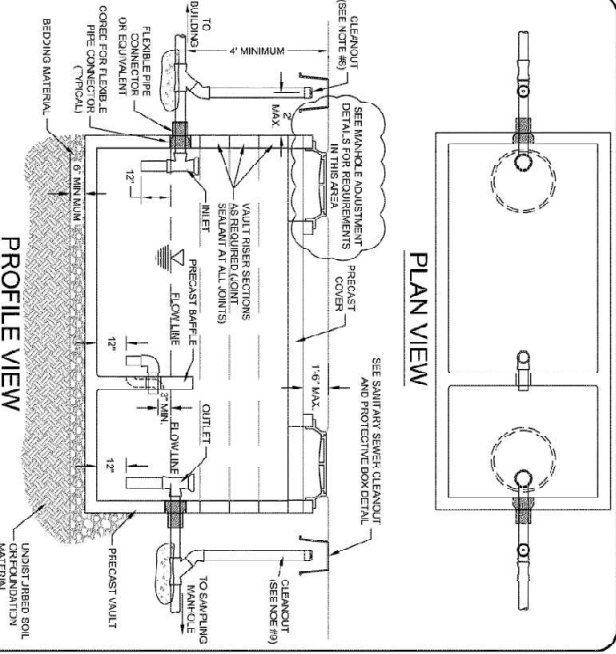
- NOTES:
1. MANHOLE ADJUSTMENT SHALL OCCUR AFTER FINAL ASPHALT PAVEMENT PLACEMENT IS COMPLETED.
 2. DIMENSIONS OF PLASTIC RISER FORM SHALL BE SPECIFIC TO THE DIAMETERS OF THE MANHOLE FRAME AND CONE AND OF THE ADJUSTMENT HEIGHT. PLASTIC RISER FORM SHALL NOT BE CUT VERTICALLY TO PLASTIC RISER FORM SHALL BE TRIMMED TO MATCH SLOPE OF PAVEMENT AND ALLOW FOR INDICATED DIMENSIONS BETWEEN FINISHED GRADE TOP OF CONE AND THE PLASTIC RISER FORM SHALL BE PROVIDED WITH SEALANT SEALANT SHALL CROSS OF A CONTINUOUS BEAD THAT COVERS THE ENTIRE WIDTH OF THE BOTTOM FLANGE OF THE PLASTIC RISER FORM. TOP OF MANHOLE CONE SHALL BE CLEAN PROOF TO PLACEMENT OF SEALANT.
 3. CONSOLIDATE CONCRETE TO ELIMINATE ALL JOINTS.



Snyderville Basin Water Reclamation District

MANHOLE ADJUSTMENT IN ASPHALT PAVEMENT

STANDARD DETAIL MH-07
Revised: 10/18



- NOTES:
1. THE GREASE INTERCEPTOR CAPACITY IS DEFINED AS THE STORAGE VOLUME OF THE VAULT BELOW THE OUTLET PRE-ELEVATION.
 2. THE GREASE INTERCEPTOR SHALL HAVE A MINIMUM CAPACITY OF 1,000 GALLONS IF SERVING A COMMERCIAL KITCHEN OR 500 GALLONS IF SERVING A COVERED PARKING STRUCTURE.
 3. THE INLET PIPE SHALL BE ONE INCH HIGHER THAN THE OUTLET PIPE.
 4. ALL INTERCEPTORS SHALL BE SOUL-VENTED TO ROOF.
 5. ALL INTERCEPTORS SHALL BE SOUL-VENTED TO ROOF.
 6. SANITARY WASTES SHALL NOT BE ALLOWED TO EXCEED INTERCEPTOR.
 7. THE DIMENSIONS AND CONFIGURATION OF THE VAULT AND Baffle SHALL BE ACCORDING TO THE MANUFACTURERS REQUIREMENTS FOR THE SIZE OF INTERCEPTOR INSTALLED.
 8. THE CLEANOUT (UPSTREAM OF THE GREASE INTERCEPTOR) MAY BE DELETED IF THE CLEANOUT AT THE BUILDING IS WITHIN 15 FT OF THE CLEANOUT DOWNSTREAM OF THE GREASE INTERCEPTOR OR MAY BE DELETED IF THE SANITARY MANHOLE IS WITHIN 15 FT OF THE CLEANOUT DOWNSTREAM OF THE GREASE INTERCEPTOR AND THE SANITARY MANHOLE IS A 30\"/>



Snyderville Basin Water Reclamation District

GREASE INTERCEPTOR

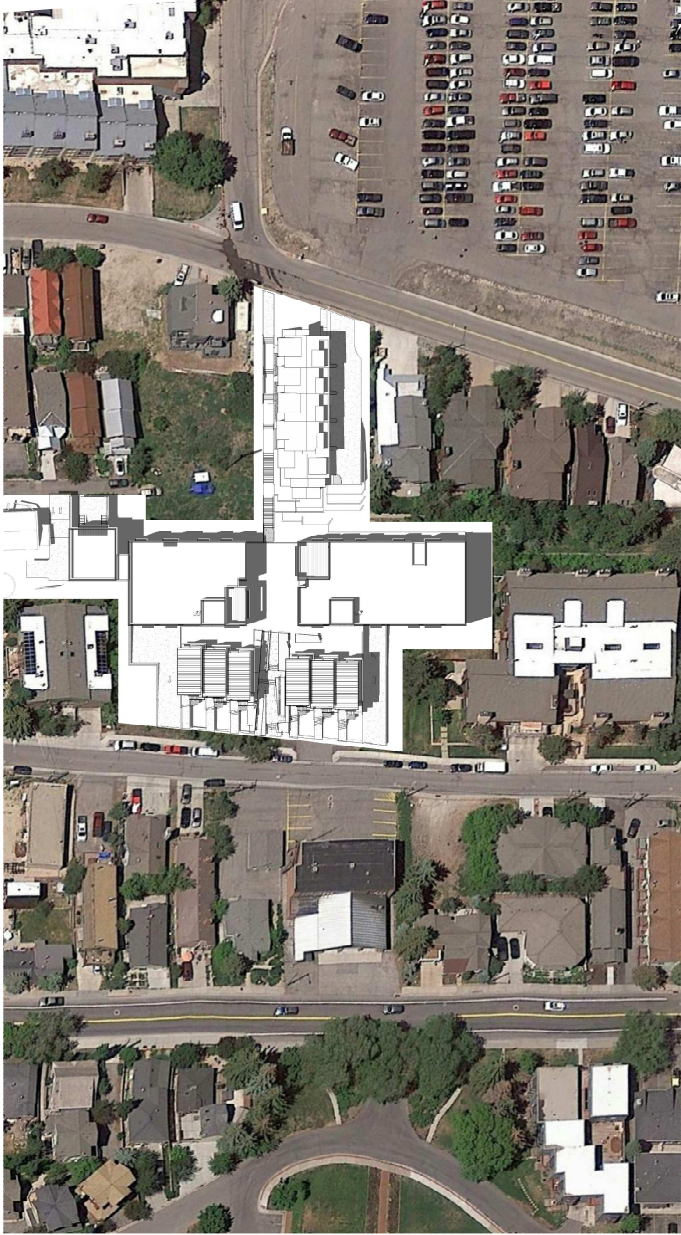
STANDARD DETAIL PT-01
Revised: 10/18

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. ACCORDING TO PROPOSED CITY ORDINANCE 12.11.01.

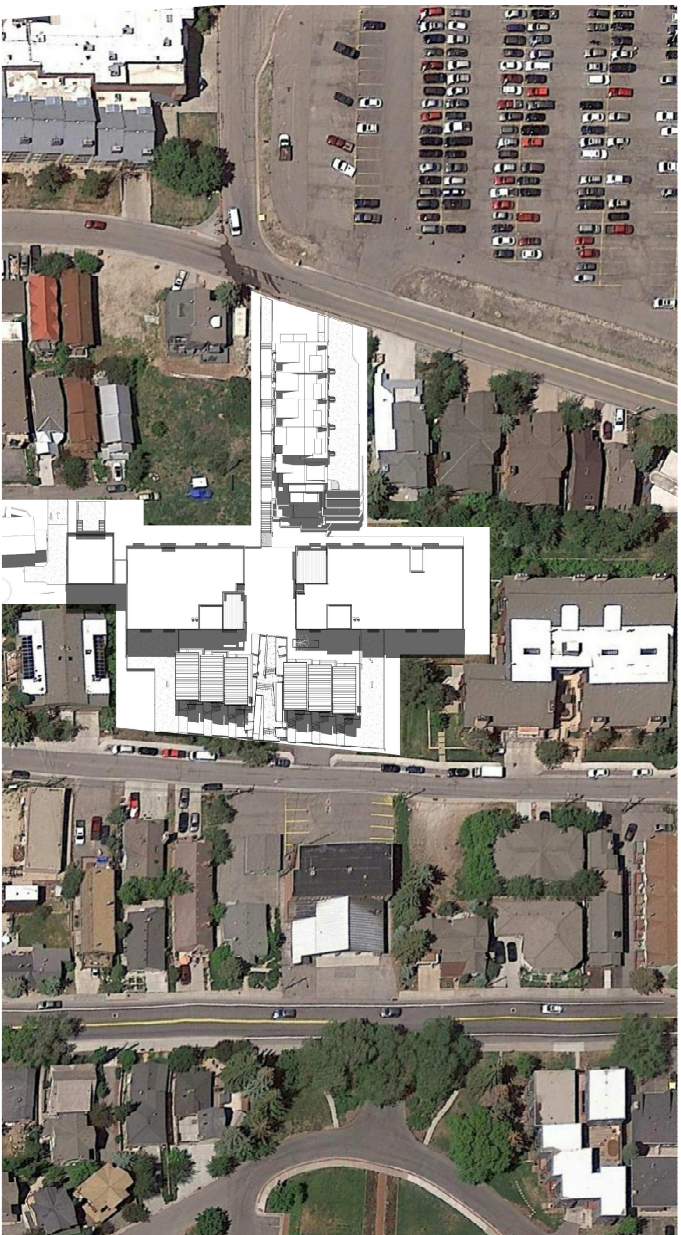
method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
Phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION



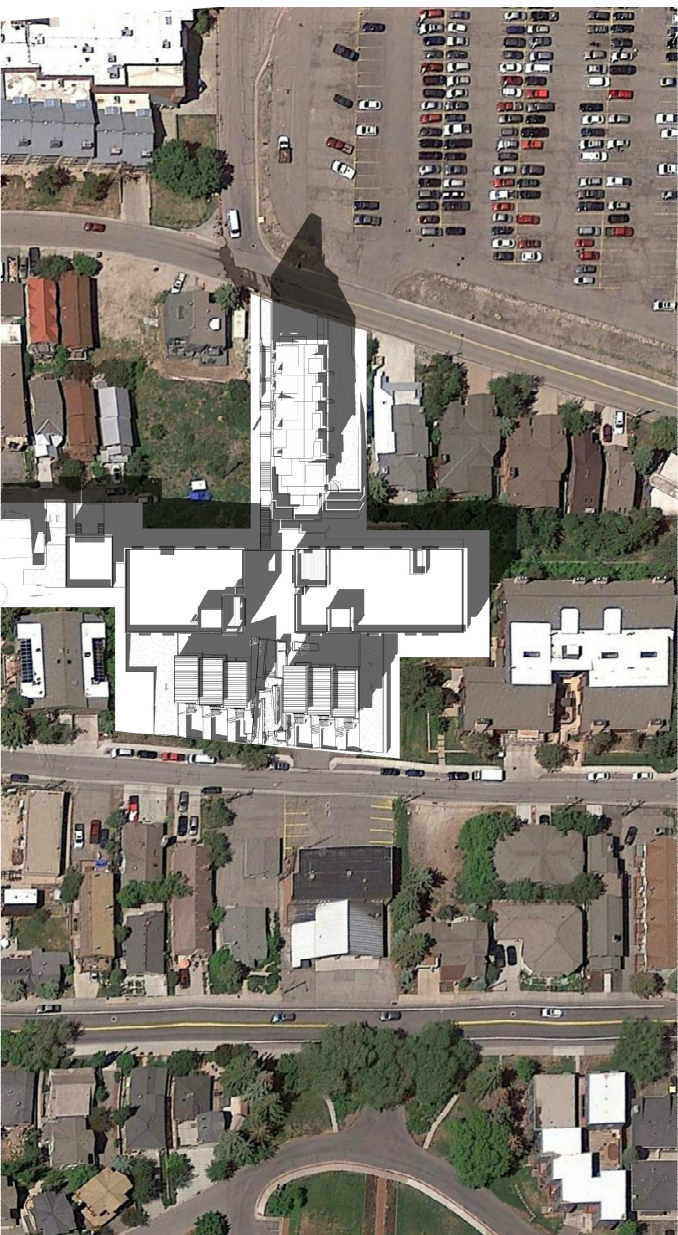
12 PM



3 PM

SHADOW STUDY SUMMER SOLSTICE

JUNE 21



9 AM

title:

Shadow
Study - 1

sheet:

A902.1

MPD APPLICATION

THE FIGURES SHOWN AND DESCRIBED HEREIN FOLLOW ALL TECHNICAL DRAWINGS, SPECIFIC CONSTRUCTION METHODS, AND MATERIALS. THE FIGURES SHOWN AND DESCRIBED HEREIN ARE FOR INFORMATION ONLY AND ARE NOT INTENDED FOR CONSTRUCTION. ACCORDING TO PROPOSED CITY ORDINANCE 12.11.01.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 317075

date: 04/15/2019

REVISIONS	DATE
-----------	------

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. ACCORDING TO PROPOSED CITY ORDINANCE 11.04.001

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED HEREIN FOLLOW ALL TECHNICAL DRAWINGS, SPECIFIC REPRESENTATIONS AND NOTES. THE INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY. COMMERCIAL USE IS PROHIBITED. ANY REUSE OR MODIFICATION OF THIS INFORMATION WITHOUT THE WRITTEN PERMISSION OF METHOD STUDIO, INC. IS PROHIBITED.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

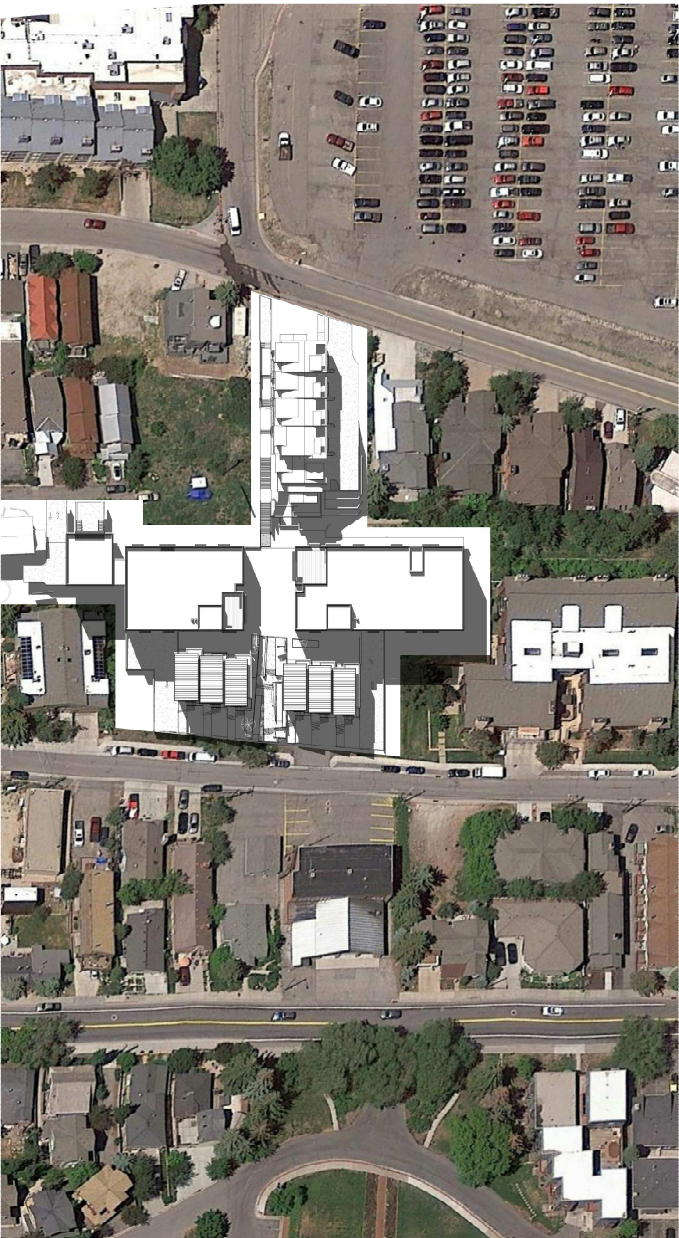
project#:		31.07.25
date:		04/15/2019
REVISIONS	DATE	

title:
**Shadow
Study - 2**

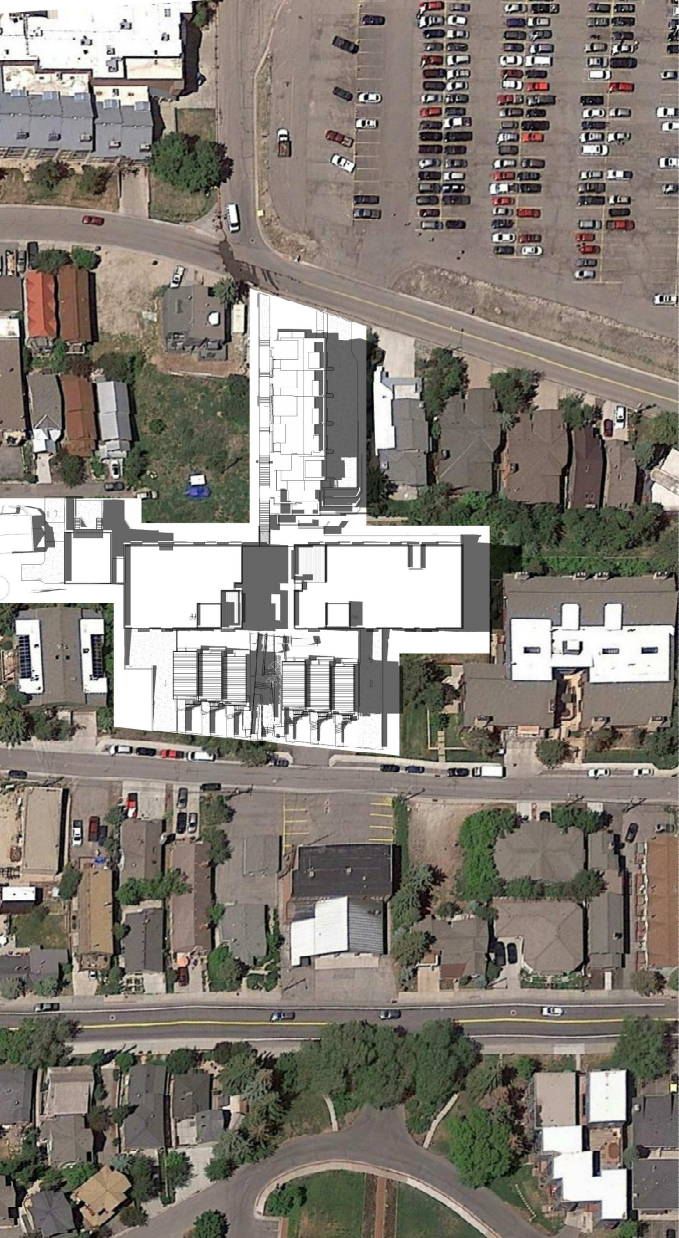
sheet:

A9022.2

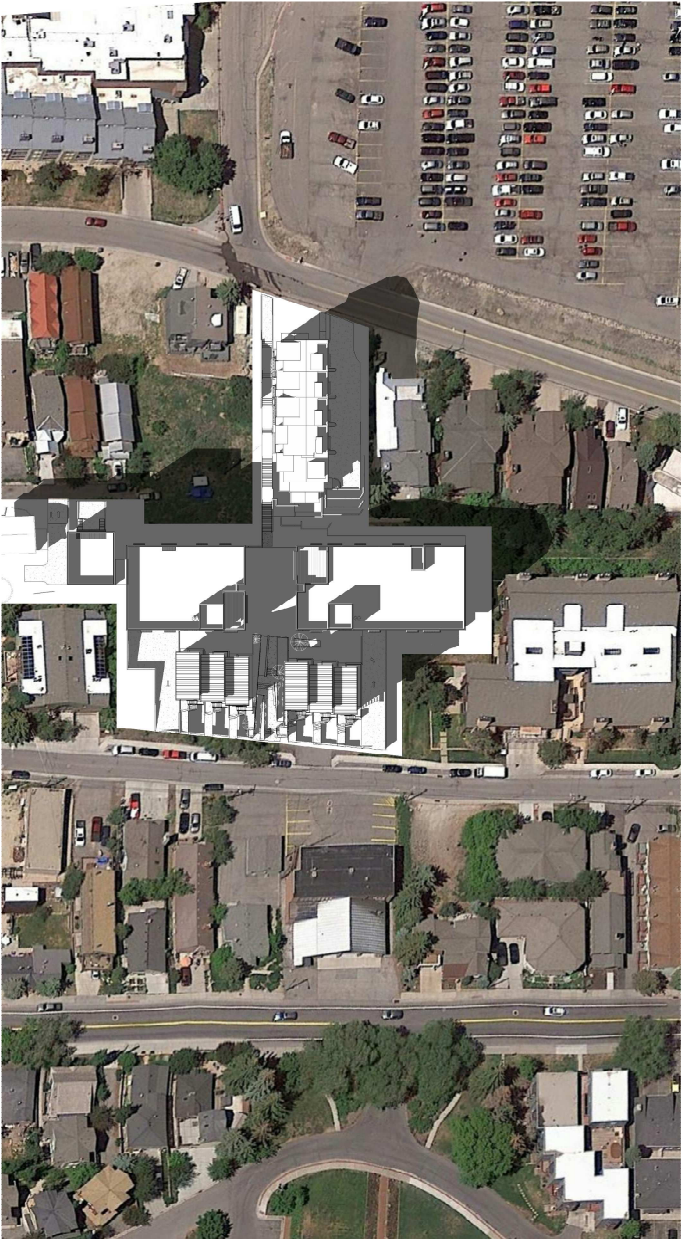
MPD APPLICATION



3 PM



12 PM



9 AM

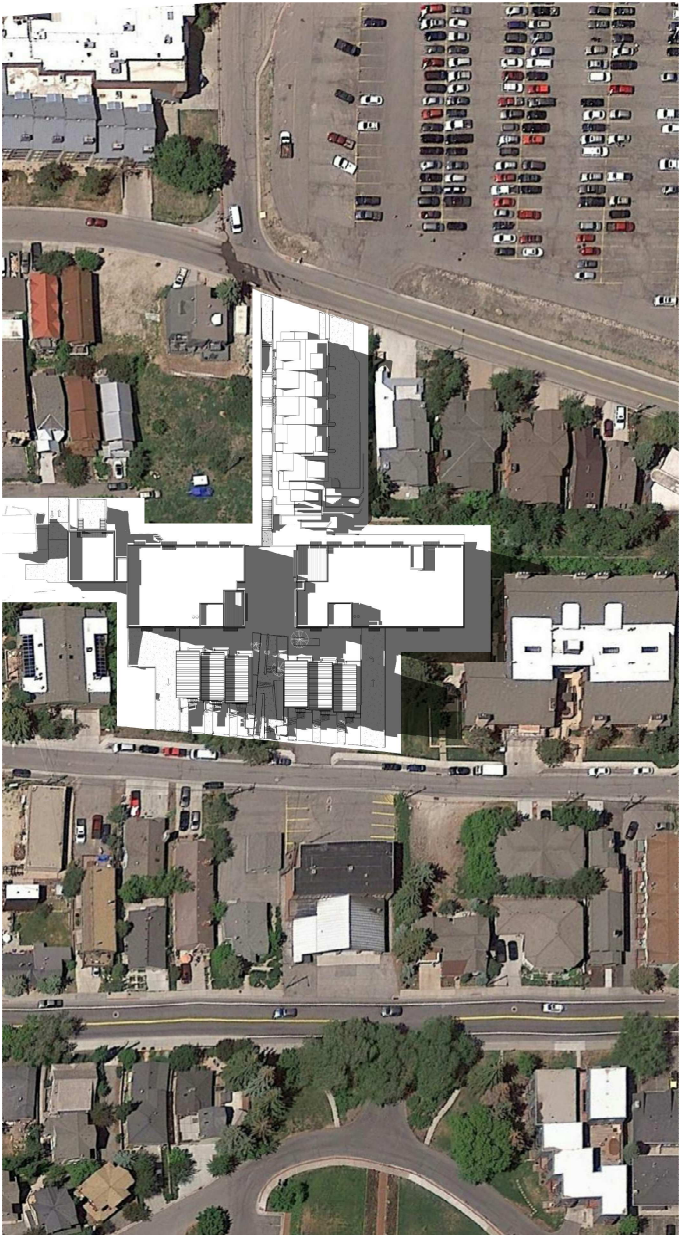
**SHADOW STUDY
SPRING/FALL EQUINOX
MARCH/SEPTEMBER 21**

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. ACCORDING TO PROPOSED CITY ORDINANCE 17.01.

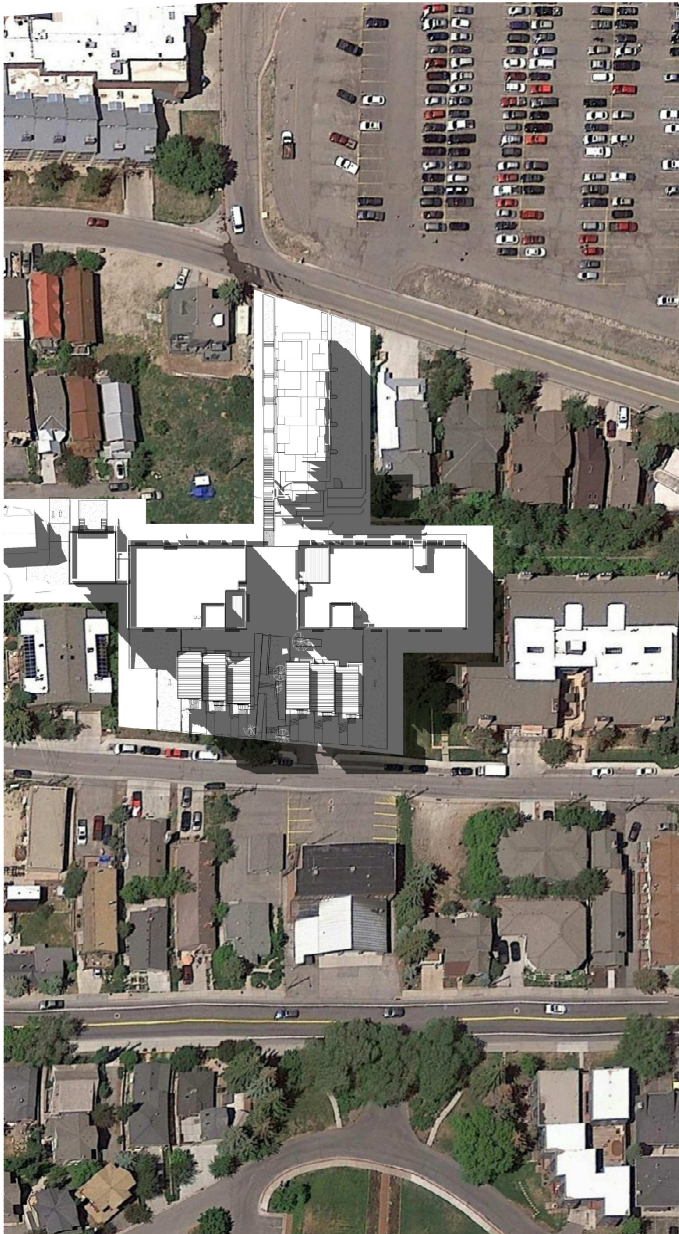
method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

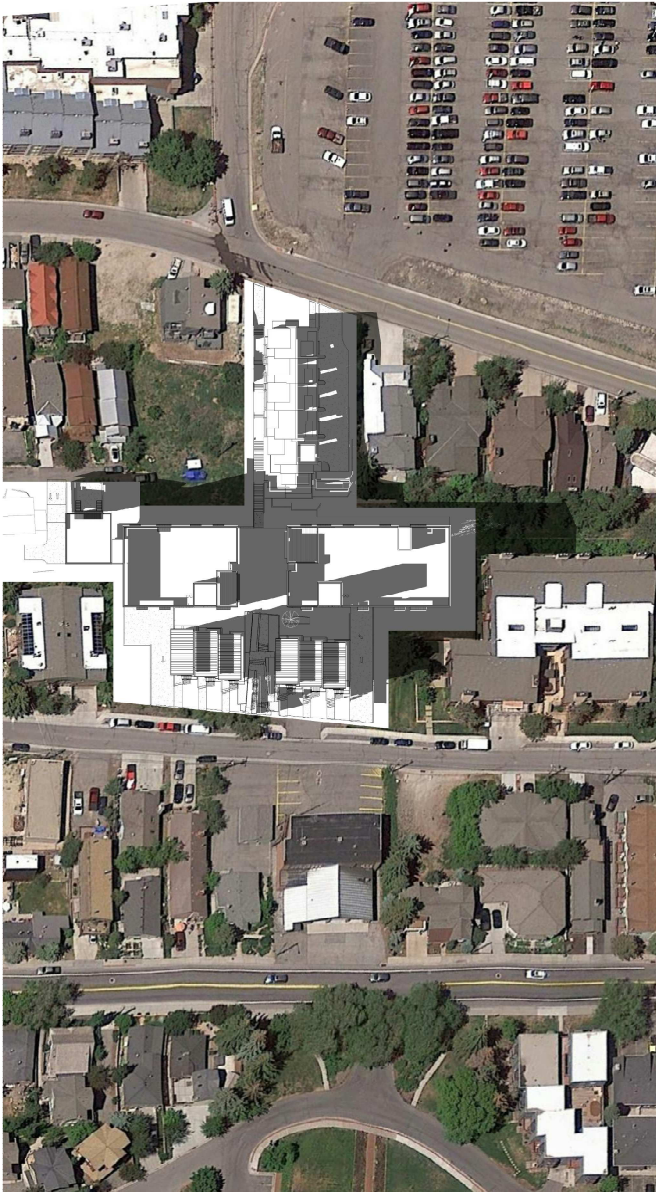


12 PM



3 PM

SHADOW STUDY
WINTER SOLSTICE
DECEMBER 21



9 AM

title:

Shadow
Study - 3

sheet:

A902.3

MPD APPLICATION

THE FIGURES SHOWN AND DESCRIBED HEREIN FOLLOW ALL TECHNICAL DRAWINGS, SPECIFIC CONSTRUCTION METHODS, AND MATERIALS. THE FIGURES SHOWN AND DESCRIBED HEREIN ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION. ACCORDING TO PROPOSED CITY ORDINANCE 17.01.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 3170755
date: 04/15/2019

REVISIONS	DATE
-----------	------

UNITED STATES PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS
AFFIXED. THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED
FOR CONSTRUCTION, RECORD OR PROPOSED FOR REVISION IN ANY

methodstudio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
Phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED HEREIN NOT BEING ALL
TECHNICAL DRAWINGS, SHOWN FOR PRESENTATION'S PURPOSES
AND NOT BEING A FINAL DESIGN. THE FIGURES SHOWN ARE
COMMERCIAL AND NOT BEING A FINAL DESIGN. THE FIGURES
AND INFORMATION ARE NOT BEING A FINAL DESIGN.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

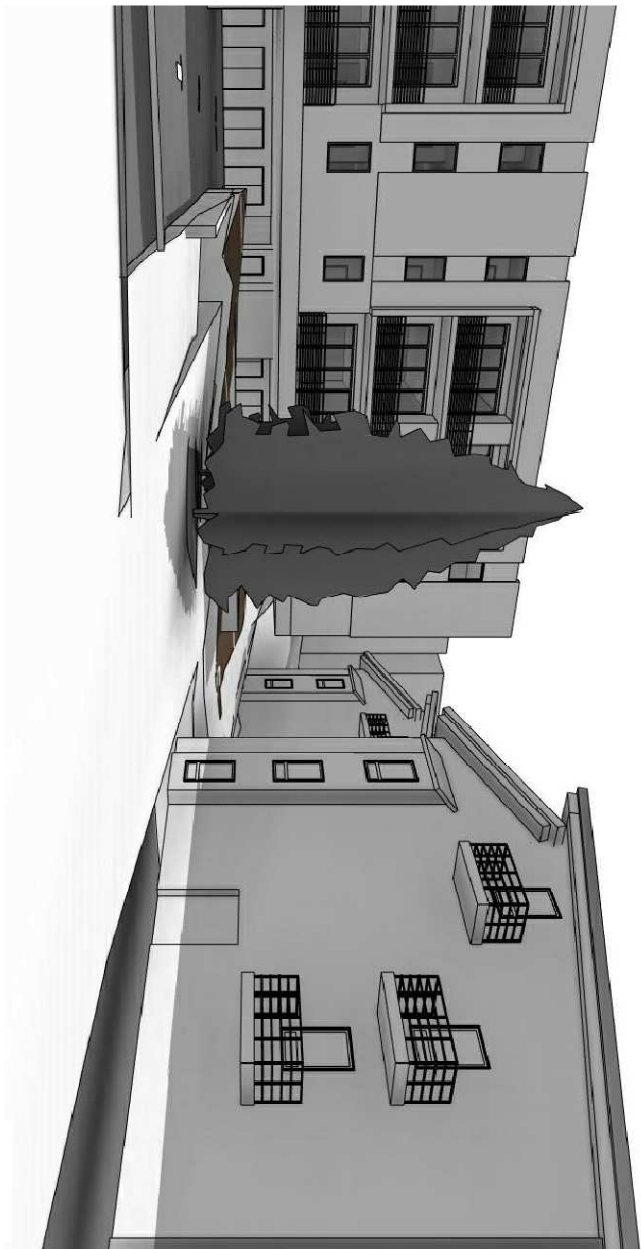
project#:		31.07.25
date:		04/15/2019
REVISIONS	DATE	

title:
**Shadow
Study - 4**

sheet:

A902.4

MPD APPLICATION



3 PM



12 PM



9 AM

SHADOW STUDY SUMMER SOLSTICE CAMERA 1

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED FOR PERMITTING.

methodstudio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
Phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED HEREIN FOLLOW ALL TECHNICAL DRAWINGS, GRADING, SURVEYING, AND ALL OTHER INFORMATION SHOWN ON THE PLANS AND SPECIFICATIONS. THE INFORMATION IS NOT GUARANTEED, REPRESENTED OR WARRANTED IN ANY MANNER. THE INFORMATION IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PROVIDED. THE INFORMATION IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PROVIDED.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:		3170755
date:		04/15/2019
REVISIONS	DATE	

title:

Shadow
Study - 5

sheet:

A902.5

MPD APPLICATION



3 PM



12 PM



9 AM

SHADOW STUDY
WINTER SOLSTICE
CAMERA 1

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED OR FOR ANY OTHER LAW.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE PERSONS SHOWN AND DESCRIBED HEREIN ARE NOT ALL. TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS OF THE PROPOSED PROJECT ARE NOT TO BE USED FOR ANY COMMERCIAL OR INDUSTRIAL PURPOSES WITHOUT THE SOLE APPROVAL OF THE ARCHITECT OR ENGINEER OF RECORD.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 3170755	
date: 04/15/2019	
REVISIONS	DATE

title:

**Shadow
Study - 6**

sheet:

A902.6

MPD APPLICATION



3 PM



12 PM



9 AM

**SHADOW STUDY
SUMMER SOLSTICE
CAMERA 2**

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED OR REVISION IN ANY MANNER.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE PERSONS SHOWN AND DESCRIBED HEREIN ARE NOT ALL. TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS OF THE PROPOSED PROJECT ARE NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE SOLE APPROVAL OF THE ARCHITECT OR ENGINEER OF RECORD.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 3170755	
date: 04/15/2019	
REVISIONS	DATE

title:

**Shadow
Study - 7**

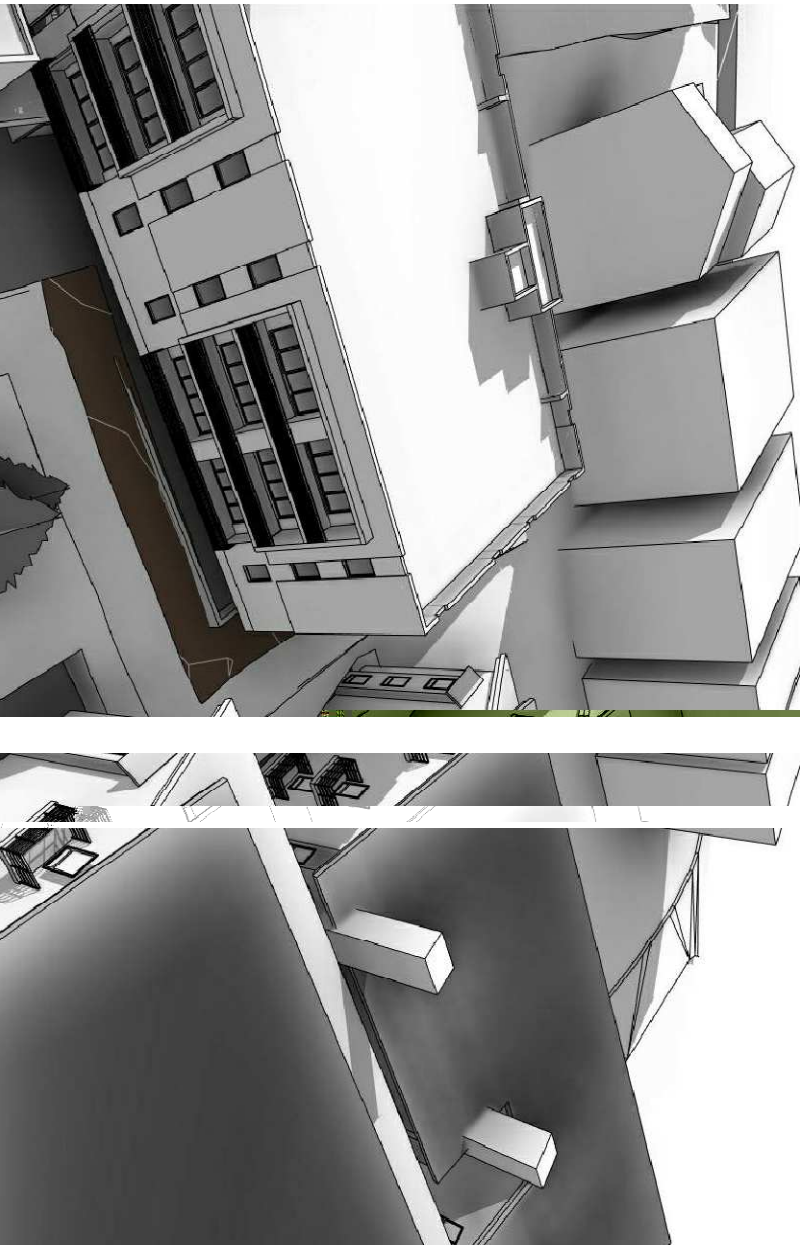
sheet:

A902.7

MPD APPLICATION



3 PM



12 PM



9 AM

**SHADOW STUDY
WINTER SOLSTICE
CAMERA 2**

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS APPLIED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PURPOSE OF ARCHITECTURAL

methodstudio
360 W. Aspen Ave.
saltlake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED GREEN NOTIONING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS OF THE PROJECT ARE FOR INFORMATION ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE PROJECT. THE PROJECT IS THE SOLE PROPERTY OF THE ARCHITECT AND SHALL REMAIN THE ARCHITECT'S PROPERTY.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 310755	
date: 04/15/2019	
REVISIONS	DATE

title:

**Shadow
Study - 8**

sheet:

A902.8

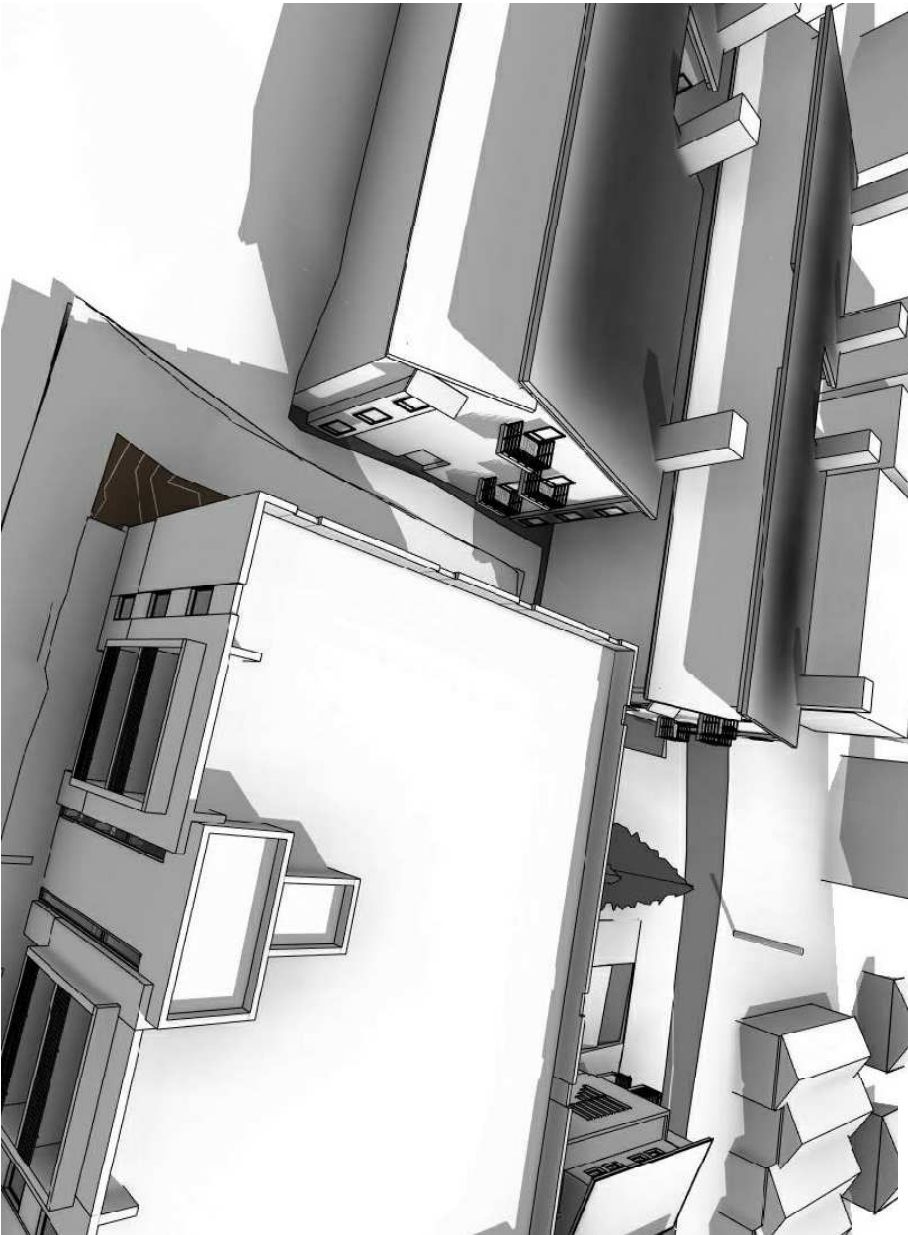
MPD APPLICATION



3 PM



12 PM



9 AM

**SHADOW STUDY
SUMMER SOLSTICE
CAMERA 3**

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. RECORD PROPOSED ON PAPER ONLY.

methodstudio
360 W. Aspen Ave.
saltlake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED ARE NOT TO SCALE. ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS OF THE PROJECT ARE FOR INFORMATION ONLY. THE PROJECT IS COMPREHENSIVELY EXPLORED IN WOODSIDE PHASE II PART TWO OF THE SOLAR AND SHADOW STUDY. WOODSIDE PHASE II PART TWO OF THE SOLAR AND SHADOW STUDY.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:	
3170755	
date:	
04/15/2019	
REVISIONS	
DATE	

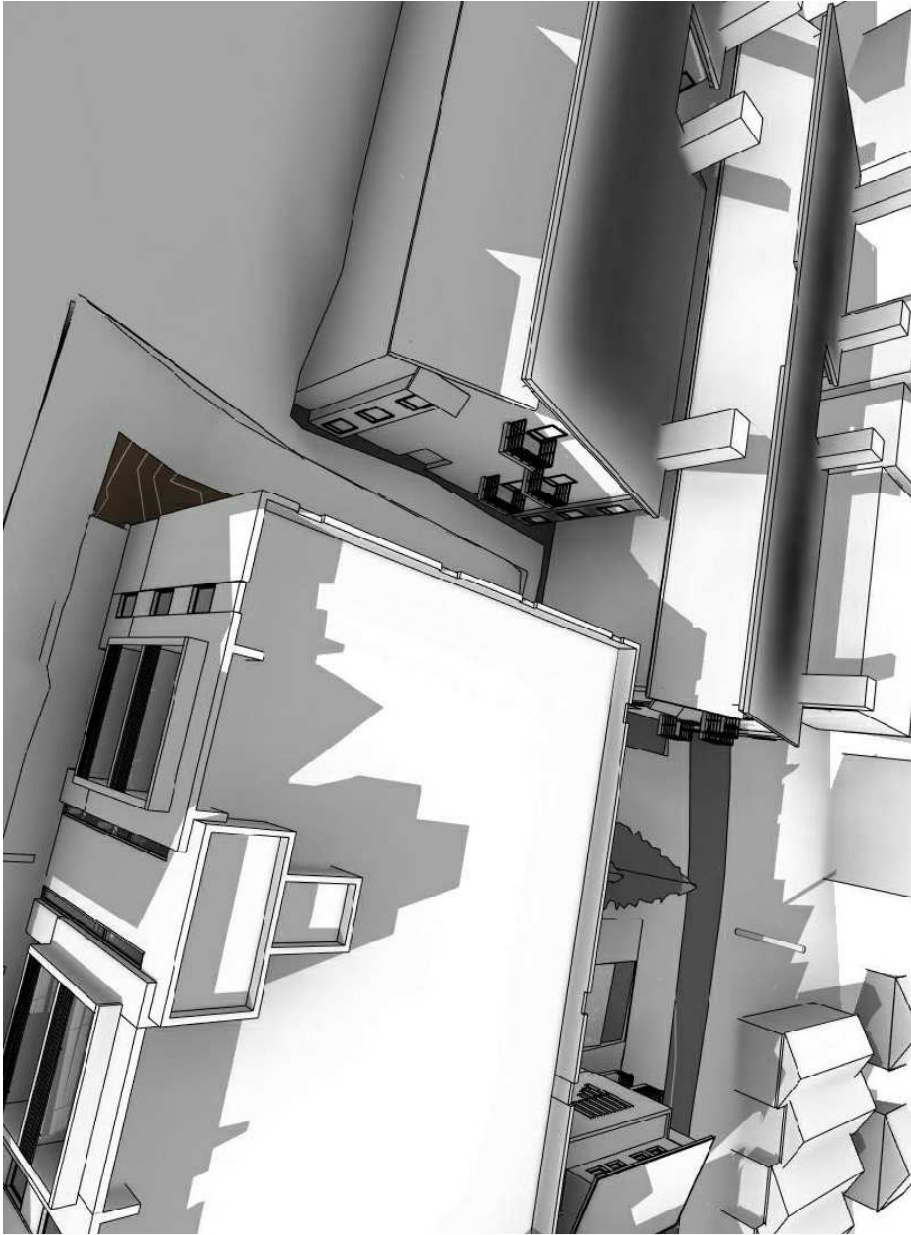
title:

Shadow
Study - 9

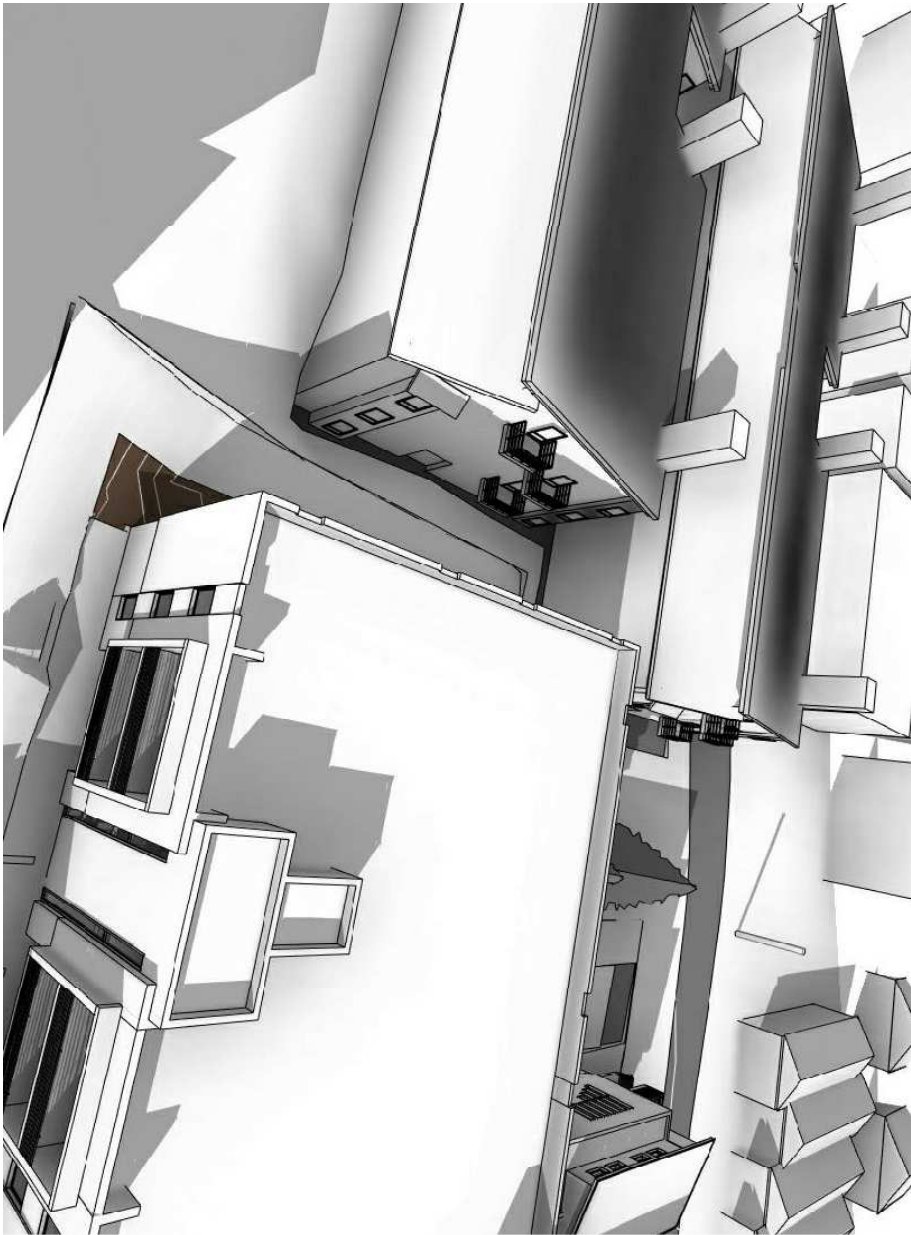
sheet:

A902.9

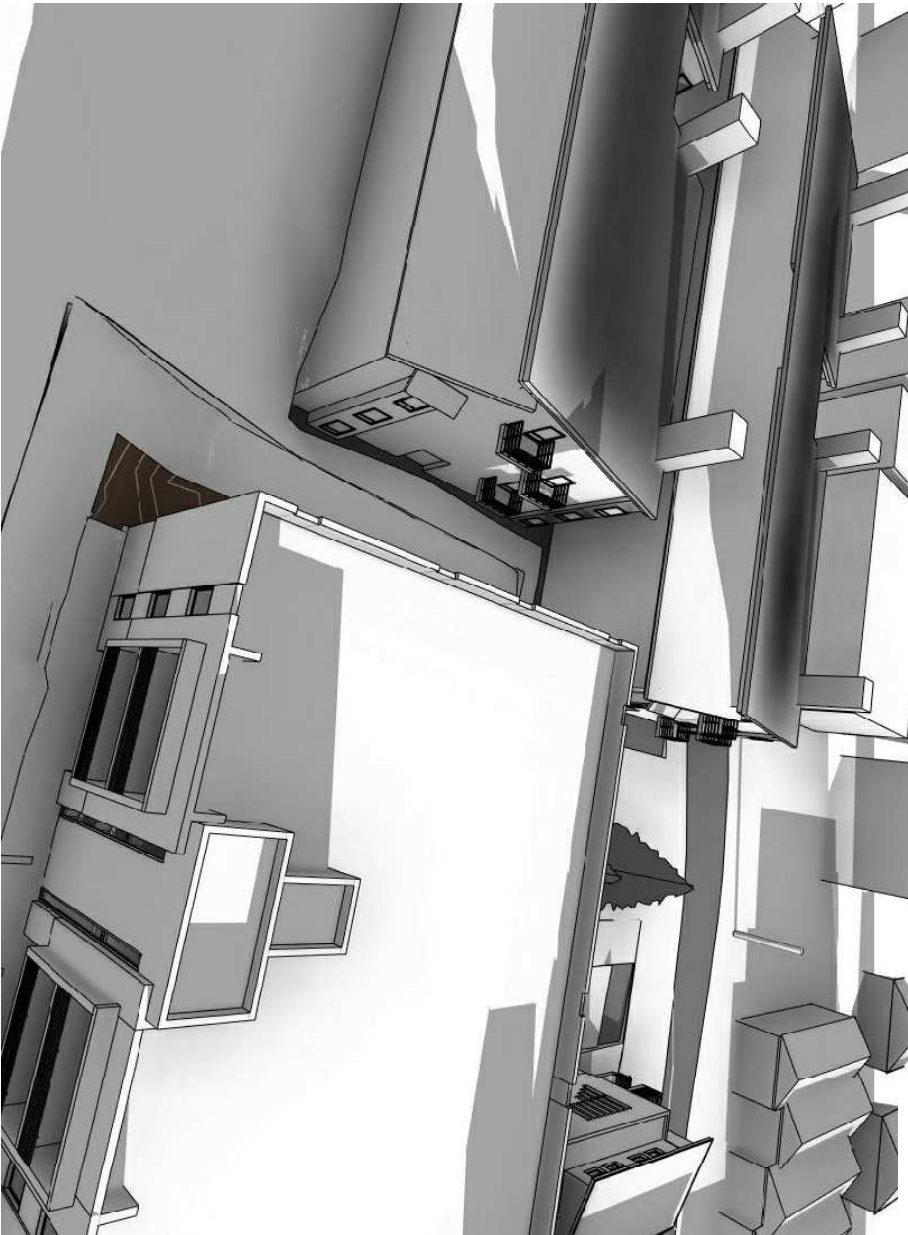
MPD APPLICATION



3 PM



12 PM



9 AM

SHADOW STUDY
WINTER SOLSTICE
CAMERA 3

LOT SIZES

Space Type	Area	Percentage of Site
Lot Sizes		
Parcel 1	16,756 SF	25.81%
Parcel 2	44,414 SF	68.43%
Parcel 3	4,198 SF	6.47%
Grand Total	65,367 SF	100.71%

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE, IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING OR PROPOSED FOR PERMITTING.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS AND/OR COMMERCIALITY REPORTED IN WOODSIDE PHASE II ARE THE SOLE PROPERTY OF METHOD STUDIO AND ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF METHOD STUDIO, INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:	3170755
date:	04/15/2019
REVISIONS	DATE

title:

Lot Sizes

sheet:

A903

MPD APPLICATION



SITE PLAN LEGEND

---	PROPERTY LINE
- - -	PROPOSED PROPERTY LINE
---	SETBACK LINE
▨	PROPOSED OR EXISTING EASEMENT
■	PEDESTRIAN EASMENT SEE SURVEY



UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. RESUBMIT PROPOSED OR REVISIONS WITHIN 15 DAYS.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

THE DESIGNS SHOWN AND DESCRIBED ARE THE PROPERTY OF METHOD STUDIO, INC. ALL RIGHTS ARE RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM METHOD STUDIO, INC.		
project#:	3170755	
date:	04/15/2019	
REVISIONS	DATE	

title:
**Combined
Site Plan**

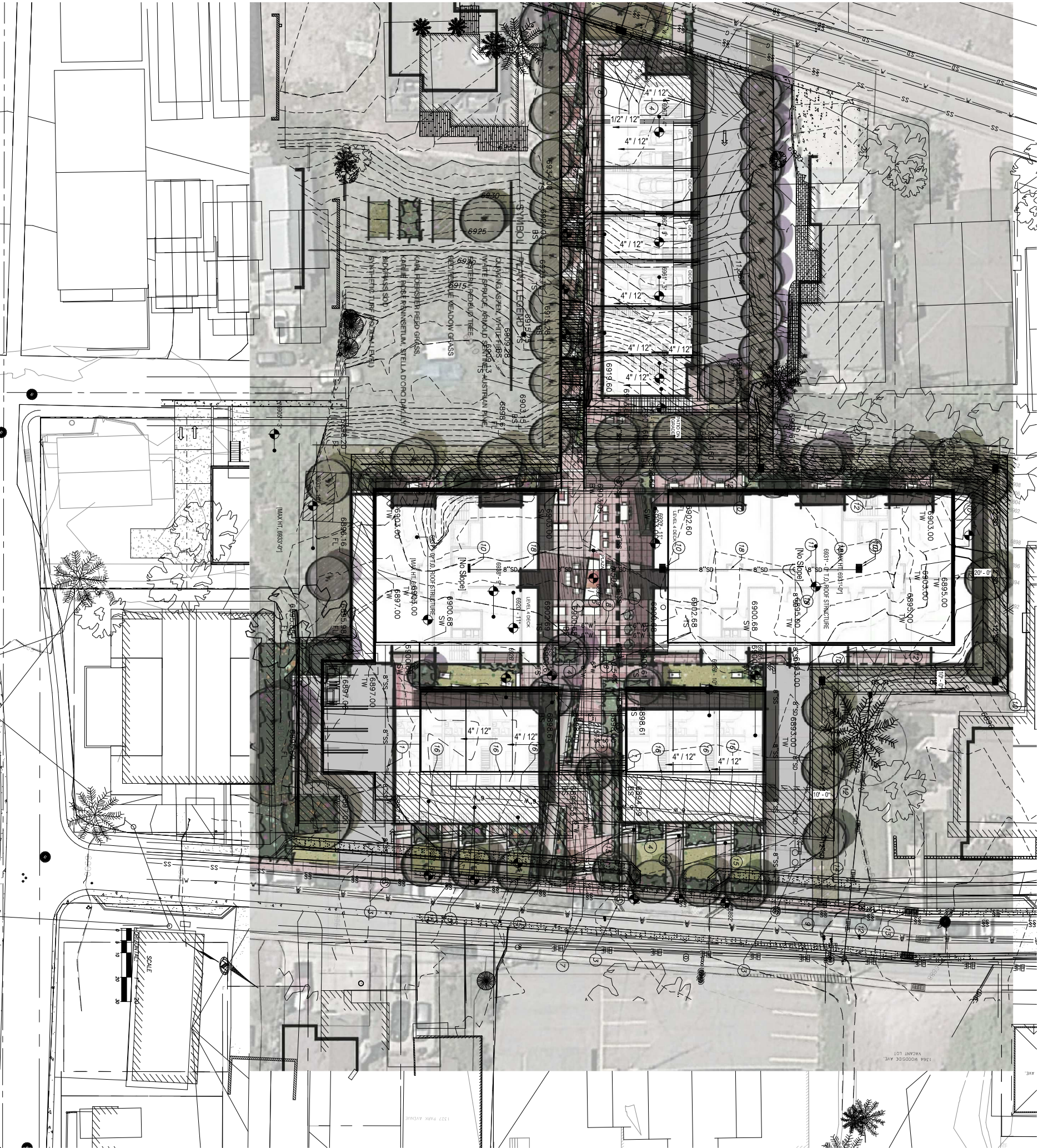
sheet:

A904

MPD APPLICATION

A1 COMBINED SITE PLAN

1" = 20'-0"



phone: (801) 532-4422

ET

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM METHOD STUDIO INC.

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE I

#	REVISIONS	DATE
	project#:	17-0755
	date:	04/15/2019

A905

MPD APPLICATION

TOTAL LOT AREA	
Space Type	Area
Total Lot Area	
Total Lot Area	65,367 SF
	65,367 SF

OPEN SPACE					
Space Type	Area	Site Area	Percentage of Site		
Open Space	Open Space 1	6,834.5 SF	64,905.5 SF	13.6%	
	Open Space 2	10,253.5 SF	64,905.5 SF	15.6%	
	Open Space 3	10,385.5 SF	64,905.5 SF	15.9%	
	Open Space 4	6,405.5 SF	64,905.5 SF	12.5%	
	Open Space 5	7,071.5 SF	64,905.5 SF	12.6%	
	20,728.5 SF			31.0%	
Paved Plaza	Plaza Street	5,955.5 SF	64,905.5 SF	9.1%	
	Walkways	1,341.5 SF	64,905.5 SF	2.0%	
	Paved Plaza/Walkway	1,540.5 SF	64,905.5 SF	2.3%	
		8,835.5 SF		13.6%	
	28,962.5 SF			44.6%	

EXPPOSED DRIVEWAYS			
Space Type	Area	Site Area	Percentage of Site
Exposed Parking Driveway	Woodside Driveway 1	1,880 SF	64,905 SF 2.82%
	Woodside Driveway 2	2,075 SF	64,905 SF 3.24%
	Empire Driveway	2,955 SF	64,905 SF 4.55%
	Northpark Driveway	1,533 SF	64,905 SF 2.38%
	Woodside 1 Walkways	605 SF	64,905 SF 0.93%
	Woodside 1 Driveways	614 SF	64,905 SF 0.95%

SNOW STORAGE	
Space Type	Area
Snow Storage	
Snow Storage 2	700 SF / 2,075 SF = 33.73%
Snow Storage 1	330 SF / 1,830 SF = 16.99%
Snow Storage 3	960 SF / 3,039 SF = 31.42%
Snow Storage 4	11,000 SF / 6,311 SF = 174.00%
Snow Storage 5	275 SF / 1,444 SF = 19.04%

BUILDING FOOTPRINTS			
Space Type	Area	Sq. Area	Percentage of Site
Buildings			
Empire Townhomes	5,166 SF	64,905 SF	7.34%
Exotic Historic Building	1,229 SF	64,905 SF	1.88%
Flas 1	8,334 SF	64,905 SF	12.4%
Flas 2	6,002 SF	64,905 SF	9.25%
Woodside Townhomes	11,656 SF	64,905 SF	2.42%
Woodside Townhomes 1	2,361 SF	64,905 SF	3.64%

BUILDING FOOTPRINTS

	BUILDING FOOTPRINTS
	OPEN SPACE AT FINISHED GRADE
	ROOF DECK (LEVEL 4)
	OPEN SPACE ABOVE GRADE
	EXPOSED PARKING/DRIVEWAYS
	SNOW STORAGE



A1 OPEN SPACE + SNOW STORAGE
1" = 20'-0"

HATCH LEGEND

- OPEN SPACE

29,051 SF (44.76% OF SITE AREA)
- USABLE OPEN SPACE

22,191 SF (34.19% OF SITE AREA)

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED OR FURTHER ACTION.

methodstudio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:	17-0755
date:	04/15/2019
REVISIONS	DATE

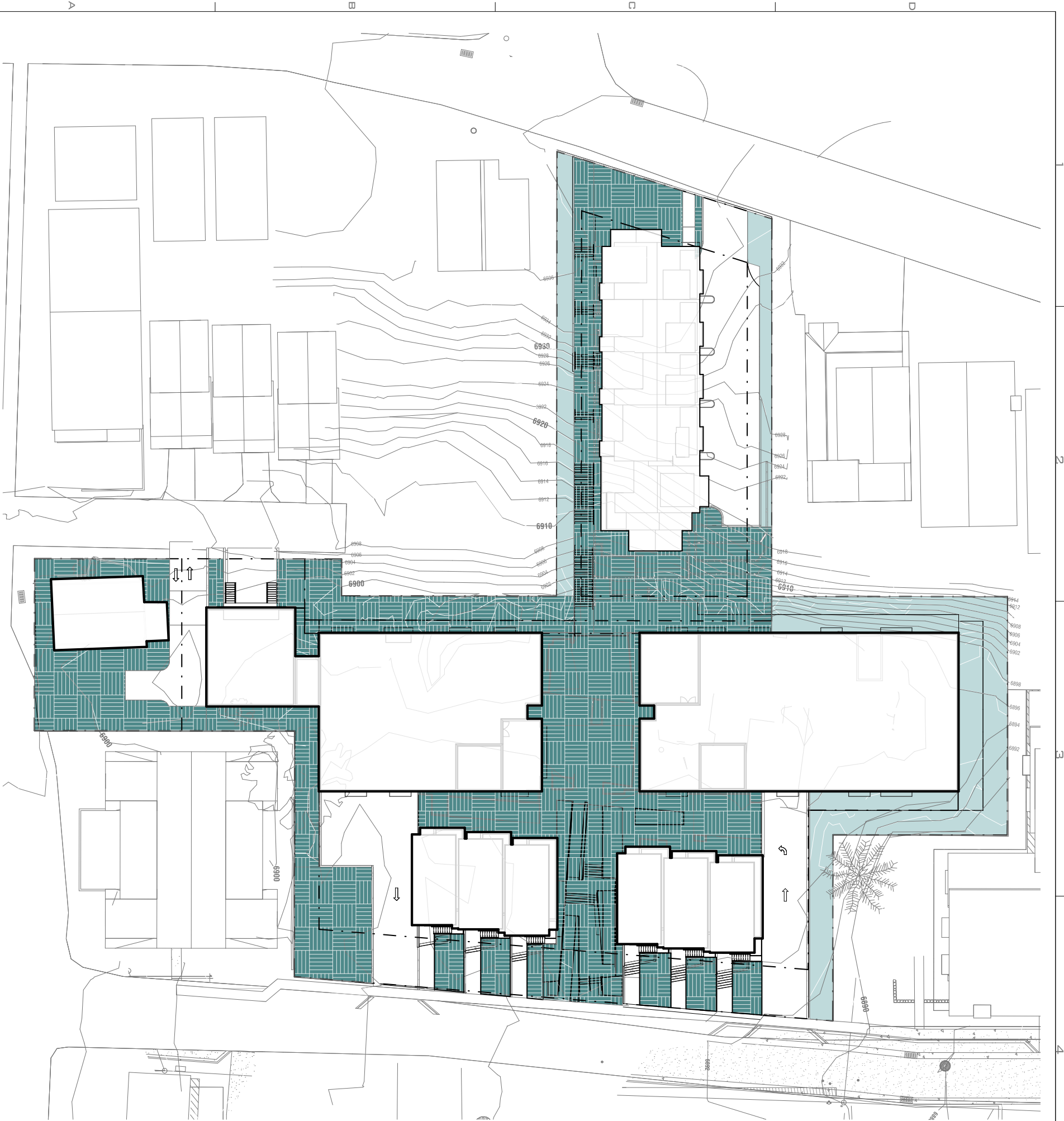
title:

Open Space

sheet:

A905.1

MPD APPLICATION



A1 OPEN SPACE
1" = 20'-0"

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PURPOSE OF PERMITTING.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 3170755		
date: 04/15/2019		
REVISIONS	DATE	
1	Revision 1	Date 1

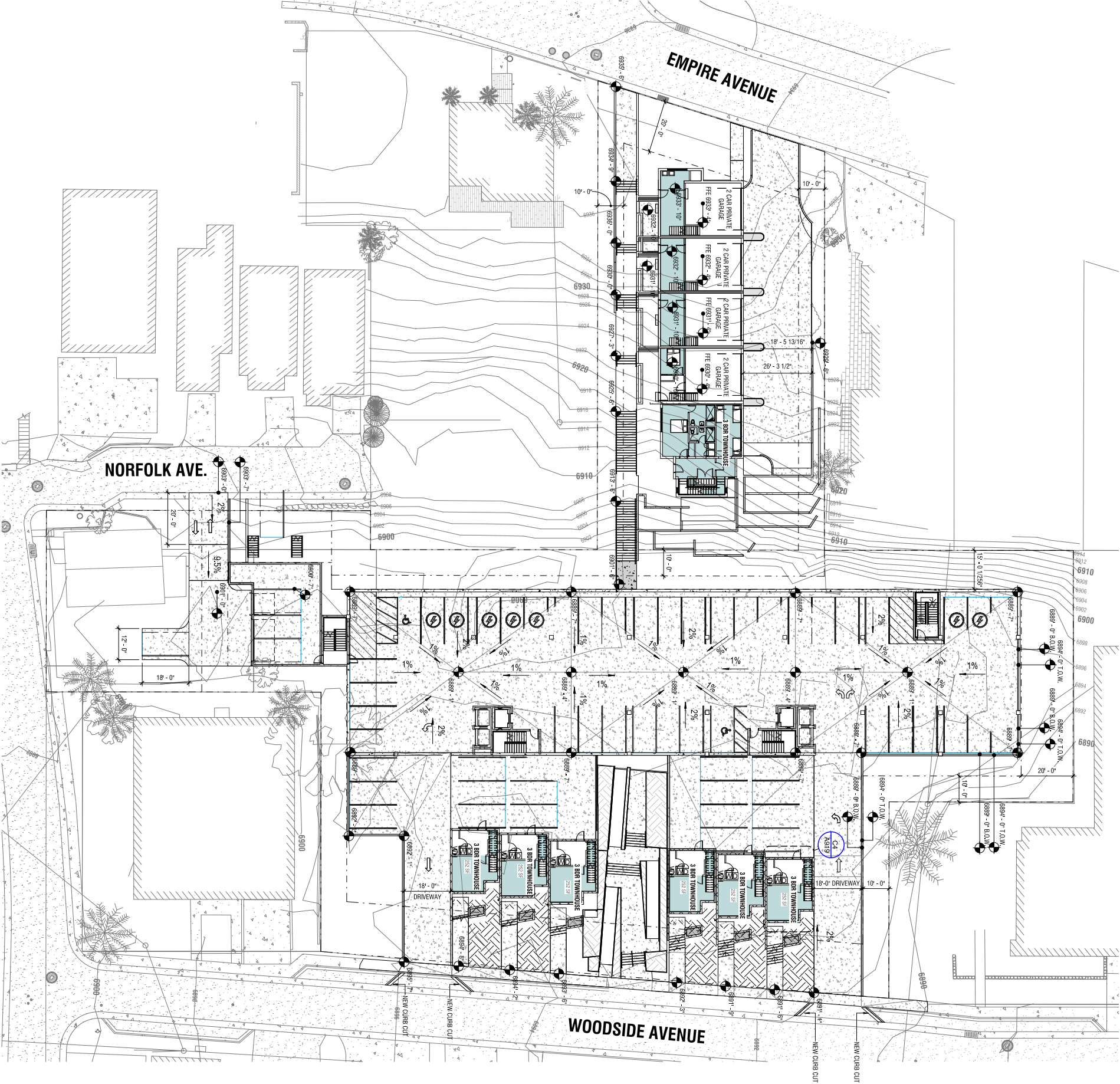
title:
Floor Plan -
Parking

sheet:

A906

MPD APPLICATION

- UNIT LEGEND**
- 1 BDR UNIT
 - 2 BDR TOWNHOUSE
 - 2 BDR TYPE A UNIT
 - 2 BDR UNIT
 - 3 BDR TOWNHOUSE
 - BIKE STORAGE
 - CIRCULATION
 - EXISTING HISTORIC UNIT
 - EXTERIOR DECK
 - STUDIO UNIT
 - TRASH



EXISTING HISTORIC HOME - REQUIRED PARKING SPACES - 20
PROJECT TOTAL REQUIRED PARKING SPACES - 68

PROVIDED PARKING STALLS	
Type	Count
Empire Townhome	10
Empire Townhome Stall	10
Historic Home Parking	1
Historic Home	1
Northpark & Flex	3
Northpark Private Garage	4
Northpark Surface Stall	32
Parking Garage	7
7' x 12' - 50' Long	12
7' x 12' - 50' Long	1
Woodside Townhome Stall	53
7' x 12' 10' Ashlin ADA Stall	3
7' x 12' 10' Ashlin Van Stall	71
Surface Parking	
Surface Stall	
Grand total	

A1 LEVEL 1 (PARKING)

1" = 20'-0"

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PURPOSE OF PERMITTING.

method studio
360 W. Aspen Ave.
saltlake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FEES SHOWN AND DESCRIBED HEREIN INCLUDE ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS, AND/OR COMMERCIALLY EXPEDITED IN WOODSIDE PHASE II AND THROUGH THE SOLE AGREEMENT WITH THE ARCHITECT AND THE ARCHITECT'S FIRM.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:	31.0755
date:	04/15/2019
revisions	DATE

title:

Floor Plan -
Level 2

sheet:

A907

MPD APPLICATION

UNIT LEGEND

- 1 BDR UNIT
- 2 BDR TOWNHOUSE
- 2 BDR TYPE A UNIT
- 2 BDR UNIT
- 3 BDR TOWNHOUSE
- BIKE STORAGE
- CIRCULATION
- EXISTING HISTORIC UNIT
- EXTERIOR DECK
- STUDIO UNIT
- TRASH

UNIT COUNTS (FLATS-LVL 2)

Name	Count
Level 2	
1 BDR UNIT	10
2 BDR UNIT	3
EXISTING HISTORIC UNIT	1
STUDIO UNIT	1
TOTAL	15

PROVIDED BIKE STALLS	
Type	Parkable Bikes
Wall Mounted Bike Storage System	9
Wall Mounted Bike Storage System	9
Wall Mounted Bike Storage System	9
Wall Mounted Bike Storage System	9
Trunk Box	30



A1 A-LEVEL 2 (PLAZA)

1" = 20'-0"

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PURPOSE OF PERMITTING.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DEEDS SHOWN AND DESCRIBED HEREIN FOLLOW ALL TECHNICAL DRAWINGS, SPECIFIC REPRESENTATIONS AND Covenants, AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES. THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PURPOSE OF PERMITTING.

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 317075		
date: 04/15/2019		
REVISIONS	DATE	

title:
Floor Plan -
Level 3

sheet:

A908

MPD APPLICATION

UNIT LEGEND

- 1 BDR UNIT
- 2 BDR TOWNHOUSE
- 2 BDR TYPE A UNIT
- 2 BDR UNIT
- 3 BDR TOWNHOUSE
- BIKE STORAGE
- CIRCULATION
- EXISTING HISTORIC UNIT
- EXTERIOR DECK
- STUDIO UNIT
- TRASH

UNIT COUNTS (FLATS-LVL 3)

Name	Count
Level 3	
1 BDR UNIT	12
2 BDR UNIT	3
STUDIO UNIT	2
TOTAL	17



A1 LEVEL 3
1" = 20'-0"

UNIT LEGEND

- 1 BDR UNIT
- 2 BDR TOWNHOUSE
- 2 BDR TYPE A UNIT
- 2 BDR UNIT
- 3 BDR TOWNHOUSE
- BIKE STORAGE
- EXISTING HISTORIC UNIT
- EXTERIOR DECK
- STUDIO UNIT
- TRASH

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED HEREIN RELY ON ALL TECHNICAL DRAWINGS, SPECIFIC REPRESENTATIONS AND/OR COMMERCIALLY EXPEDITED IN WOODSIDE PHASE II AND THROUGHOUT THE SOLE AND EXCLUSIVE OWNERSHIP OF THE PROJECT AND WOODSIDE PHASE II.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:		3170755	
date:		04/15/2019	
REVISIONS	DATE		
	1	Revision 1	Date 1

title:
Floor Plan -
Level 4

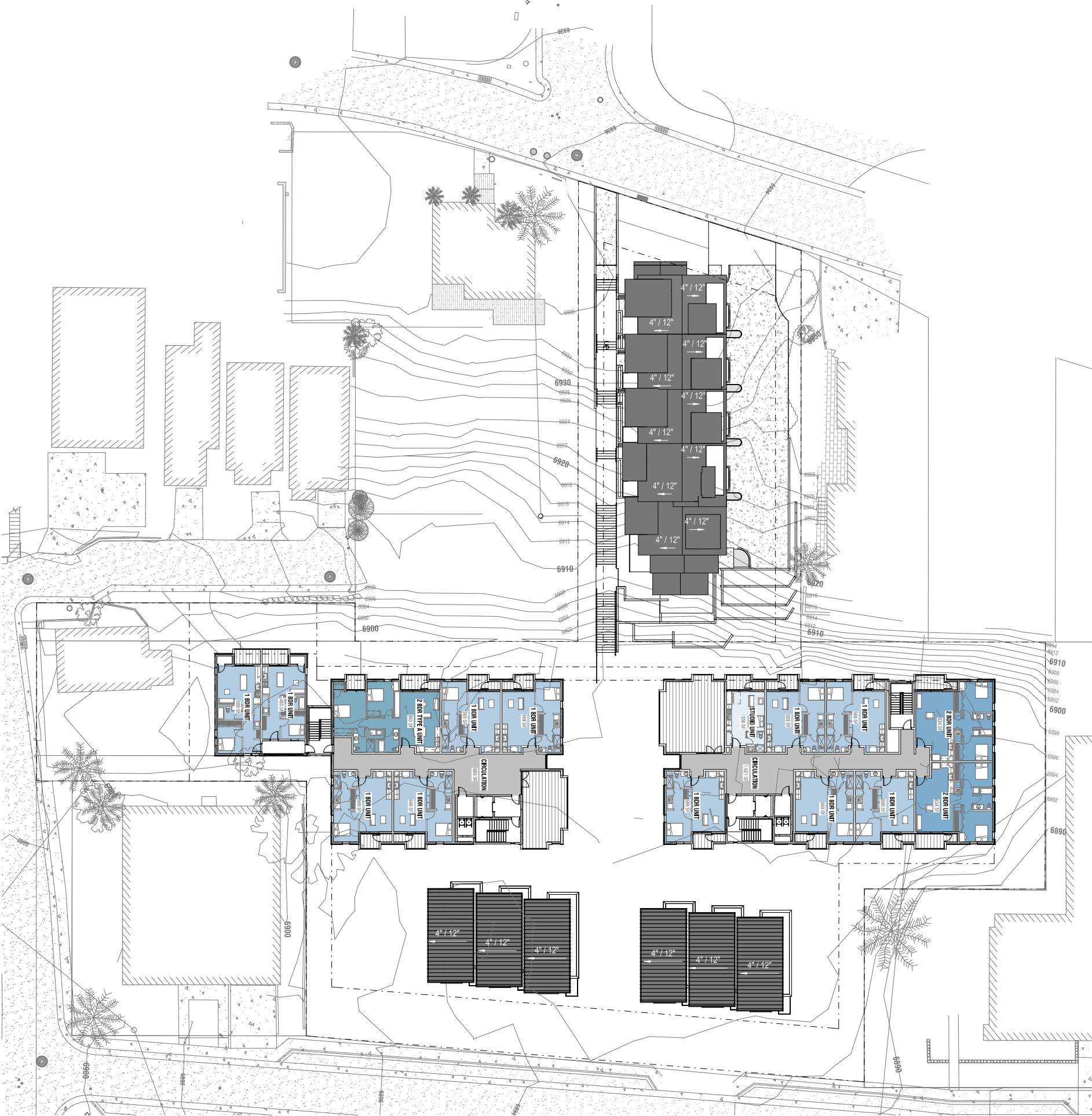
sheet:

A909

MPD APPLICATION

A1 LEVEL 4

1" = 20'-0"



UNIT COUNTS (FLATS-LVL 4)	
Name	Count
Level 4	
1 BDR UNIT	11
2 BDR TYPE A UNIT	1
2 BDR UNIT	2
STUDIO UNIT	1
TOTAL	15

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND NOT INTENDED FOR CONSTRUCTION. REVISIONS AND PROPOSED CHANGES WILL BE INDICATED BY A CIRCLE WITH AN "R" OR "P" IN THE MARGIN.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FEES SHOWN AND DESCRIBED HEREIN INCLUDE ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS, AND/OR COMMERCIAL ADVERTISING IN WOODSIDE PARK THROUGH THE SOLE AGENT, METHOD STUDIO, INC. (MDSI), AND NOT THE ARCHITECT.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 21-0755	
date: 04/15/2023	
REVISIONS	DATE

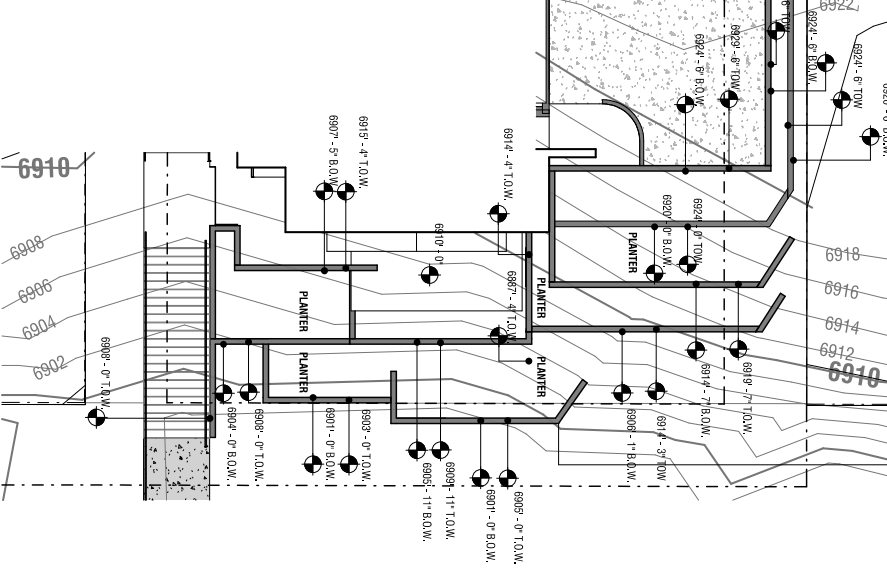
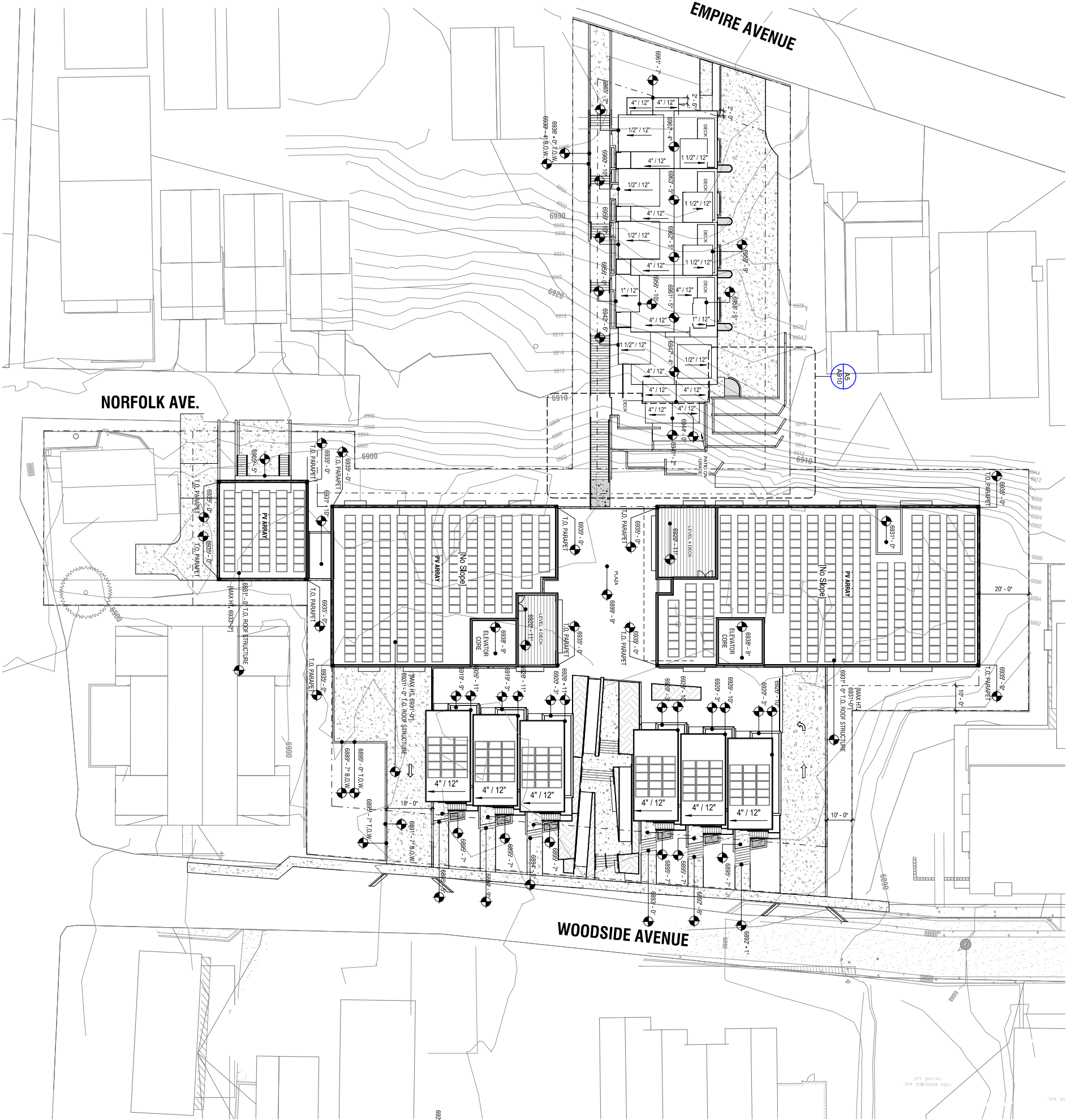
title:

Roof Plan

sheet:

A910

MPD APPLICATION

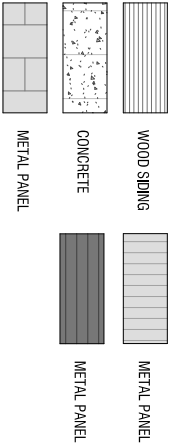


A1 ROOF PLAN
1" = 20'-0"



A5 ENLARGED SITE WALLS
3/32" = 1'-0"

MATERIAL LEGEND



UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. RECORDS OF PROPOSED OR MODIFIED WORK.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN ARE THE PROPERTY OF METHOD STUDIO. ALL RIGHTS ARE RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM METHOD STUDIO, INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

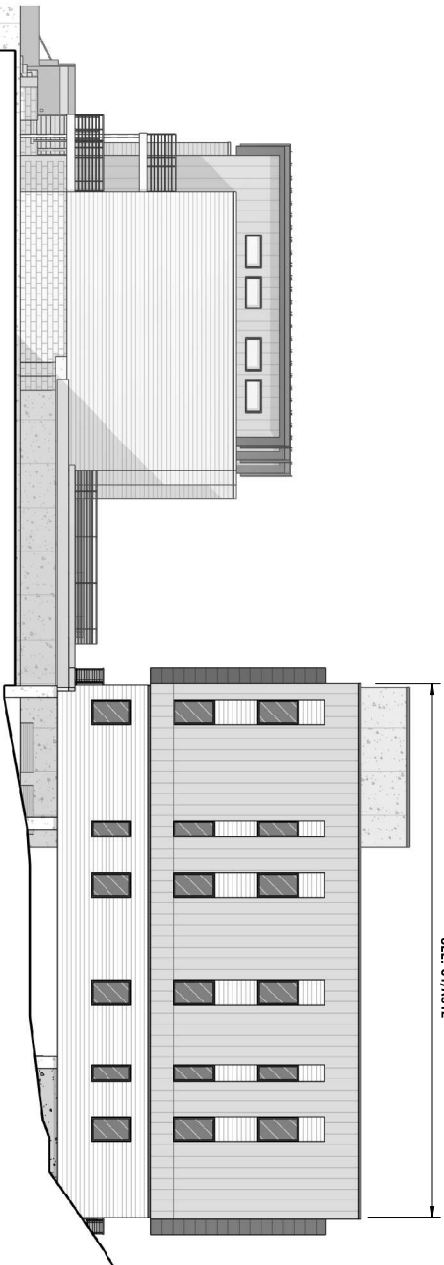
project#:	3170755
date:	04/15/2019
revisions	date

title:
Exterior
Elevations -
Flats

sheet:

A911

MPD APPLICATION



C1 FLATS (NORTH)
3/32" = 1'-0"

SEE: B1/A913

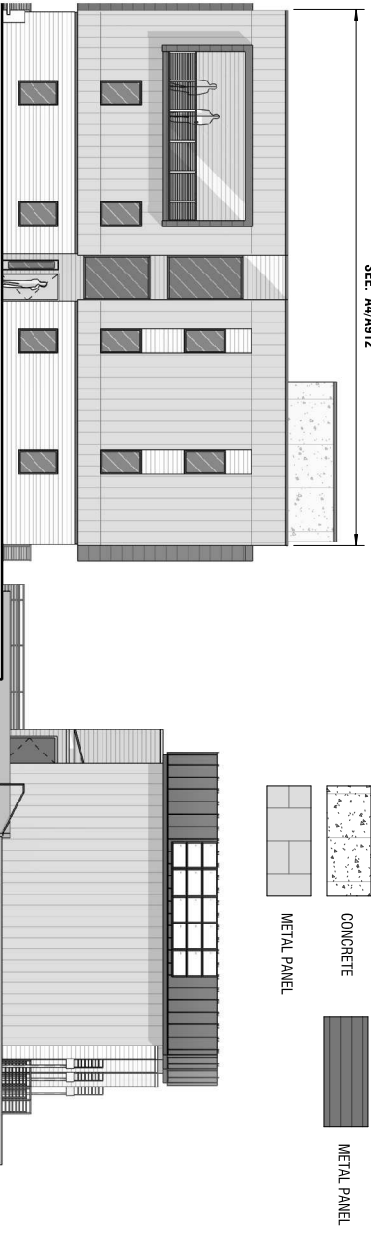


B1 FLATS (EAST)
3/32" = 1'-0"

SEE: A1/A912



A1 FLATS (WEST)
3/32" = 1'-0"



C3 FLATS 1 (SOUTH)
3/32" = 1'-0"

SEE: C3/A912



SEE: A1/A913



MATERIAL LEGEND

WOOD SIDING

METAL PANEL

CONCRETE

METAL PANEL

METAL PANELMETAL PANEL

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. REVISIONS AND PROPOSED CHANGES ARE IN PINK.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THESE SHOWN AND DESCRIBED GREEN BUILDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS, COMMERCIAL & RESIDENTIAL WOODSIDE PARK THROUGH THE SOLE ARCHITECTURAL FIRM, WOODSIDE PHASE II, LLC, INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

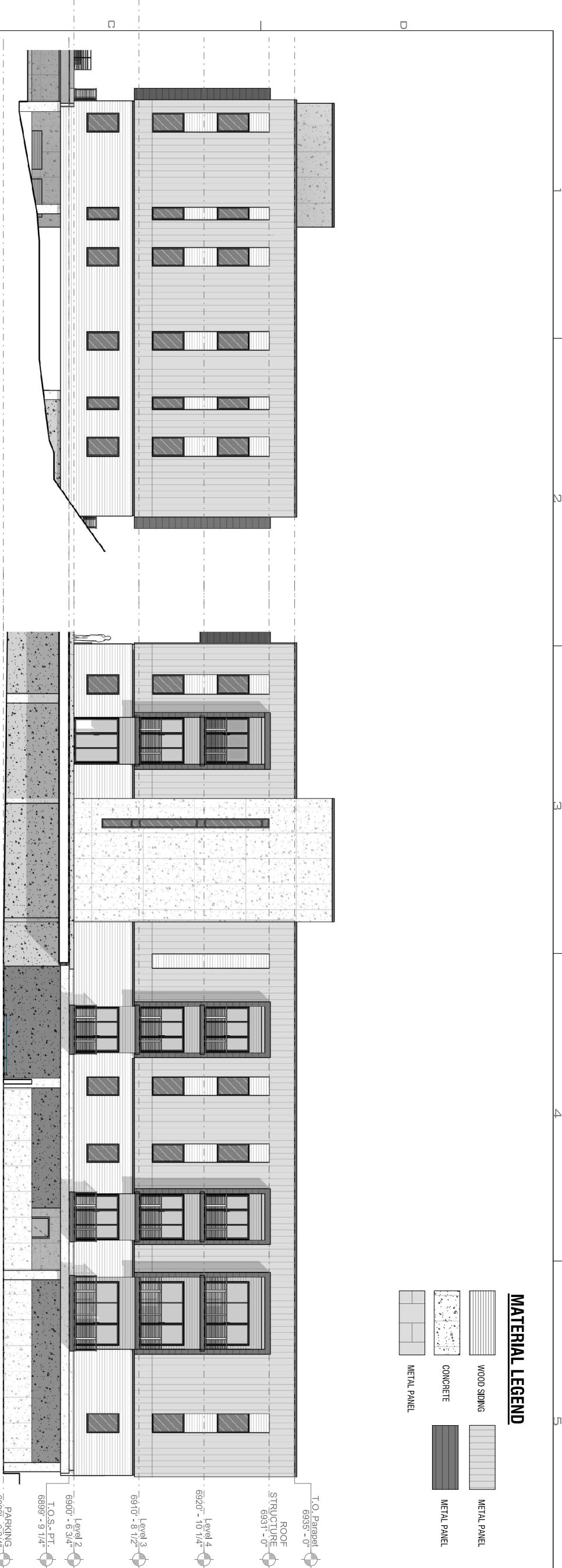
project#:		317075
date:		04/15/2019
REVISIONS	DATE	

title:
**Exterior
Elevations -
Flats**

sheet:

A912

MPD APPLICATION



C1 FLATS BUILDING 1 (NORTH)
1/8" = 1'-0"

C3 FLATS BUILDING 1 (EAST)
1/8" = 1'-0"

A4 FLATS BUILDING 1 (SOUTH)
1/8" = 1'-0"

A1 FLATS BUILDING 1 (WEST)
1/8" = 1'-0"

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED OR PRESENTATION.

methodstudio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
Phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS, AND OTHER INFORMATION, ARE PRELIMINARY AND NOT INTENDED FOR CONSTRUCTION. ANY CHANGES TO THE DESIGN SHALL BE COMMERCIAL AND REPORTED IN WRITING TO THE CLIENT. THE SOLE AGENT FOR THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS:

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 310755	
date: 04/15/2019	
REVISIONS	DATE

title:
**Exterior
Elevations -
Flats**

sheet:

A913

MPD APPLICATION



UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. RECORD PROPOSED ON THIS SHEET ONLY.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FEES SHOWN AND DESCRIBED HEREIN INCLUDE ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS, AND ALLSPECIAL SERVICES AND/OR ADDITIONAL SERVICES. THESE FEES DO NOT INCLUDE COMMERCIALITY EXPENSES IN WOODSIDE PARK THROUGHOUT THE SOLE AND EXCLUSIVE RIGHTS AND INTERESTS OF METHOD STUDIO, INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 3170755	
date: 04/15/2019	
REVISIONS	DATE

title:
**Exterior
Elevations -
Flats**
Sheet:

A914

MPD APPLICATION



C1 FLATS BUILDING 2 (NORTH)

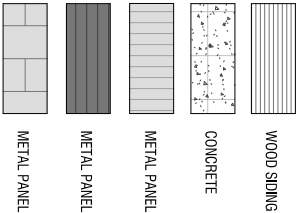
1/8" = 1'-0"

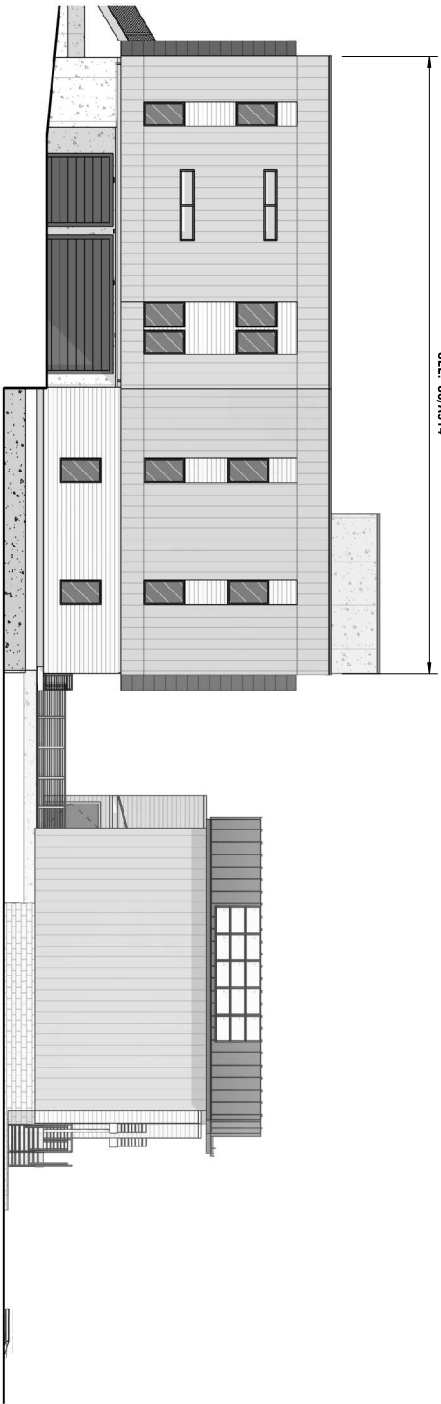
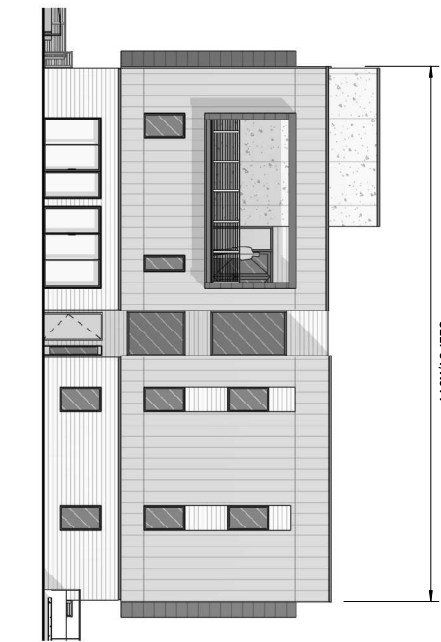


C3 A WOODSIDE FLATS2 SOUTH (ENLARGED)

1/8" = 1'-0"

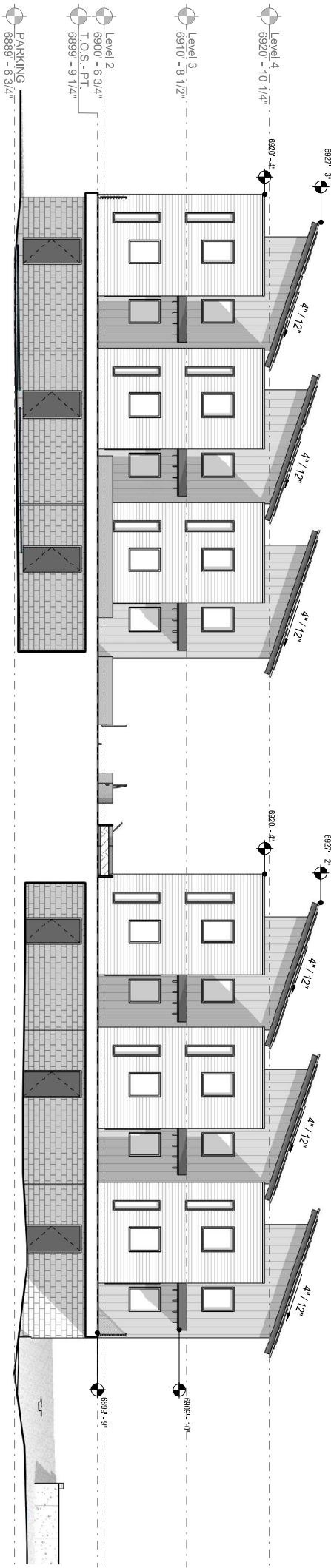
MATERIAL LEGEND



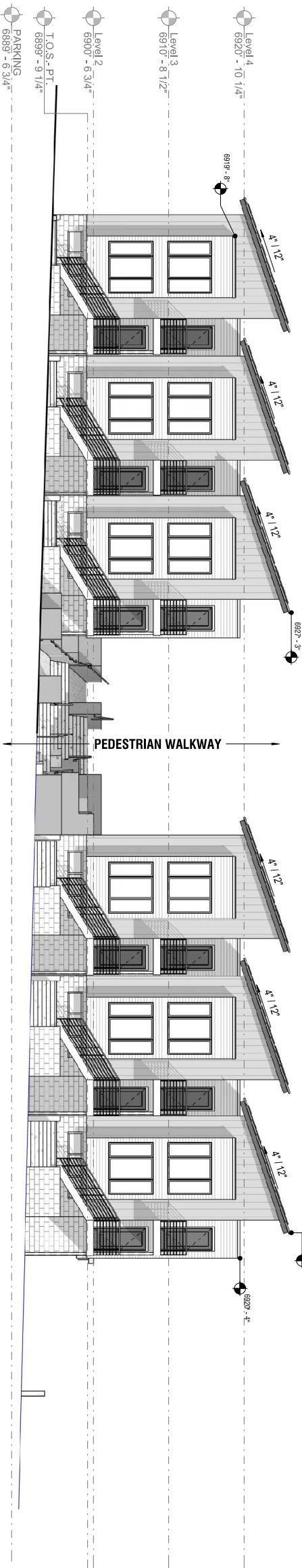


C1 FLATS 2 (NORTH)
33'2" = 1'-0"

C3 FLATS 2 (SOUTH)
33'2" = 1'-0"



B1 WOODSIDE (WEST)
11'8" = 1'-0"



A1 WOODSIDE (EAST)
11'8" = 1'-0"

MATERIAL LEGEND

- WOOD SIDING
- CONCRETE
- METAL PANEL
- METAL PANEL
- METAL PANEL

PROGRESS SET
NOT FOR
CONSTRUCTION

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 310755	
date: 04/15/2019	
REVISIONS	DATE

title:
**Exterior
Elevations -
Woodside**

sheet:

A915

MPD APPLICATION

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS
AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED
FOR CONSTRUCTION, RECORD OR PROPOSED FOR PERMITTING IN ANY

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

THE FIRM HAS SHOWN AND DESCRIBED GREEN BUILDING ALL
TECHNICAL DRAWINGS, DRAWING REPRESENTATIONS AND OTHER
TECHNICAL INFORMATION REPORTED IN WOODSIDE PHASE II AND THROUGH THE SOLE
AGREEMENT WITH THE ARCHITECTURAL FIRM AND THE STUDENT INC.

MATERIAL LEGEND

- WOOD SIDING
- CONCRETE
- METAL PANEL
- METAL PANEL
- METAL PANEL

method studio
360 W. Aspen Ave.
saltlake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED ARE THE PROPERTY OF METHOD STUDIO, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF METHOD STUDIO, INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

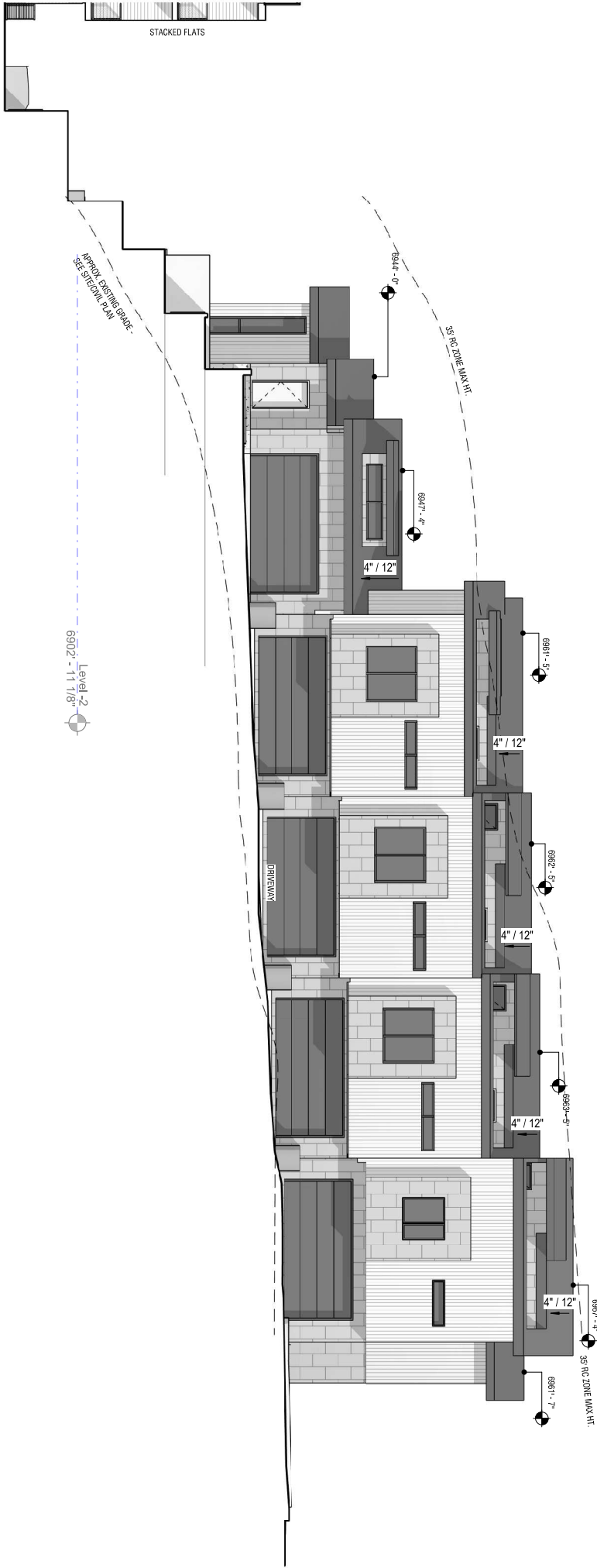
project#:	3170755
date:	04/15/2019
REVISIONS	DATE

title:
Exterior
Elevations -
Empire

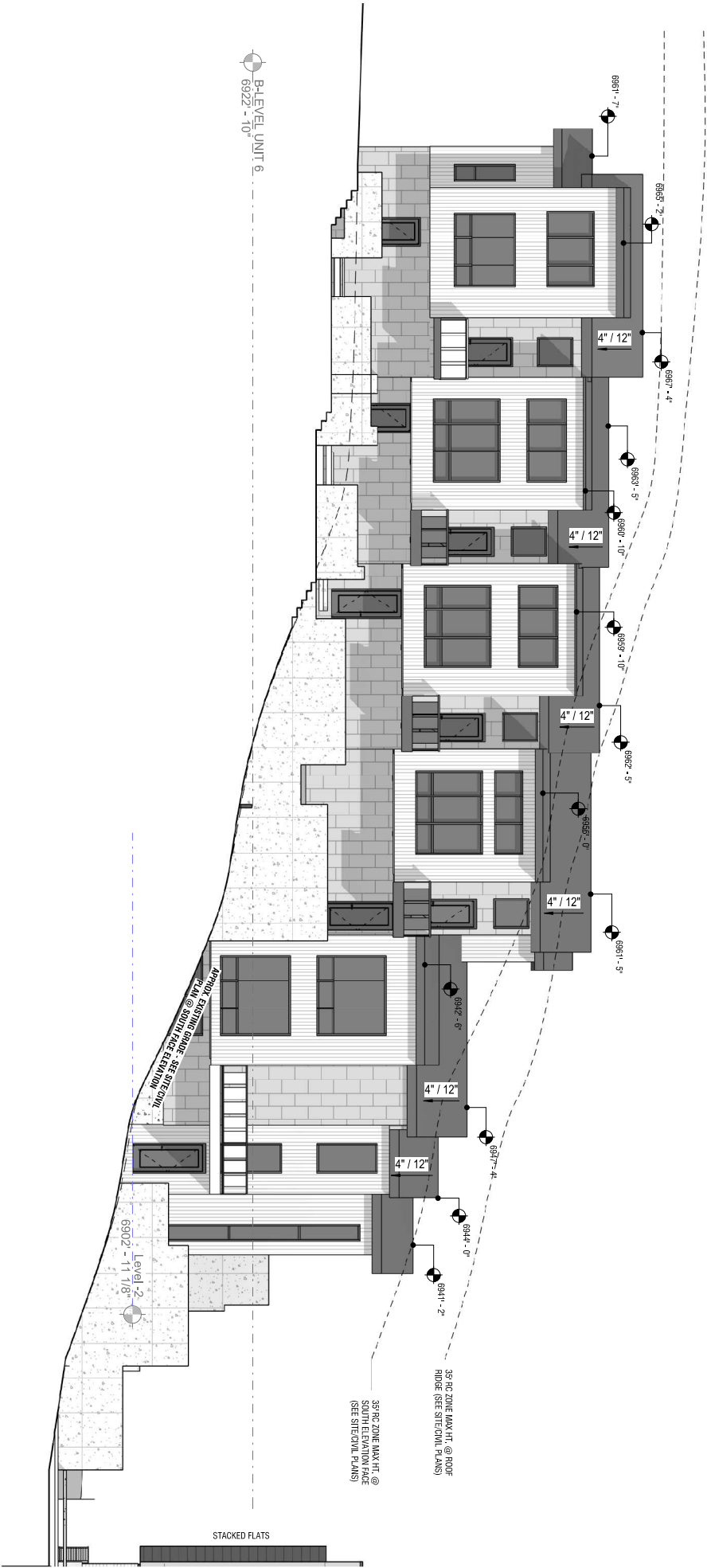
sheet:

A916

MPD APPLICATION



C1 EMPIRE TOWNHOMES (NORTH)
1/8" = 1'-0"



A1 EMPIRE TOWNHOMES (SOUTH)
1/8" = 1'-0"

MATERIAL LEGEND

- WOOD SIDING
- CONCRETE
- METAL PANEL
- METAL PANEL
- METAL PANEL

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
Phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED ARE THE PROPERTY OF METHOD STUDIO. ALL
TECHNICAL DRAWINGS, DRAWINGS, PRESENTATIONS, MODELS, AND
OTHER INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF METHOD STUDIO
AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY
MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

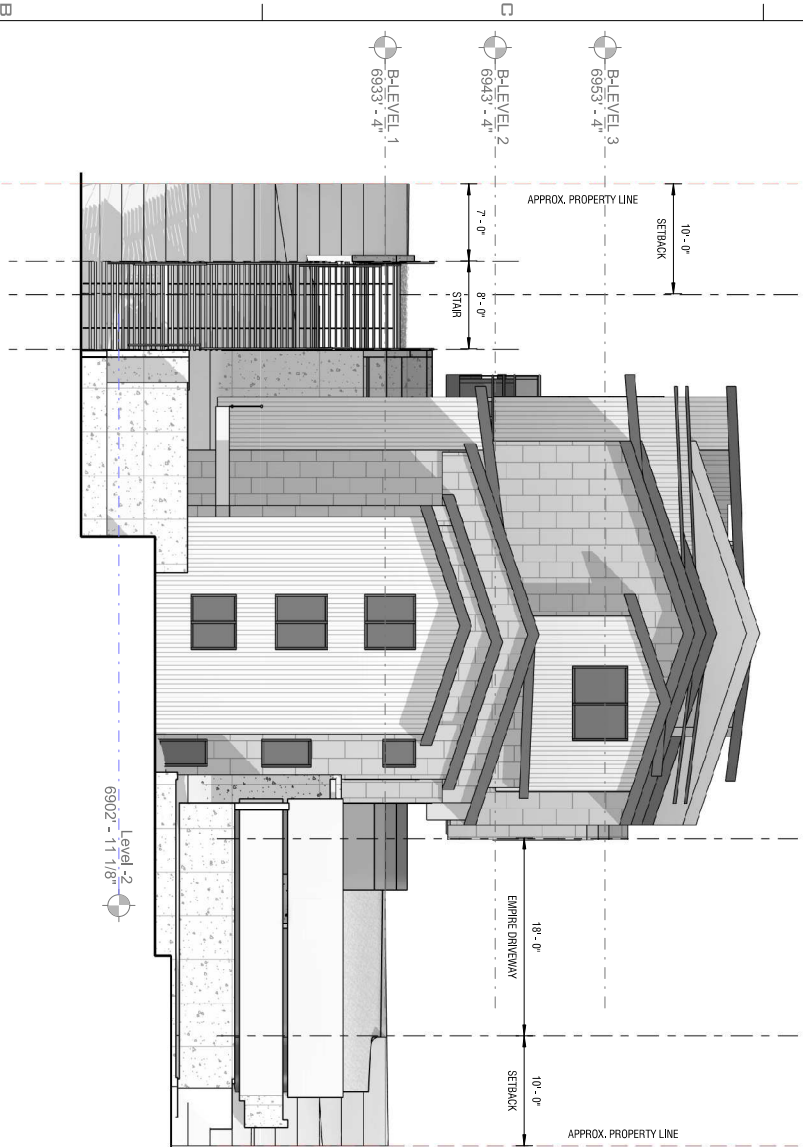
project#:	3170755
date:	04/15/2019
REVISIONS	DATE

title:
Exterior
Elevations -
Empire

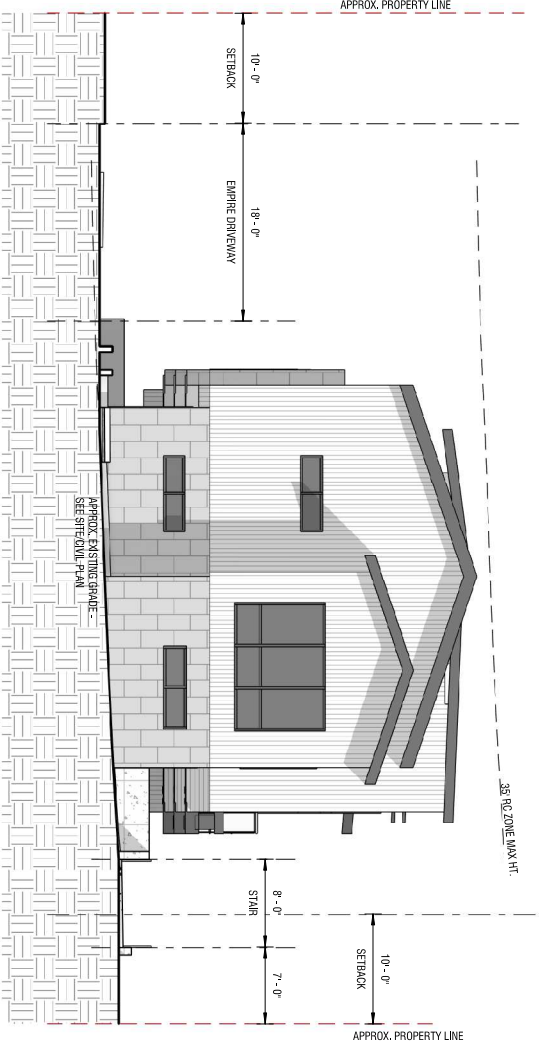
sheet:

A917

MPD APPLICATION



B1
EMPIRE TOWNHOMES (EAST)
1/8" = 1'-0"



B3
EMPIRE TOWNHOMES (WEST)
1/8" = 1'-0"

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. REVISIONS ARE INDICATED BY NUMBER IN THE

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED AREN'T INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS. COMMERCIALLY EXPLOITED IN WOODSIDE PHASE II AND THROUGH THE SOLE AGREEMENT WITH WOODSIDE PHASE II AND THROUGH THE SOLE

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:		31-0755	
date:		04/15/2019	
REVISIONS	DATE		

title:
**Enlarged
Plans**
sheet:

A918

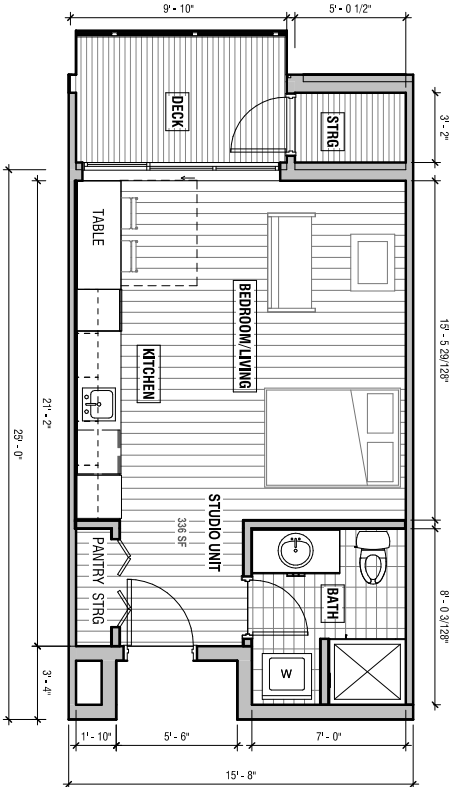
MPD APPLICATION



B4
1/4" = 1'-0"
2 BEDROOM UNIT - TYPE 1



B1
1/4" = 1'-0"
2 BEDROOM UNIT - TYPE 2



A2
1/4" = 1'-0"
TYPICAL STUDIO UNIT



A4
1/4" = 1'-0"
TYPICAL 1 BEDROOM UNIT

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. REVISIONS AND PROPOSED CHANGES ARE IN ITALIC.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
Phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN ARE THE PROPERTY OF METHOD STUDIO, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF METHOD STUDIO, INC.

project:

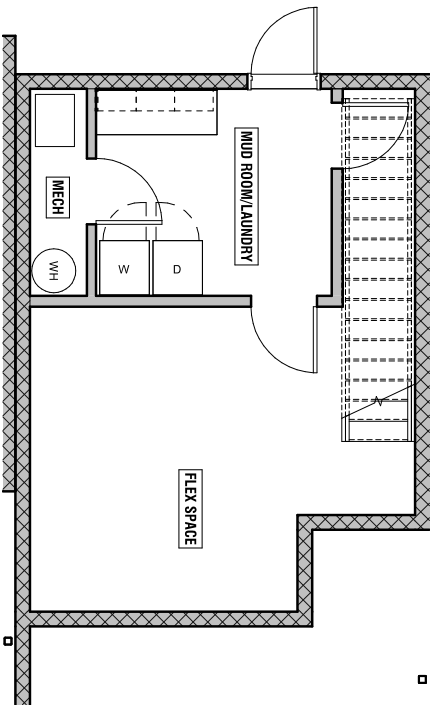
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:		31-0755
date:		04/15/2019
REVISIONS	DATE	

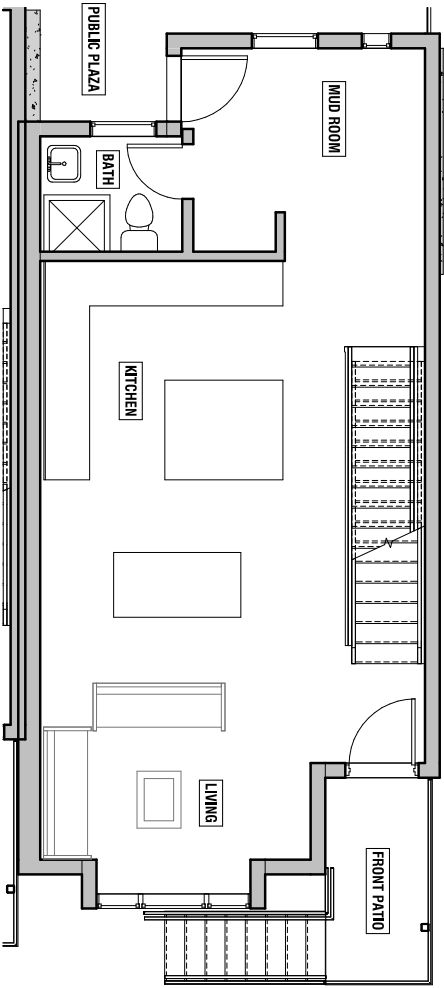
title:
**Enlarged
Plans**
sheet:

A919

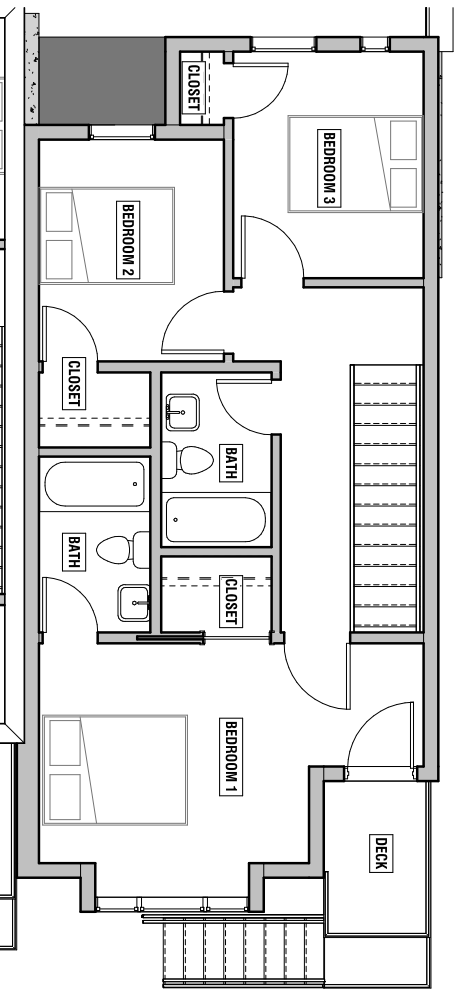
MPD APPLICATION



C4 WOODSIDE TOWNHOME - LEVEL 1
1/4" = 1'-0"



B4 WOODSIDE TOWNHOME - LEVEL 2
1/4" = 1'-0"



A4 WOODSIDE TOWNHOME - LEVEL 3
1/4" = 1'-0"

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED OR FOR ANY OTHER USE.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
Phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED HEREIN FOLLOW ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS, AND/OR EXHIBITS, AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES. COMMERCIAL USE IS PROHIBITED IN WHOLE OR IN PART WITHOUT THE SOLE WRITTEN PERMISSION OF METHOD STUDIO, INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

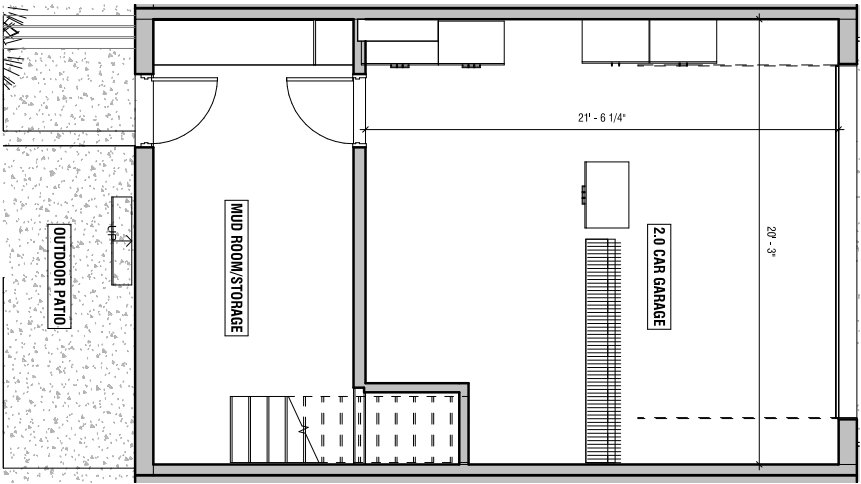
project#:	3170755
date:	04/15/2019
REVISIONS	DATE

title:
**Enlarged
Plans**

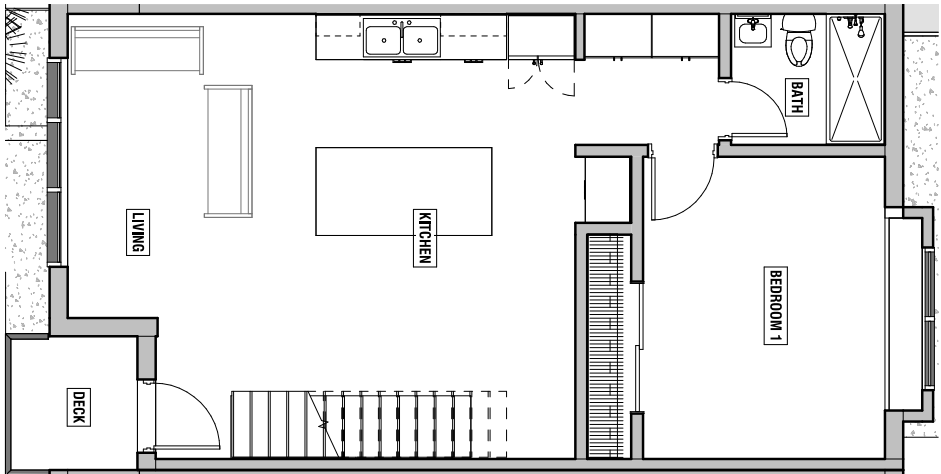
sheet:

A920

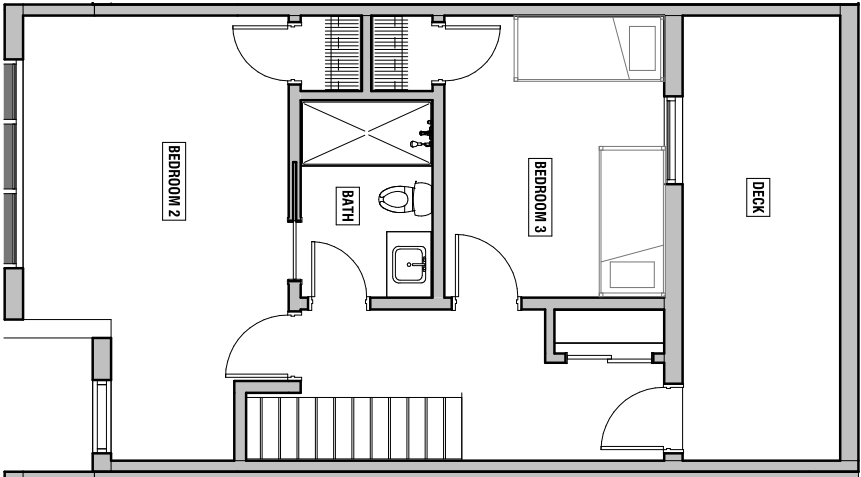
MPD APPLICATION



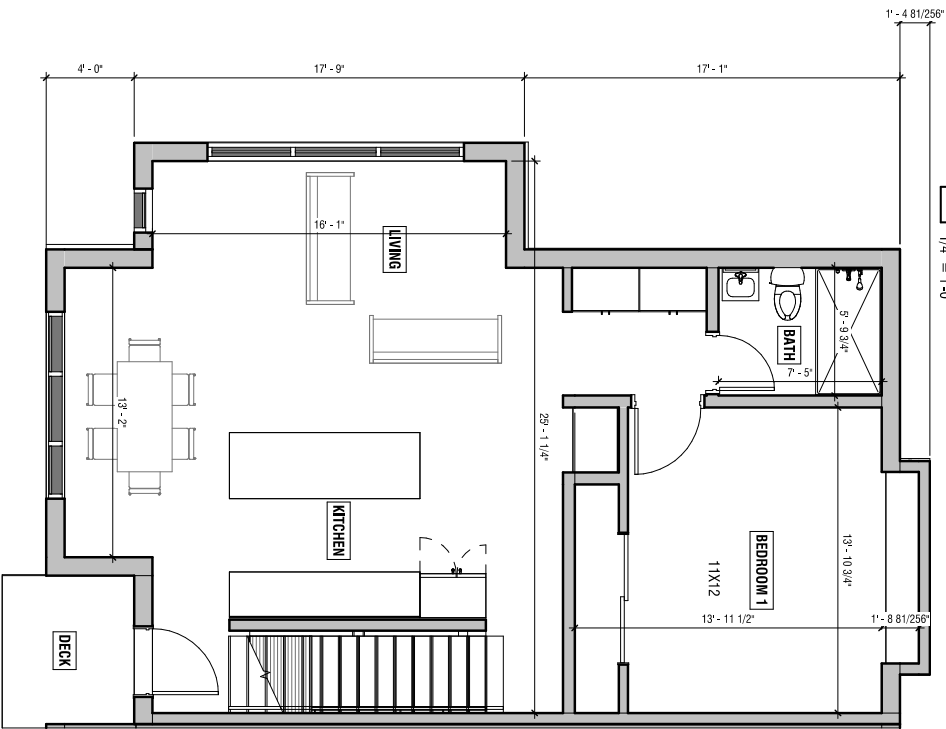
C4 B-LEVEL 1 TYPICAL TOWNHOME
1/4" = 1'-0"



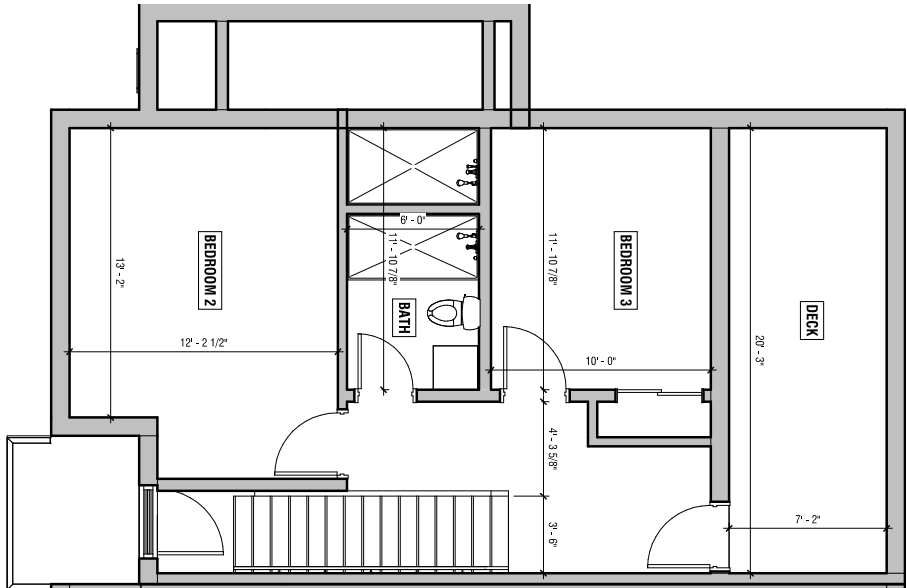
C3 B-LEVEL 2 TYPICAL TOWNHOME
1/4" = 1'-0"



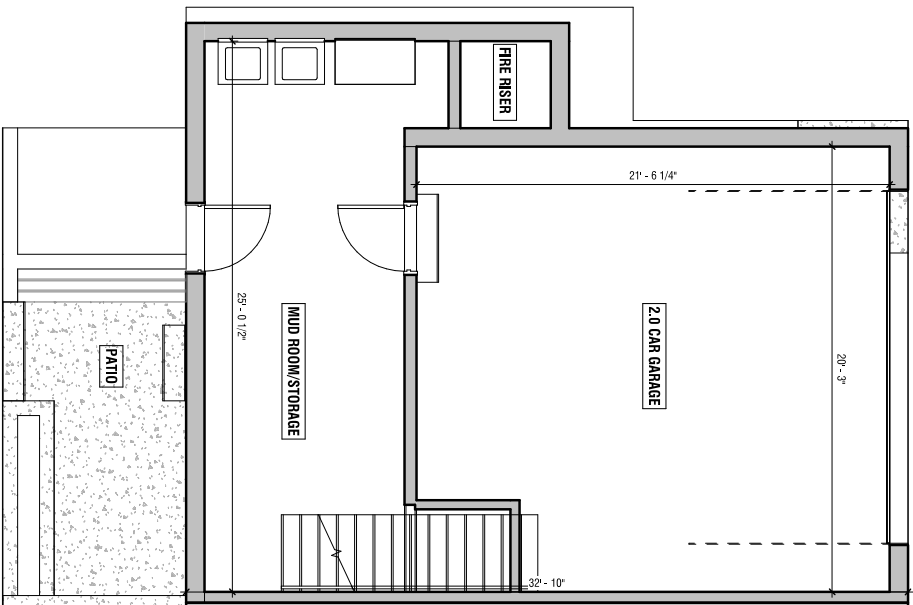
C1 B-LEVEL 3 TYPICAL TOWNHOME
1/4" = 1'-0"



A3 B-LEVEL 2 WEST TOWNHOME
1/4" = 1'-0"



A1 B-LEVEL 3 WEST TOWNHOME
1/4" = 1'-0"



A4 B-LEVEL 1 WEST TOWNHOMES
1/4" = 1'-0"

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED OR PRACTICE IN ANY

methodstudio
360 W. Aspen Ave.
salt lake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE PERSONS SHOWN AND DESCRIBED HEREIN ARE NOT ALL. TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS AND OTHER COMMERCIALLY EXPEDITED IN WHOLE OR IN PART THROUGH THE SOLE AND EXCLUSIVE WRITING AND DESIGN OF THE METHOD STUDIO, INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

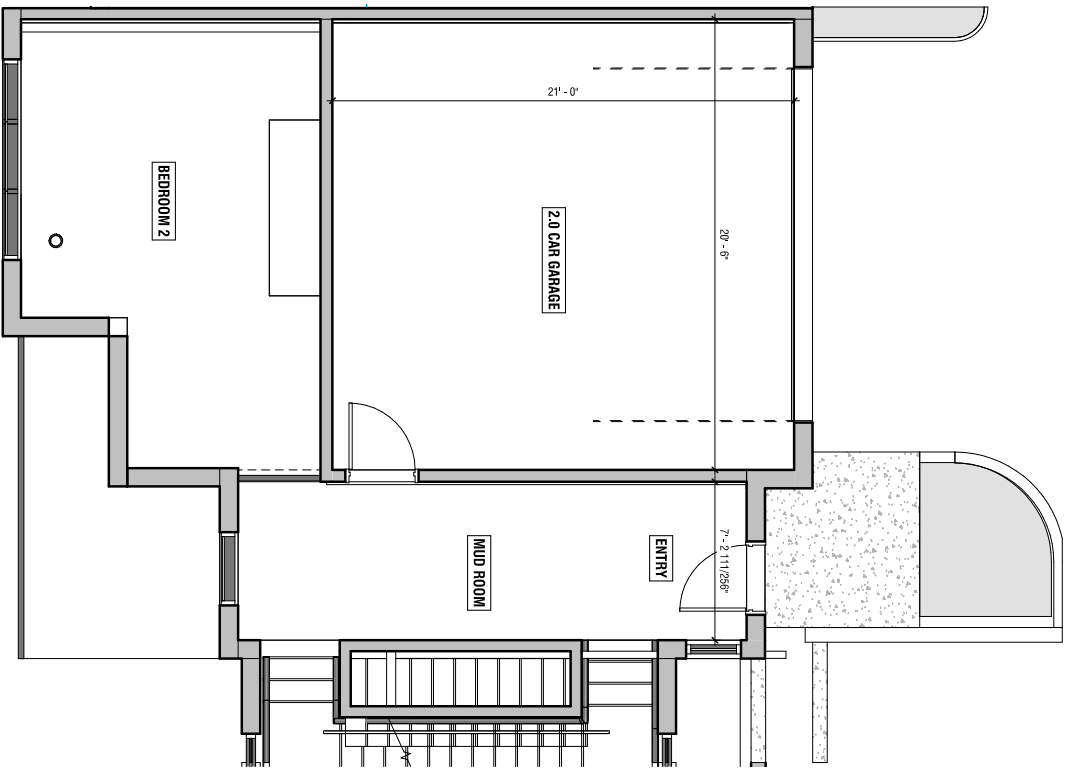
project#:		31-0755
date:		04/15/2019
REVISIONS	DATE	

title:
**Enlarged
Plans**

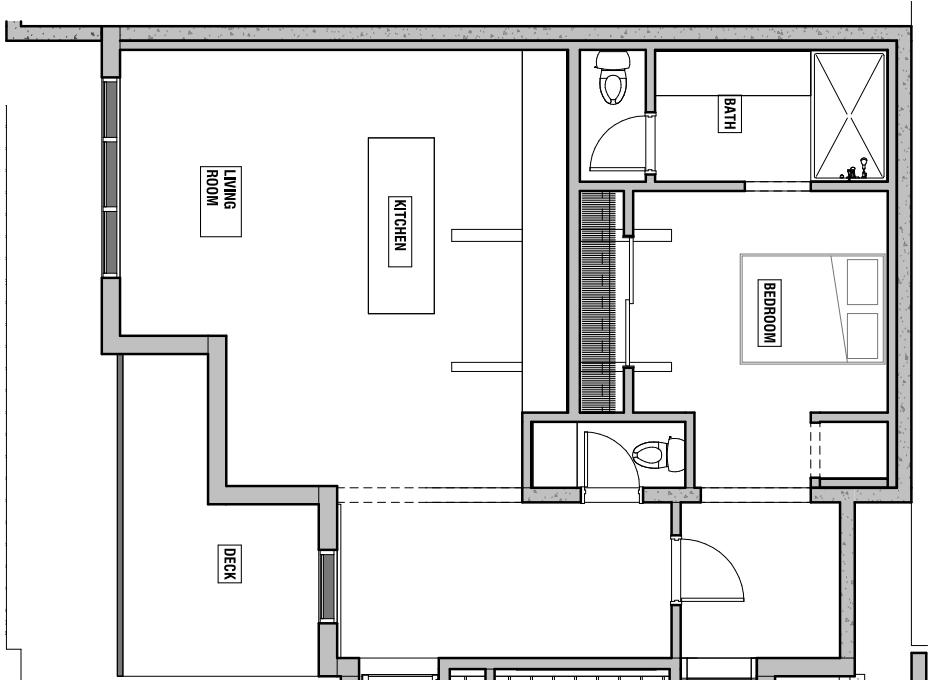
sheet:

A921

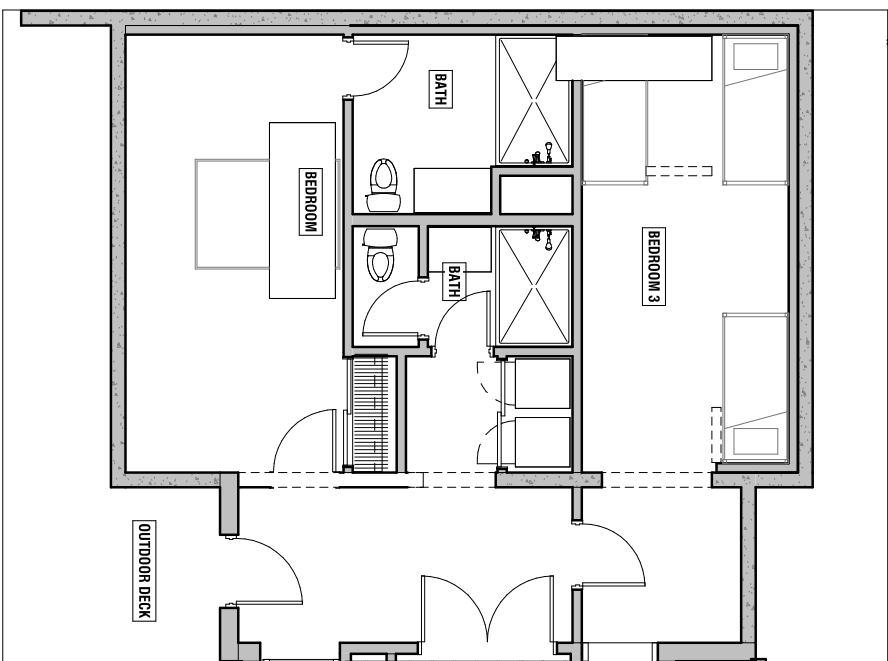
MPD APPLICATION



A2 B-LEVEL 3 EAST TOWNHOME
1/4" = 1'-0"



A4 B-LEVEL 2 EAST TOWNHOME
1/4" = 1'-0"



A1 B-LEVEL 1 EAST TOWNHOME
1/4" = 1'-0"

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. RECORDS AND PROPOSED FOR INFORMATION.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN BELONG TO ALL TECHNICAL DRAWINGS, DRAWING, REPRESENTATIONS & ARTISTS. NO PART OF THIS DOCUMENT OR ANY PART THEREOF MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM METHOD STUDIO, INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:			310755
date:			04/15/2019
REVISIONS	DATE		

title:
FAR
Calculations

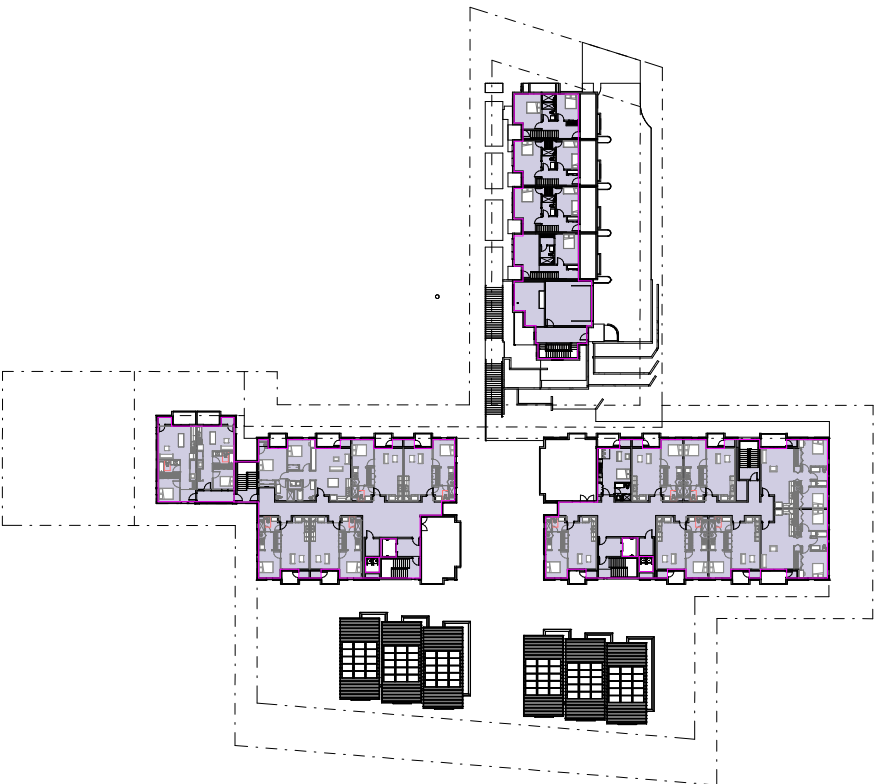
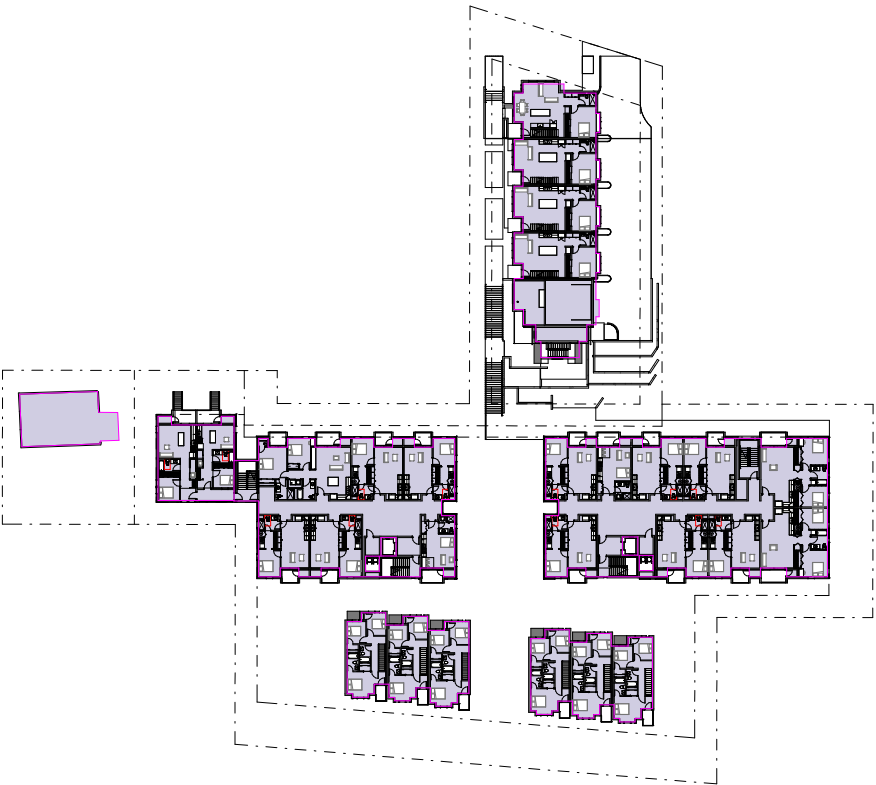
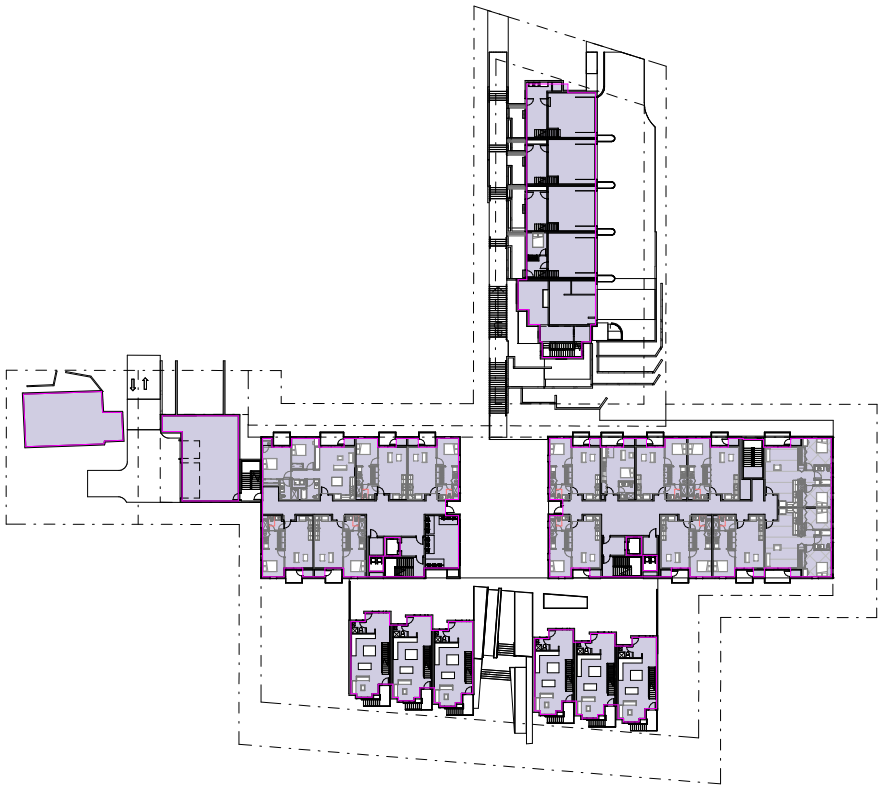
sheet:

A925

MPD APPLICATION

GROSS FLOOR AREA (FAR)			
UNIT TYPE	AREA	FAR Percentage	
LEVEL 1 - HISTORIC HOME	960 SF	1.48	
LEVEL 2 - HISTORIC HOME	960 SF	1.48	
LEVEL 1 - EUPHRE	3,721 SF	5.73	
LEVEL 2 - EUPHRE	4,219 SF	6.5	
LEVEL 3 - EUPHRE	3,352 SF	5.16	
LEVEL 2 FLATS - NORTH	7,561 SF	11.68	
LEVEL 2 FLATS - SOUTH	5,191 SF	8	
LEVEL 3 FLATS - NORTH	7,567 SF	11.69	
LEVEL 3 FLATS - SOUTH	5,415 SF	8.34	
LEVEL 4 FLATS - NORTH	6,990 SF	10.71	
LEVEL 4 FLATS - SOUTH	5,015 SF	7.73	
LEVEL 5 TOWNHOMES - NORTH	1,840 SF	2.83	
LEVEL 5 TOWNHOMES - SOUTH	1,490 SF	2.28	
LEVEL 3 TOWNHOMES - NORTH	1,901 SF	2.93	
LEVEL 3 TOWNHOMES - SOUTH	1,900 SF	2.93	
LEVEL 1 - NORFOLK	1,052 SF	1.62	
LEVEL 2 - NORFOLK	1,235 SF	1.9	
LEVEL 3 - NORFOLK	1,235 SF	1.9	
Grand total	62,075 SF	95.64	

RC ZONE ALLOWS = 1.0 FAR



UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. RECORD PROPOSED ON THIS SHEET ONLY.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE PERSONS SHOWN AND DESCRIBED HEREIN NOT BEING ALL. TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS OF THE PROPOSED PROJECT ARE NOT TO BE USED FOR CONSTRUCTION OR COMMERCIAL PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. ANY REVISIONS MUST BE APPROVED BY THE DESIGNER.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

PROJECT#:		31.0755
DATE:		04/15/2019
REVISIONS	DATE	

title:
Context
Renderings

sheet:

A930

MPD APPLICATION



UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. REVISIONS AND PROPOSED CHANGES ARE IN PINK.

methodstudio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE PERSONS SHOWN AND DESCRIBED HEREIN ARE NOT IN ANY WAY
TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS
SHOWN HEREIN ARE NOT TO BE USED FOR CONSTRUCTION OR
COMMERCIAL PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE SOLE
AUTHOR, METHOD STUDIO, INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 31-0755
date: 04/15/2019

REVISIONS	DATE
-----------	------

title:
Context
Renderings

sheet:

A931

MPD APPLICATION



UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED CONSTRUCTION.

methodstudio
360 W. Aspen Ave.
salt lake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS, SHALL BE THE PROPERTY OF METHOD STUDIO AND SHALL BE COMMERCIALLY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXCLUSIVE WRITTEN PERMISSION OF METHOD STUDIO, INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 317075
date: 04/15/2019

REVISIONS DATE

title:

Cover Sheet

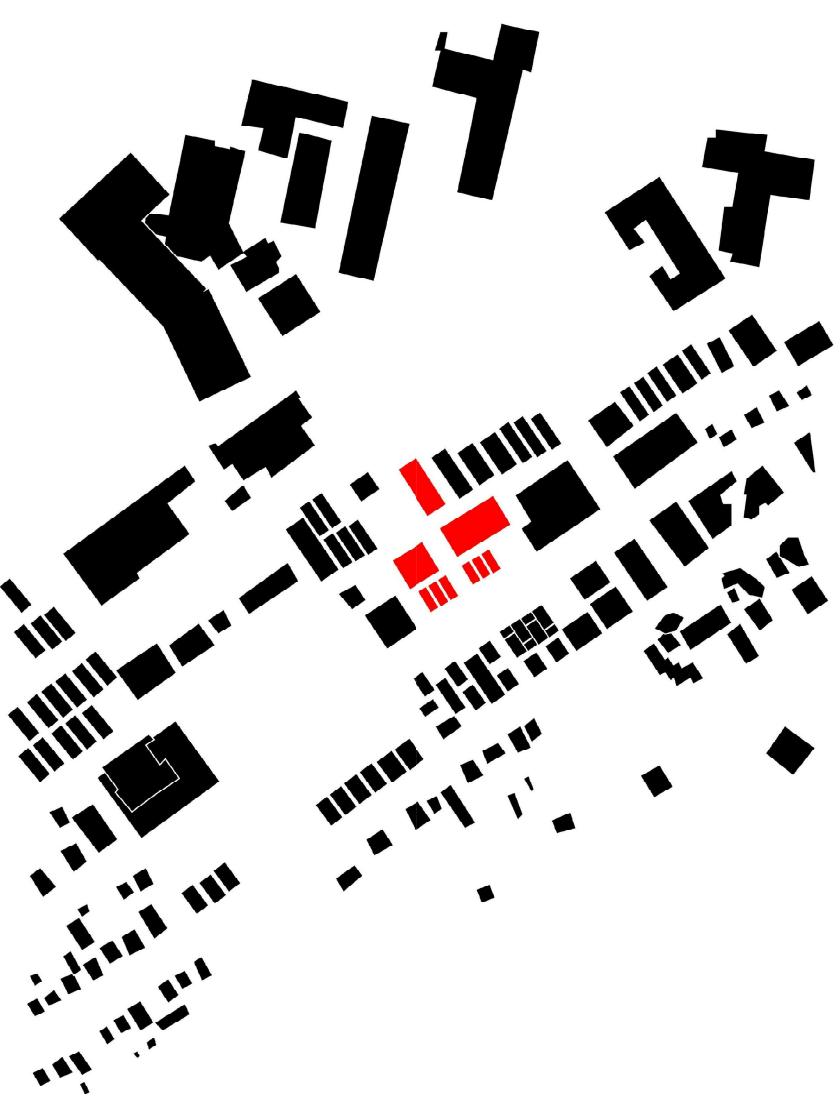
sheet:

A900

MPD APPLICATION

PARK CITY AFFORDABLE HOUSING - WOODSIDE PHASE II

MPD APPLICATION 04/15/2019



Sheet #	Sheet Description
DRAWING INDEX - MPD	
Architectural	
A900	Cover Sheet
A900.1	RENDERINGS
A901	Project Information
A901.1	Survey
A901.2	PEI Anticipation
A901.3	Demolition Site Plan
A901.4	Use Plan
A901.5	Landscape Plan
A901.6	Landscape Plan
A901.7	Landscape Plan
A901.8	Landscape Plan
A901.9	Landscape Plan
A901.10	Landscape Plan
A901.11	Landscape Plan
A901.12	Landscape Plan
A901.13	Landscape Plan
A901.14	Landscape Plan
A901.15	Landscape Plan
A901.16	Landscape Plan
A901.17	Landscape Plan
A901.18	Landscape Plan
A901.19	Landscape Plan
A901.20	Landscape Plan
A901.21	Landscape Plan
A901.22	Landscape Plan
A901.23	Landscape Plan
A901.24	Landscape Plan
A901.25	Landscape Plan
A901.26	Landscape Plan
A901.27	Landscape Plan
A901.28	Landscape Plan
A901.29	Landscape Plan
A901.30	Landscape Plan
A901.31	Landscape Plan
A901.32	Landscape Plan
A901.33	Landscape Plan
A901.34	Landscape Plan
A901.35	Landscape Plan
A901.36	Landscape Plan
A901.37	Landscape Plan
A901.38	Landscape Plan
A901.39	Landscape Plan
A901.40	Landscape Plan
A901.41	Landscape Plan
A901.42	Landscape Plan
A901.43	Landscape Plan
A901.44	Landscape Plan
A901.45	Landscape Plan
A901.46	Landscape Plan
A901.47	Landscape Plan
A901.48	Landscape Plan
A901.49	Landscape Plan
A901.50	Landscape Plan
A901.51	Landscape Plan
A901.52	Landscape Plan
A901.53	Landscape Plan
A901.54	Landscape Plan
A901.55	Landscape Plan
A901.56	Landscape Plan
A901.57	Landscape Plan
A901.58	Landscape Plan
A901.59	Landscape Plan
A901.60	Landscape Plan
A901.61	Landscape Plan
A901.62	Landscape Plan
A901.63	Landscape Plan
A901.64	Landscape Plan
A901.65	Landscape Plan
A901.66	Landscape Plan
A901.67	Landscape Plan
A901.68	Landscape Plan
A901.69	Landscape Plan
A901.70	Landscape Plan
A901.71	Landscape Plan
A901.72	Landscape Plan
A901.73	Landscape Plan
A901.74	Landscape Plan
A901.75	Landscape Plan
A901.76	Landscape Plan
A901.77	Landscape Plan
A901.78	Landscape Plan
A901.79	Landscape Plan
A901.80	Landscape Plan
A901.81	Landscape Plan
A901.82	Landscape Plan
A901.83	Landscape Plan
A901.84	Landscape Plan
A901.85	Landscape Plan
A901.86	Landscape Plan
A901.87	Landscape Plan
A901.88	Landscape Plan
A901.89	Landscape Plan
A901.90	Landscape Plan
A901.91	Landscape Plan
A901.92	Landscape Plan
A901.93	Landscape Plan
A901.94	Landscape Plan
A901.95	Landscape Plan
A901.96	Landscape Plan
A901.97	Landscape Plan
A901.98	Landscape Plan
A901.99	Landscape Plan
A902	Shadow Study - 1
A902.1	Shadow Study - 1
A902.2	Shadow Study - 2
A902.3	Shadow Study - 3
A902.4	Shadow Study - 4
A902.5	Shadow Study - 5
A902.6	Shadow Study - 6
A902.7	Shadow Study - 7
A902.8	Shadow Study - 8
A902.9	Shadow Study - 9
A903	Lot Sizes
A904	Combined Site Plan
A905	Open Space + Snow Storage
A905.1	Open Space
A906	Floor Plan - Parking
A907	Floor Plan - Level 2
A908	Floor Plan - Level 3
A909	Floor Plan - Level 4
A910	Floor Plan
A911	Exterior Elevations - Flats
A912	Exterior Elevations - Flats
A913	Exterior Elevations - Flats
A914	Exterior Elevations - Flats
A915	Exterior Elevations - Flats
A916	Exterior Elevations - Flats
A917	Exterior Elevations - Flats
A918	Exterior Elevations - Flats
A919	Exterior Elevations - Flats
A920	Exterior Elevations - Flats
A921	Exterior Elevations - Flats
A922	Exterior Elevations - Flats
A923	Exterior Elevations - Flats
A924	Exterior Elevations - Flats
A925	Exterior Elevations - Flats
A926	Exterior Elevations - Flats
A927	Exterior Elevations - Flats
A928	Exterior Elevations - Flats
A929	Exterior Elevations - Flats
A930	Exterior Elevations - Flats
A931	Exterior Elevations - Flats

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. ACCORDING TO PROPOSED CITY ORDINANCE 11.04.

methodstudio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED GREEN NOTATIONS ALL TECHNICAL DRAWINGS, DRAWING REPRESENTATIONS & MODELS ARE PRELIMINARY AND NOT INTENDED FOR CONSTRUCTION. ACCORDING TO PROPOSED CITY ORDINANCE 11.04.

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:		
31-0755		
date:		
04/15/2019		
REVISIONS		
DATE		

title:
RENDERINGS

sheet:

A900.1

MPD APPLICATION



UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. RESISTANCE TO WATER PENETRATION.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

**PROGRESS SET
NOT FOR
CONSTRUCTION**

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 3170755	
date: 04/15/2019	
REVISIONS	DATE

title:
Survey

sheet:

A901.1

MPD APPLICATION



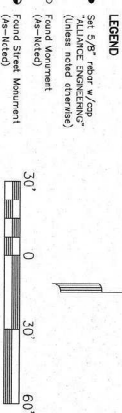
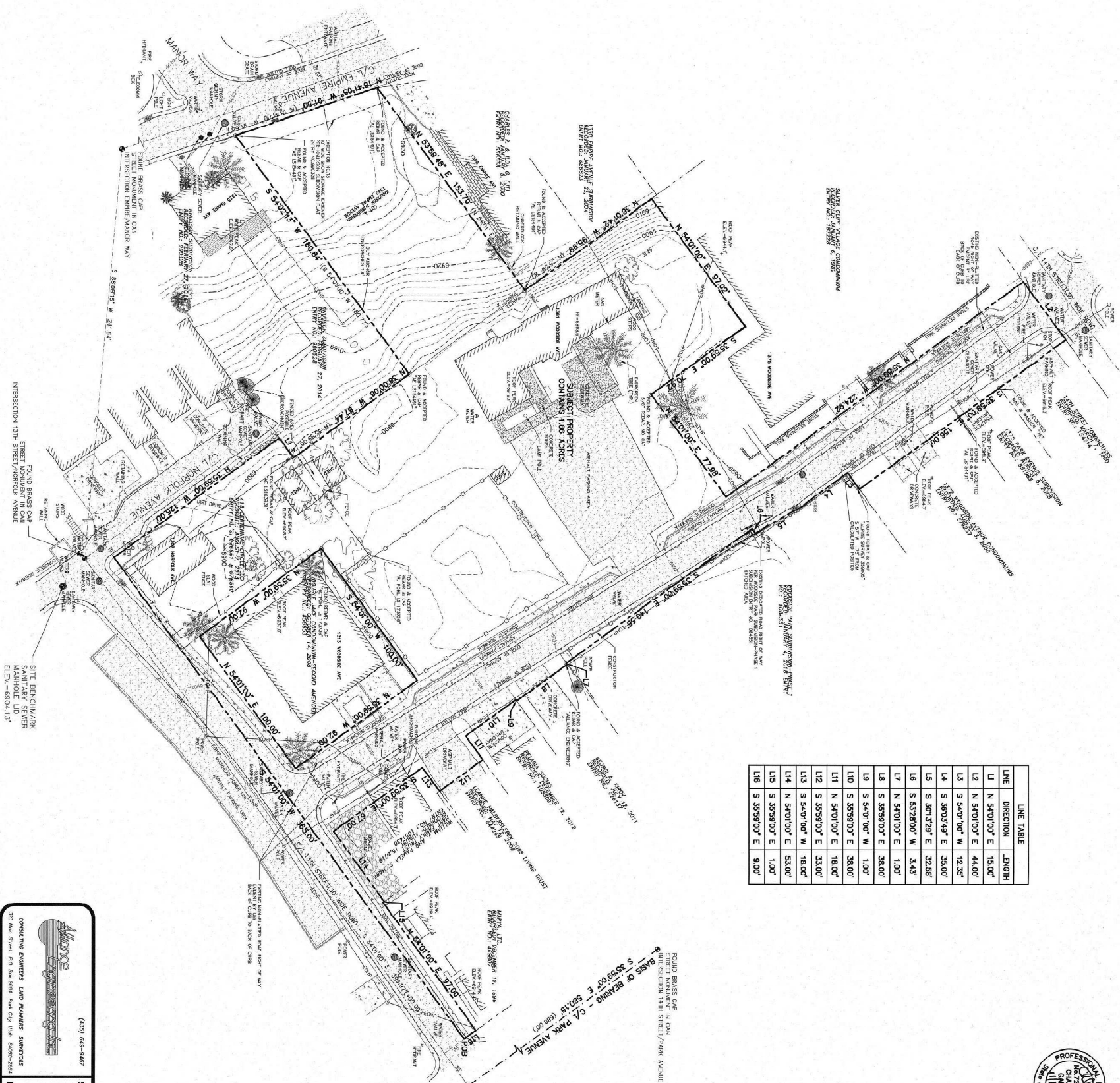
SURVEYOR'S CERTIFICATE

I, Charles Gault, certify that I am a Professional Land Surveyor and that I hold License No. 728851, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision and control, this survey was made in accordance with the laws of the State of Utah and my knowledge this plot is a correct representation of said survey.

NOTES

- Field work for this Topography was completed October 10, 2018, and is in compliance with generally accepted industry standards for accuracy.
- The purpose of this survey was to perform an Existing Conditions and Topography Survey for the possibility of future improvements to the property.
- Site Benchmark: Sanitary Sewer Manhole Ltd, Elevation = 6904.13, set as shown.

LINE	DIRECTION	LENGTH
L1	N 54°01'30" E	15.00'
L2	N 54°01'30" E	44.00'
L3	S 54°01'00" W	12.35'
L4	S 36°03'49" E	35.00'
L5	S 30°13'28" E	32.56'
L6	S 53°28'00" W	3.43'
L7	N 54°01'30" E	1.00'
L8	S 35°59'00" E	38.00'
L9	S 54°01'00" W	1.00'
L10	S 35°59'00" E	38.00'
L11	N 54°01'30" E	18.00'
L12	S 35°59'00" E	33.00'
L13	S 54°01'00" W	18.00'
L14	N 54°01'30" E	53.00'
L15	S 35°59'00" E	1.00'
L16	S 35°59'00" E	9.00'



Worce Engineering
(435) 645-5457
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
330 Main Street P.O. Box 2654 Provo, UT 84601-2654

STAFF:
CHARLES GAULT
JASON WYNN
CHIP TOWNSEND

EXISTING CONDITIONS & TOPOGRAPHIC MAP
A PORTION OF BLOCK 24
SNYDER'S ADDITION TO PARK CITY SURVEY
FOR: PARK CITY MUNICIPAL CORPORATION
JOB NO.: S-2-18
FILE: X:\Snyder\addition\dwg\serv\wv\wv2018\090218\Woodside Park PH II Existing Conditions.dwg

SHEET
1
OF
1

GENERAL NOTES

- A. SEE PANELIZATION PLAN FOR RELOCATION OF HISTORIC STRUCTURE

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. REVISIONS ARE INDICATED BY A REVISION TABLE.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED HEREIN RELY ON ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS, AND/OR COMMERCIAL DATA SOURCES. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE DATA AND INFORMATION PROVIDED HEREIN.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

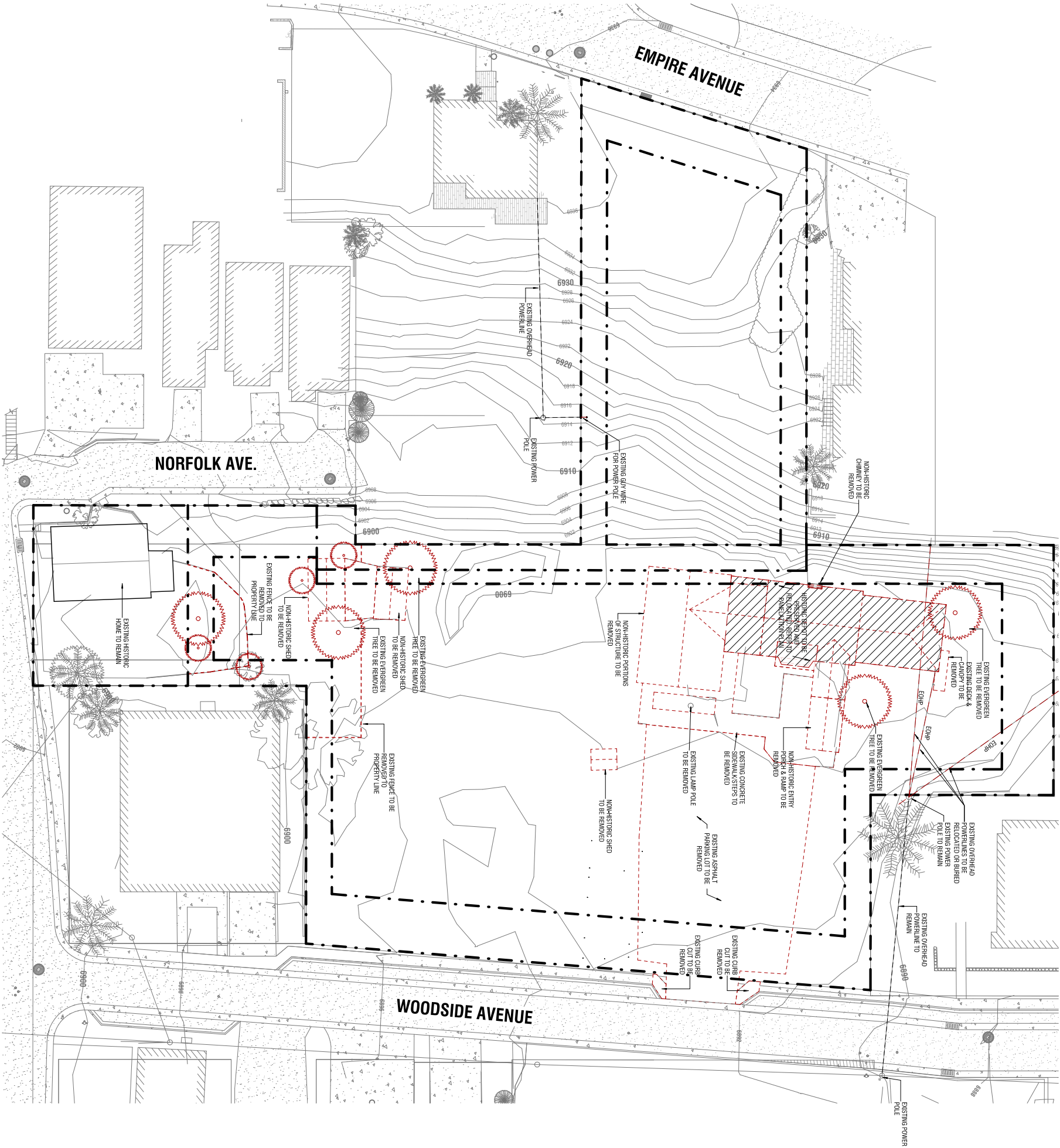
project#:	17-0755
date:	04/15/2019
revisions	DATE

title:
Demolition
Site Plan

sheet:

A901.3

MPD APPLICATION



A1 DEMO SITE PLAN

1" = 20'-0"

SITE PLAN LEGEND

- EMPIRE TOWNHOMES - (5) 3
BEDROOM UNITS
- WOODSIDE TOWNHOMES - (6) 3
BEDROOM UNITS
- STACKED CONDOS (3 LEVELS +
PARKING)
- STACKED CONDOS (2 LEVELS +
PARKING)
- EXISTING HISTORIC HOME
- ADJACENT RESIDENTIAL
PROPERTIES

method studio
360 W. Aspen Ave.
saltlake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DEEDS SHOWN AND DESCRIBED HEREIN FOLLOW ALL
TECHNICAL DRAWINGS, GRADING, SURVEYING, AND UTILITY
CONTRACTS, AND ARE SUBJECT TO THE RECORDING OF THE
ADJACENT PROPERTY RECORDS AND RECORDS OF THE STATE.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 31-0755
date: 04/15/2019

REVISIONS	DATE
-----------	------

title:

Key Plan

sheet:

A901.4

MPD APPLICATION



UNIT COUNTS (FLATS)	
Name	Count
Level 2	
1 BR. UNIT	10
2 BR. UNIT	3
EXISTING HISTORIC UNIT	1
STUDIO UNIT	15
Level 3	
1 BR. UNIT	12
2 BR. UNIT	3
STUDIO UNIT	2
Level 4	
1 BR. UNIT	11
2 BR. TYPE A UNIT	2
2 BR. UNIT	2
STUDIO UNIT	15
Grand Total	47

UNIT COUNTS (TOWNHOMES)	
Name	Count
Empire Townhome 1	1
Empire Townhome 2	1
Empire Townhome 3	1
Empire Townhome 4	1
Empire Townhome 5	1
Woodside Townhome 1	1
Woodside Townhome 2	1
Woodside Townhome 3	1
Woodside Townhome 4	1
Woodside Townhome 5	1
Woodside Townhome 6	1
Grand Total	11

A1 KEY PLAN
1" = 20'-0"

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED OR REVISION IN ANY

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN RELY ON ALL TECHNICAL DRAWINGS, SPEAKING, REPRESENTATIONS & MODELS. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE COMMERCIAL USE REPORTED IN WOODSIDE PHASE II AND THROUGH THE SOLE AND EXCLUSIVE WRITTEN VERIFICATION OF THE METHOD STUDIO INC.

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 31-0755	
date: 04/15/2019	
REVISIONS	DATE

title:
**Landscape
Plan**

sheet:

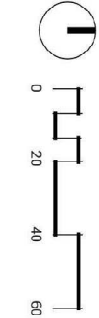
A901.7

MPD APPLICATION



SYMBOL PLANT LEGEND

- (62) CLARKING ASPEN / POPULUS TREMULOIDES
- (61) WHITE BIRCH / BETA PICEA
- (63) BASSIN HEDERA / CERCIS CANADENSIS
- (67) 72 SPREAD FESCUE / FESTUCA RUPESTRIS (MEADOW GRASS)
- (150) KARL ROSEMARY GRASS / CALAMAGROSTE X ACUTIFOLIA
- (150) DAILY / HEMEROCALLIS STELLA D'ORO
- (150) 328 SFI BLOOMING 300 / 328 SFI FESCUE 300 MIX



WOODSIDE PHASE II // **PARK CITY, UT**

LANDSCAPE PLAN SUBMITTAL // DD PHASE

6/4

LOFT SIXFOUR

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS HEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, ORDERED, OR OTHERWISE EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM METHOD STUDIO INC.

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

	REVISIONS	DATE
---	------------------	-------------

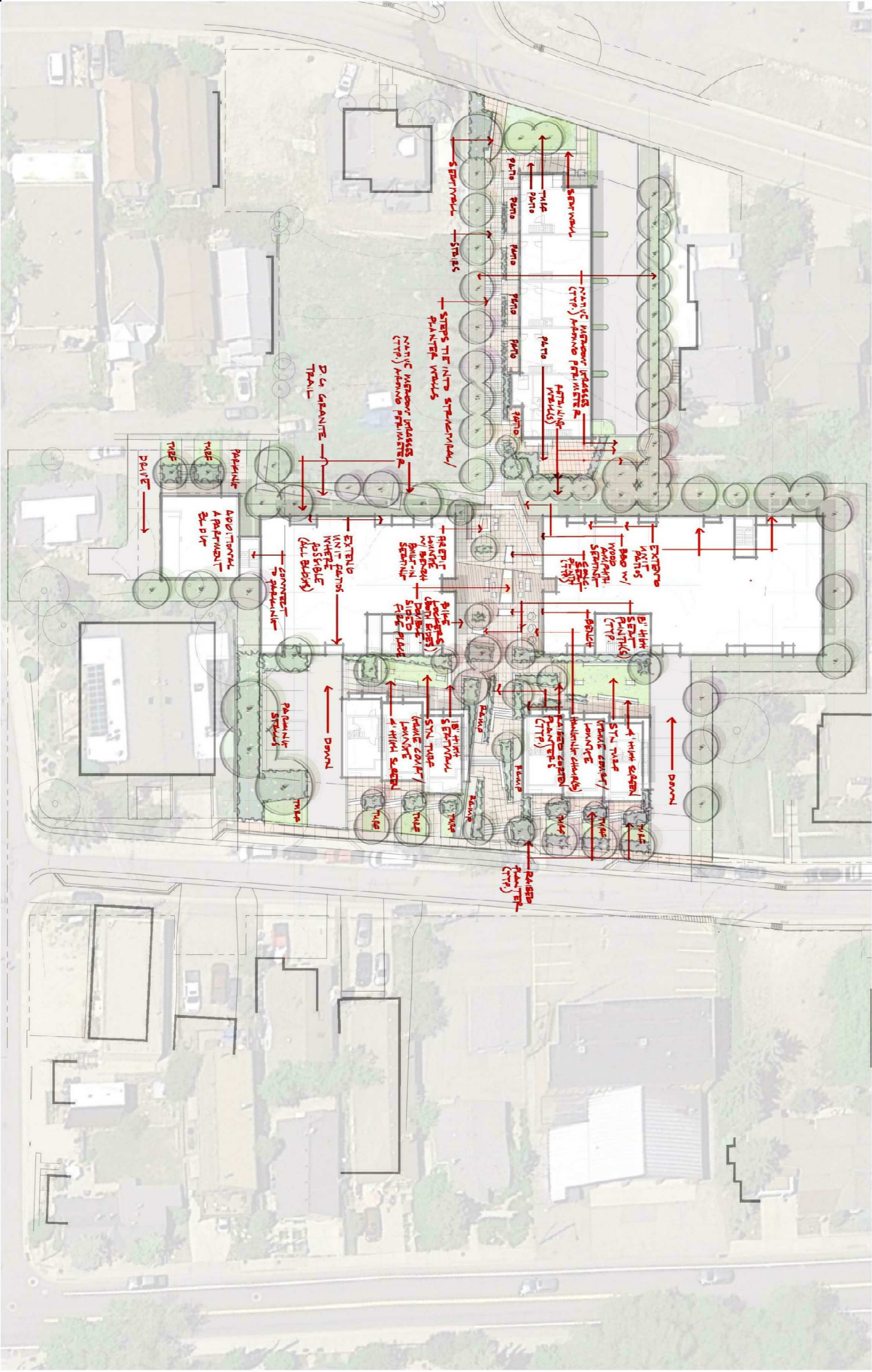
title:

Landscape Plan

sheet:

A901.8

MPD APPLICATION



WOODSIDE PHASE II // PARK CITY, UT
LANDSCAPE PLAN SUBMITTAL - WITH NOTES // DD PHASE

$$\frac{6}{4}$$

LOFTSIXFOUR

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED OR FURTHER ACTION.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

THE FIGURES SHOWN AND DESCRIBED HEREIN FOLLOW ALL TECHNICAL DRAWINGS, DRAWING CONVENTIONS, AND ALL COMMERCIALLY EXPEDITED IN WOODSIDE PHASE II. THE SOLE RESPONSIBILITY OF THE ARCHITECT IS TO PROVIDE THE SOLE ARCHITECTURAL DESIGN AND CONSTRUCTION OF THE PROJECT.		
project#:	17-0755	
date:	04/15/2019	
REVISIONS	DATE	

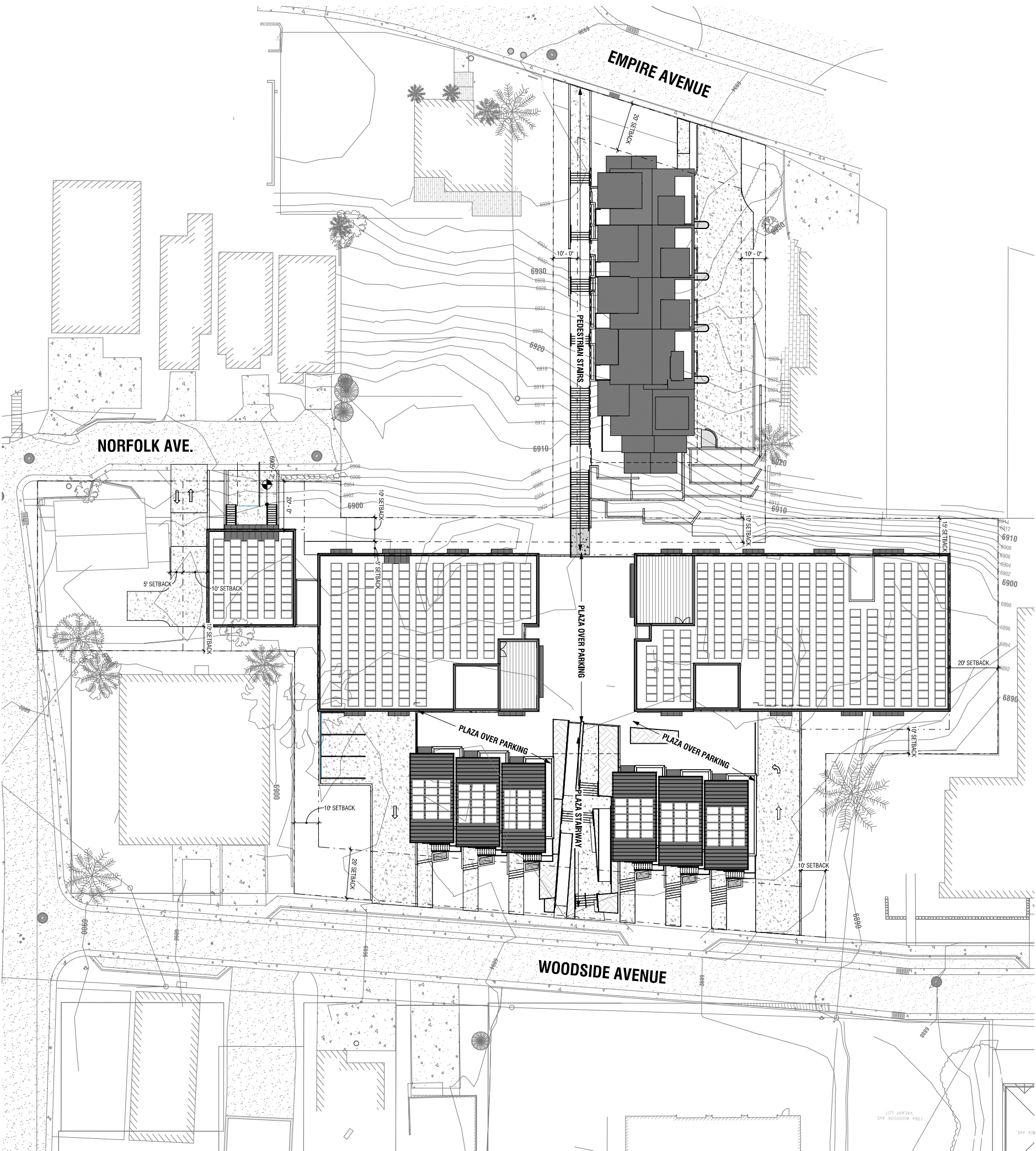
title:
Architectural
Site Plan

sheet:

A901.41

MPD APPLICATION

A1 ARCHITECTURAL SITE PLAN
1" = 20'-0"



PROGRESS SET
NOT FOR
CONSTRUCTION

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. REVISIONS WILL BE INDICATED BY THE DATE.

THE DESIGN SHOWN AND DESCRIBED HEREIN IS THE PROPERTY OF METHOD STUDIO. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE HEREOF. NO PART OF THIS DESIGN SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF METHOD STUDIO.

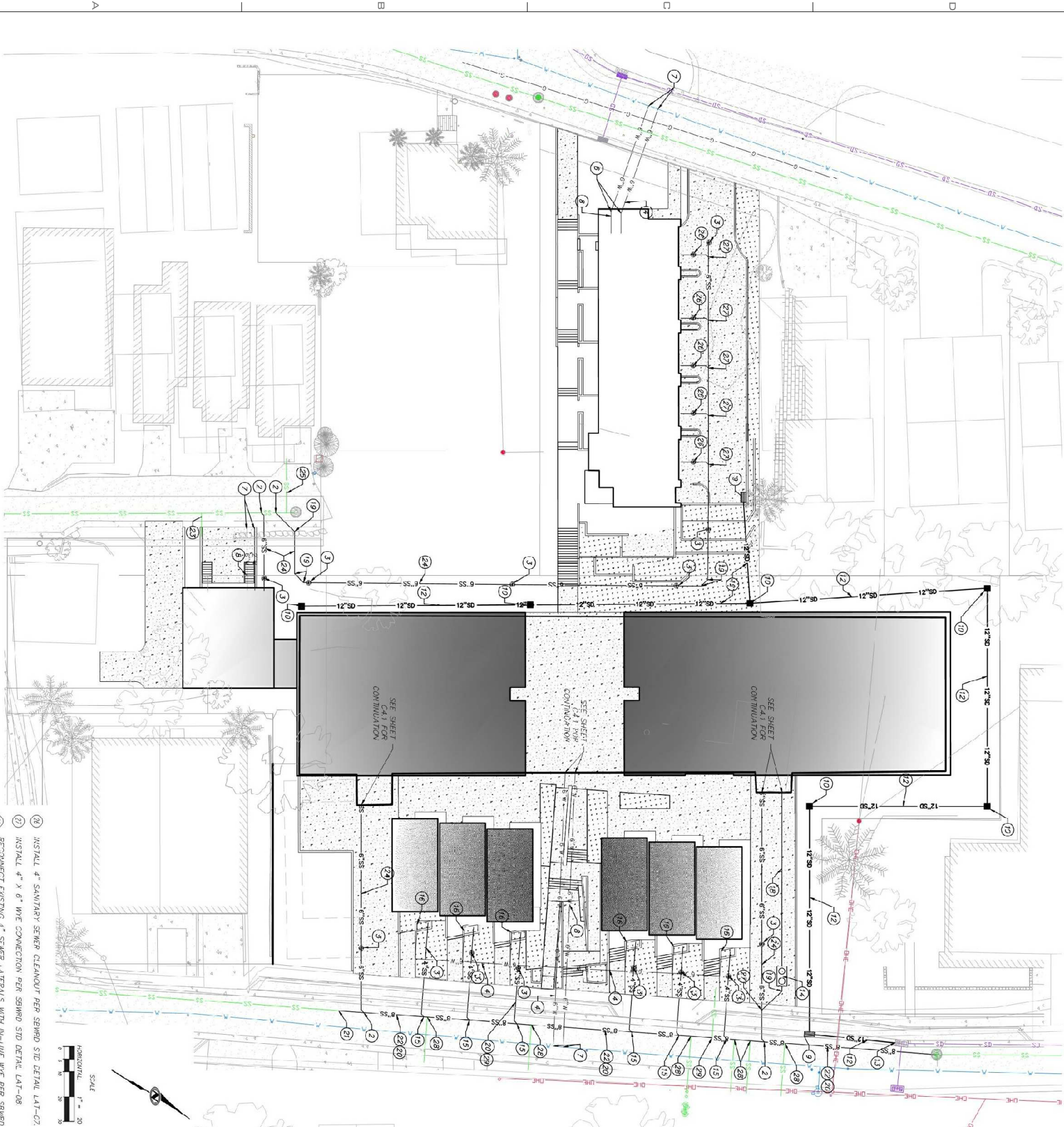
project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

PROJECT:	
project#:	21-0755
date:	04/15/2023
REVISIONS	
Δ	DATE

title:
Civil Utility
Plan

sheet:
A901G.4

MPD APPLICATION



GENERAL NOTES:
ALL SANITARY SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING AGENCIES AND THE LATEST EDITION(S) OF SVERDRUP BASIN WATER RECLAMATION DISTRICT (SEWRD) STANDARDS AND SPECIFICATIONS.

BEFORE TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL EXISTING SEWER MAINS AT POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY CONSTRUCTION. ANY NECESSARY CHANGES OF SEWER LINE LOCATION OR DEPTH DURING CONSTRUCTION SHALL BE REPORTED TO SEWRD AND THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONTINUANCE OF CONSTRUCTION.

ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE AND ARE LIKELY NOT ALL INCLUSIVE. EXISTING UTILITIES SHOWN ARE DERIVED FROM A COMBINATION OF GROUND SURVEY SURFACE FEATURES AND PLANNING MAPS FROM UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA BY BLUE STAKE AND BY POT HOLEING. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY BETWEEN THE PLANS AND THE FIELD INVESTIGATION.

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN, BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING FROM NEGLIGENCE, FROM THEIR OPERATIONS, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.

EXCAVATIONS SHALL BE SLOPED OR OTHERWISE SUPPORTED IN A SAFE MANNER IN ACCORDANCE WITH APPLICABLE STATE SAFETY REQUIREMENTS AND THE REQUIREMENTS OF OSHA SAFETY AND HEALTH STANDARDS FOR CONSTRUCTION (29 CFR 1926). THE CONTRACTOR IS RESPONSIBLE FOR ASSESSING SAFETY RISKS TO MEET SUCH REQUIREMENTS, ARRANGING FOR PROPER EQUIPMENT AND/OR CONSTRUCTION METHODS, AND MAINTAINING SUCH EQUIPMENT, METHODS AND CONSTRUCTION PRACTICES SO AS TO FULLY COMPLY WITH ALL SAFETY REQUIREMENTS.

EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WILL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEMAND CONDITIONS.

CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL ALL TIMES AMBLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.

ALL EXISTING UTILITIES SHOWN THAT AREN'T SPECIFICALLY NOTED TO BE ALTERED OR REMOVED MUST REMAIN IN PLACE AND OPERATIONAL. PROTECT DURING CONSTRUCTION. ANY UNEXPECTED UTILITIES FOUND DURING CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER WHILE UNCOVERED.

ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET PIPE EDGE TO PIPE EDGE. FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN A SEPARATE TRENCH AND THE BOTTOM OF THE WATERLINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.

STORM DRAIN SYSTEM TO BE MAINTAINED BY THE OWNER OR ITS DESIGNATED AGENT.

ALL EXISTING UTILITIES SHOWN THAT AREN'T SPECIFICALLY NOTED TO BE ALTERED OR REMOVED MUST REMAIN IN PLACE AND OPERATIONAL. PROTECT DURING CONSTRUCTION. ANY UNEXPECTED UTILITIES FOUND DURING CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER WHILE UNCOVERED.

PRIOR TO CONSTRUCTION, CONTRACTOR TO SET UP AND ATTEND A PRE-CONSTRUCTION MEETING WITH THE FOLLOWING AGENCIES:

COMMUNITY WATER & SUMMIT WATER DISTRIBUTION COMPANY
MIKE FOLKMAN, (435) 640-5017

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 6" Ø SDR-35 PVC PIPE PER SEWRD STD DETAIL PT-01 AND PER PIPE MANUFACTURER'S REQUIREMENTS.
2. INSTALL WYE CONNECTION PER SEWRD STD DETAIL LA-08.
3. INSTALL SANITARY SEWER CLEANOUT PER SEWRD STD DETAIL LA-07.
4. INSTALL 6" Ø DI PIPE WITH TRACER WIRE PER SUMMIT WATER STANDARDS. TRENCHING SHALL BE PERFORMED PER SUMMIT WATER STD DWG NO. 3 AND 2A.
5. INSTALL 6" X 6" DI TEE WITH THRUST BLOCKING PER SUMMIT WATER STD DWG NO. 3.
6. INSTALL 6" 11.25" DI BEND WITH THRUST BLOCKING PER SUMMIT WATER STD DWG NO. 3.
7. CONNECT TO EXISTING WATER LINE.
8. INSTALL 6" Ø DI PIPE WITH TRACER WIRE PER SUMMIT WATER STANDARDS. TRENCHING SHALL BE PERFORMED PER SUMMIT WATER STD DWG NO. 2 AND 2A.
9. INSTALL 2" X 4" CATCH BASIN PER APWA PLAN NO. 315.
10. INSTALL 3" X 3" CATCH BASIN ANCHOR OR 150, OR APPROVED EQUAL, WITH SLOTTED GRATE PER MANUFACTURER'S RECOMMENDATIONS.
11. INSTALL 48" STORM DRAIN MANHOLE PER APWA PLAN NO. 341.
12. INSTALL 12" Ø CL II RCP PIPE PER MANUFACTURER'S SPECIFICATIONS. PIPE SHALL BE INSTALLED WITH 4" MINIMUM COVER AND AT A SLOPE NO LESS THAN 1%.
13. CONNECT TO EXISTING STORM STRUCTURE. CONTRACTOR TO FIELD VERIFY EXISTING IN-PI.
14. INSTALL OIL/WATER SEPARATOR PER SEWRD STD DETAIL PT-01.
15. INSTALL SEWER SERVICE LATERAL PER SEWRD STD DETAIL LA-08.
16. INSTALL WATER SERVICE LATERAL PER SUMMIT WATER STD DWG NO. 7.
17. FUTURE GAS LINE.
18. INSTALL 4" Ø ADS PIPE PER MANUFACTURER'S SPECIFICATIONS. PIPE SHALL BE INSTALLED WITH 4" MINIMUM COVER AND AT A SLOPE NO LESS THAN 1%.
19. INSTALL 6" Ø 45° SDR-35 PVC BEND.
20. INSTALL 8" Ø SDR-35 PVC PIPE PER SEWRD STD DETAIL PT-01 AND PER PIPE MANUFACTURER'S REQUIREMENTS.
21. THE INTO EXISTING SANITARY SEWER LINE.
22. REMOVE AND REPLACE APPROXIMATELY 175' OF EXISTING 8" PVC MAIN SEWER LINE & MATCH EXISTING SCOPE.
23. ABANDON EXISTING 4" SEWER LATERAL PER SEWRD STD DETAIL LA-10.
24. INSTALL 6" SEWER LATERAL PER SEWRD STD DETAIL LA-04.
25. EXISTING SEWER LATERAL. PROTECT IN PLACE.

26. INSTALL 4" SANITARY SEWER CLEANOUT PER SEWRD STD DETAIL LA-07.
27. INSTALL 4" X 6" WYE CONNECTION PER SEWRD STD DETAIL LA-08.
28. RECONNECT EXISTING 4" SEWER LATERALS WITH IN-LINE WYE PER SEWRD STD DETAIL LA-14.
29. REMOVE EXISTING SEWER LATERAL.

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THE DOCUMENTS HEREIN MAY BE NOT INTENDED FOR CONSTRUCTION, RECORD OR PURPOSE OF ANY VARIATION.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

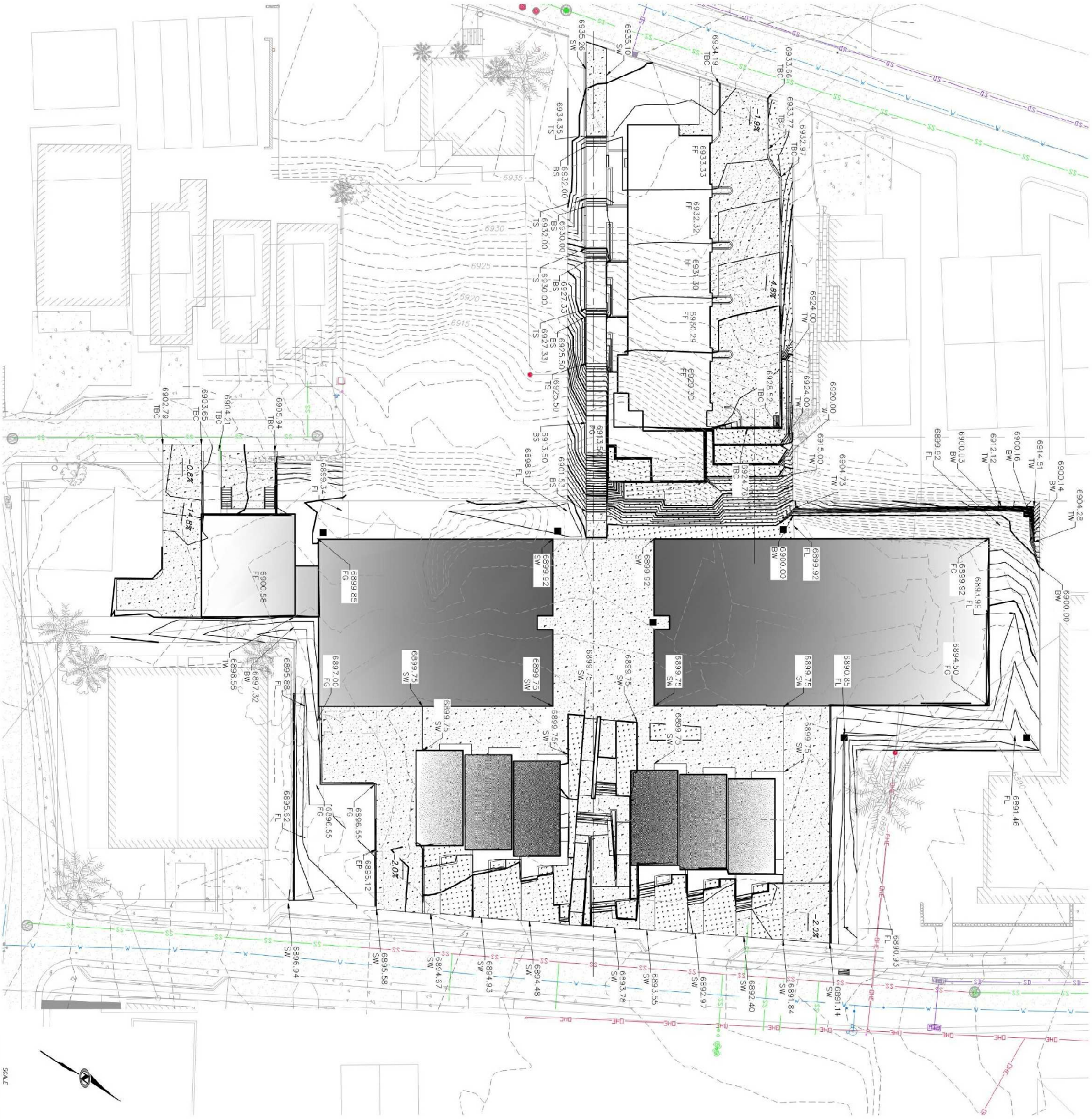
project#: 31-0755	
date: 04/15/2019	
REVISIONS	DATE

title:
Civil Grading
Plan

sheet:

A9016.5

MPD APPLICATION



GEOTECHNICAL NOTES /REQUIREMENTS.

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE FIELD GEOTECHNICAL ENGINEER.

ALL TOPSOIL ENCOUNTERED WITHIN PROJECT SITE MUST BE STRIPPED AND STOCKPILED FOR USE PRIOR TO GRASSING. SOILS REPORT SUGGESTS THERE SHOULD BE ABOUT 1-9 INCHES OF TOPSOIL ACROSS THE ENTIRE SITE AND UP TO A COUPLE FEET OF TOPSOIL IN THE HEAVILY VEGETATED AREAS.

IT IS ANTICIPATED TO HAVE SHALLOW BEDROCK IN MANY AREAS IN WHICH EXCAVATIONS WILL REQUIRE RIPPING AND/OR BLASTING TO ACHIEVE THE REQUIRED DEPTHS. EXCAVATED BEDROCK IS TO BE CRUSHED FOR USE AS FILL.

EXISTING SITE SOILS AND CRUSHED BEDROCK WILL BE SUITABLE FOR USE AS SITE GRADING FILL. COORDINATE WITH PROJECT GEOLOGICAL ENGINEER FOR REQUIREMENTS ON SITE PREP, PLACEMENT OF FILL, COMPACTION, CUT/FILL SLOPES, ETC.

SEE UTILITY PLANS AND PROFILE SHEETS FOR PROPOSED UTILITY DESIGN INFORMATION.

AREAS SHOWING PROPOSED ROCK RETAINING WALLS ARE BASED UPON PROPOSED SOILS AND GEOTECHNICAL WALLS MAY BE ELIMINATED OR ADJUSTED BASED ON FIELD OBSERVATIONS AND UTILITY PLANS. SEE UTILITY PLANS FOR PROPOSED UTILITY PROJECT GEOTECHNICAL ENGINEER FOR REQUIREMENTS ON FINAL CUT AND FILL SLOPES.

GENERAL NOTES:

ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE AND ARE LIKELY NOT ALL INCLUSIVE. EXISTING UTILITY FEATURES AND PLANNING MAPS FROM OWNERS, GROUND SURVEY, SURFACE FEATURES AND PLANNING MAPS FROM OWNERS, OR FROM TOPOGRAPHIC MAPS MAY BE USED TO DETERMINE THE LOCATION OF EXISTING UTILITIES IN THE CONSTRUCTION AREA BY PLAT STAKES AND BY POT HOLES. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY BETWEEN THE PLANS AND THE FIELD INVESTIGATION.

ALL EXISTING UTILITIES SHOWN THAT AREN'T SPECIFICALLY NOTED TO BE ALTERED OR REMOVED MUST REMAIN IN PLACE AND OPERATIONAL. ANY UNEXPECTED UTILITIES FOUND DURING CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER WHILE UNCOVERED.

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM THE OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. REVISIONS OR PROPOSED CHANGES MUST BE

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

**PROGRESS SET
NOT FOR
CONSTRUCTION**

THE DESIGN SHOWN AND DESCRIBED HEREIN IS FOR THE CLIENT'S USE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND THE CLIENT SHALL BE RESPONSIBLE FOR THE CONSTRUCTION. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION.

project:

**PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II**

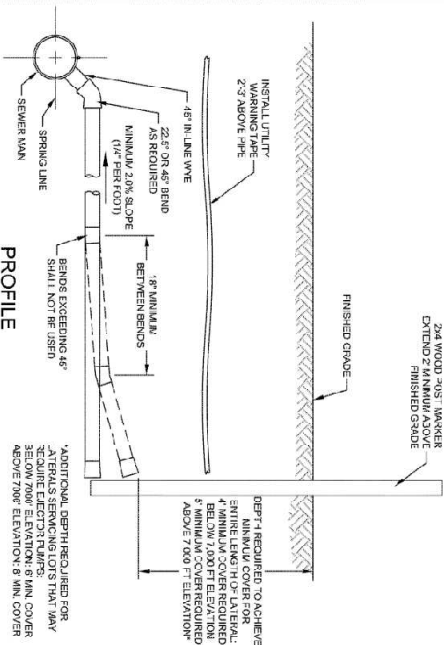
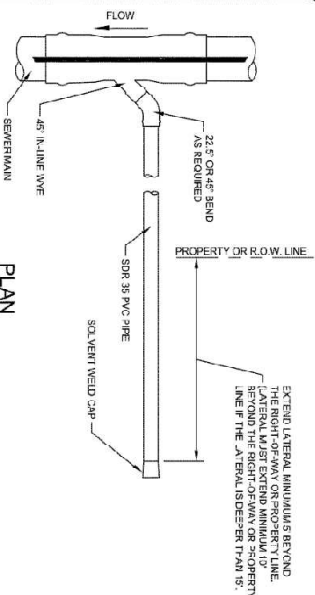
project#:	31-0755
date:	04/15/2029
REVISIONS	DATE

title:
Civil Details

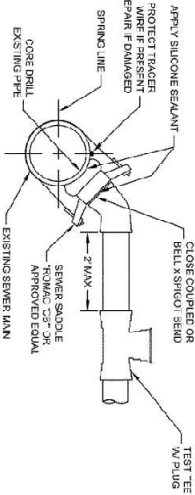
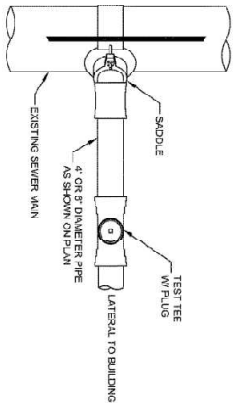
sheet:

A901G.6

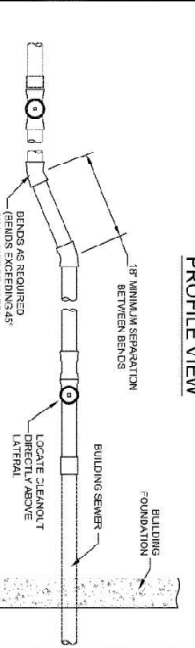
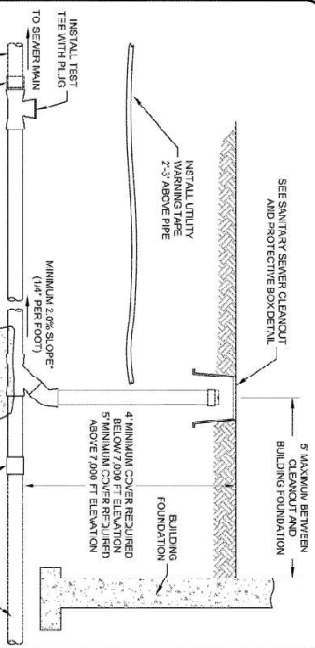
MPD APPLICATION



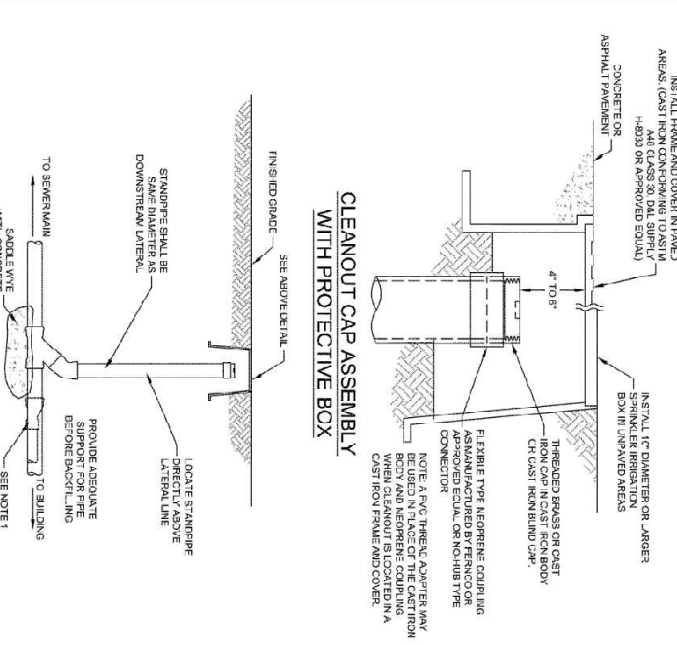
Snydeville Basin Water Reclamation District
PRIVATE LATERAL STUB - GRAVITY FLOW
PVC MAIN LINE TO PVC LATERAL LINE
STANDARD DETAIL LAT-01
Revised: 2008



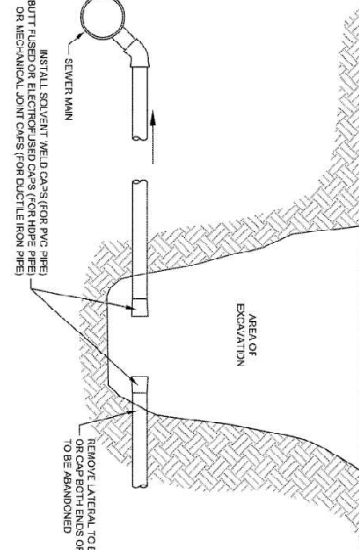
Snydeville Basin Water Reclamation District
LATERAL CONNECTION TO EXISTING SEWER MAIN
STANDARD DETAIL LAT-04
Revised: 2008



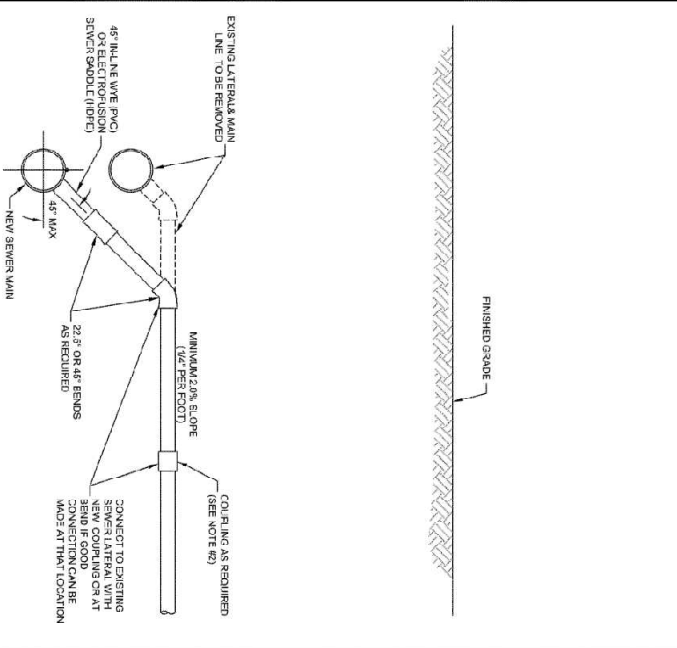
Snydeville Basin Water Reclamation District
GRAVITY LATERAL STUB TO BUILDING CONNECTION
STANDARD DETAIL LAT-05
Revised: 2008



Snydeville Basin Water Reclamation District
CLEANOUT CAP ASSEMBLY WITH PROTECTIVE BOX
STANDARD DETAIL LAT-07
Revised: 2008



Snydeville Basin Water Reclamation District
ABANDONMENT OF EXISTING LATERAL
STANDARD DETAIL LAT-10
Revised: 2008



Snydeville Basin Water Reclamation District
RECONNECTION OF EXISTING LATERAL TO NEW MAIN LINE
STANDARD DETAIL LAT-X4
Revised: 2008

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. RESUBMIT FOR APPROVAL ON REVISIONS ONLY.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN RELY ON ALL TECHNICAL DRAWINGS, SPEAKING, SURVEYING, TESTS, ANALYSIS, AND INFORMATION PROVIDED BY THE CLIENT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ENGINEER. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN AND DESCRIBED HEREIN.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

PROJECT#: 31-0755	
DATE: 04/15/2019	
REVISIONS	DATE

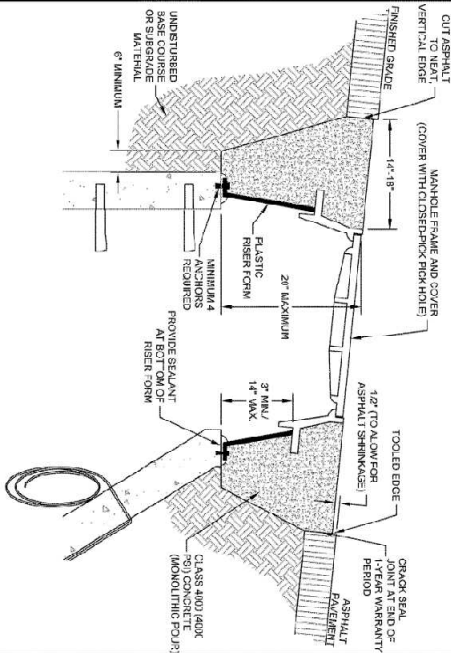
title:

Civil Details

sheet:

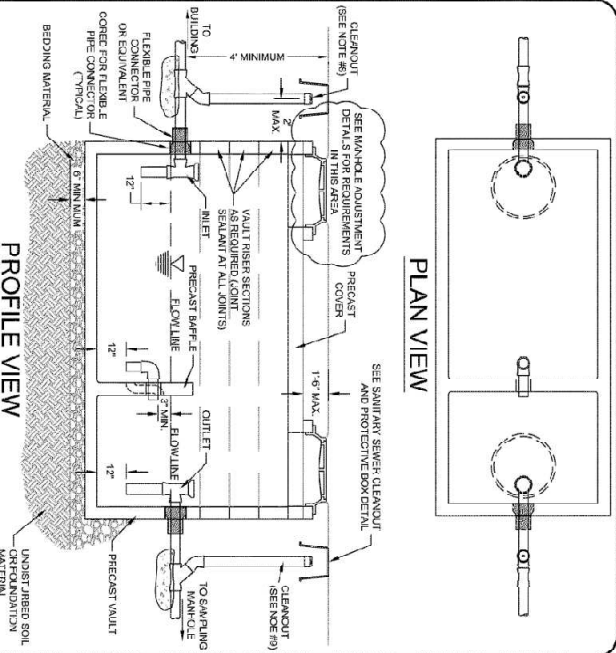
A90106.7

MPD APPLICATION



- NOTES:**
1. MANHOLE ADJUSTMENT SHALL OCCUR AFTER FINAL ASPHALT PAVEMENT PLACEMENT IS COMPLETED.
 2. DIMENSIONS OF PLASTIC RISER FORM SHALL BE SPECIFIC TO THE DIAMETERS OF THE MANHOLE FRAME AND COVER AND OF THE ADJUSTMENT HEIGHT. PLASTIC RISER FORM SHALL NOT BE CUT VERTICALLY TO ADJUST HEIGHT.
 3. PLASTIC RISER FORM SHALL BE TRIMMED TO MATCH SLOPE OF PAVEMENT AND ALLOW FOR INDICATED DIMENSIONS BETWEEN FINISHED GRADE TOP OF CONE AND THE PLASTIC RISER FORM SHALL BE PROVIDED WITH SEALANT SEALANT SHALL CROSS OF A CONTINUOUS BEAD THAT COVERS THE ENTIRE WIDTH OF THE BOTTOM FLANGE OF THE PLASTIC RISER FORM. TOP OF MANHOLE CONE SHALL BE CLEAN PRIOR TO PLACEMENT OF SEALANT.
 4. CONSOLIDATE CONCRETE TO ELIMINATE ALL JOINTS.

Standard Detail
MH-07
Reclamation District



- NOTES:**
1. THE GREASE INTERCEPTOR CAPACITY IS DEFINED AS THE STORAGE VOLUME OF THE VAULT BELOW THE OUTLET PRE-ELEVATION.
 2. THE GREASE INTERCEPTOR SHALL HAVE A MINIMUM CAPACITY OF 1,000 GALLONS IF SERVING A COMMERCIAL KITCHEN OR 500 GALLONS IF SERVING A COVERED PARKING STRUCTURE.
 3. THE INLET PIPE SHALL BE ONE INCH HIGHER THAN THE OUTLET PIPE.
 4. ALL INTERCEPTORS SHALL BE SOUL-VENTED TO ROOF.
 5. ALL INTERCEPTORS SHALL BE SOUL-VENTED TO ROOF.
 6. SANITARY WASTES SHALL NOT BE ALLOWED TO GREASE INTERCEPTOR.
 7. THE DIMENSIONS AND CONFIGURATION OF THE VAULT AND RAFFLE SHALL BE ACCORDING TO THE MANUFACTURER'S REQUIREMENTS FOR THE SIZE OF INTERCEPTOR INSTALLED.
 8. THE CLEANOUT (UPSTREAM OF THE GREASE INTERCEPTOR) MAY BE DELETED IF THE CLEANOUT AT THE BUILDING IS WITHIN 15 FT OF THE CLEANOUT DOWNSTREAM OF THE GREASE INTERCEPTOR OR MAY BE DELETED IF THE EXISTING MANHOLE IS WITHIN 15 FT OF THE CLEANOUT DOWNSTREAM OF THE GREASE INTERCEPTOR AND THE LINE BETWEEN THE GREASE INTERCEPTOR AND THE EXISTING MANHOLE IS A 30-DEGREE BEND.

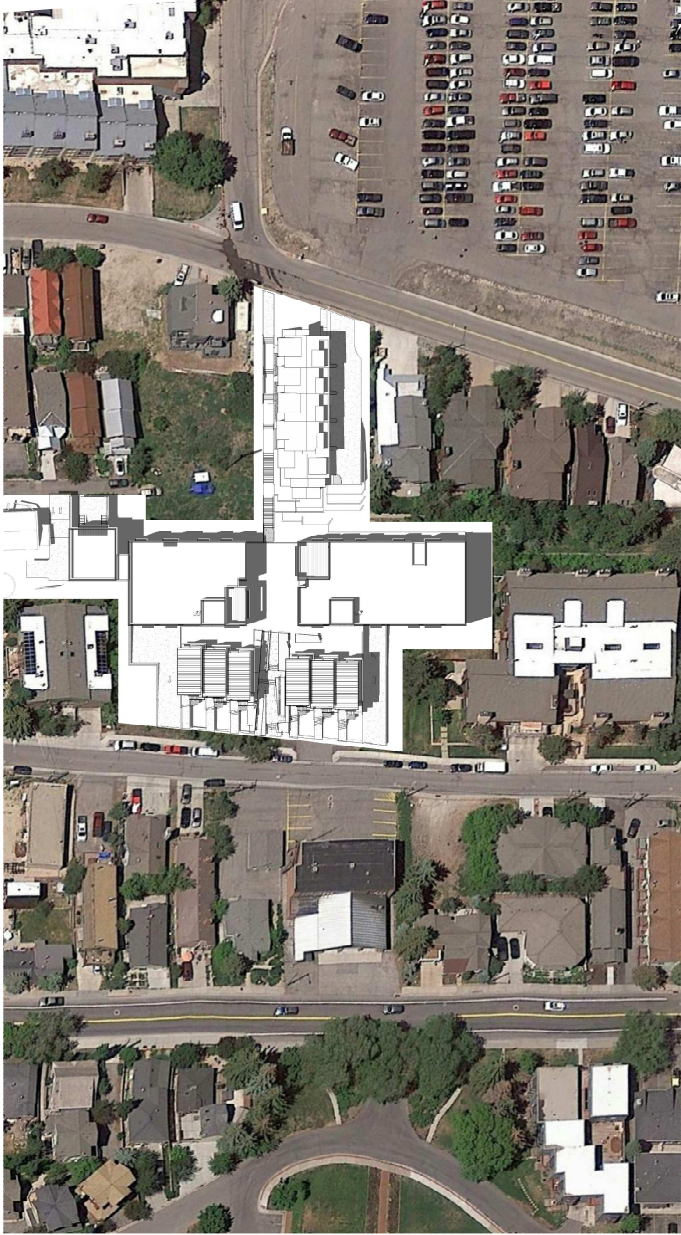
Standard Detail
PI-01
Reclamation District

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. ACCORDING TO PROPOSED CITY ORDINANCE 12.11.01.

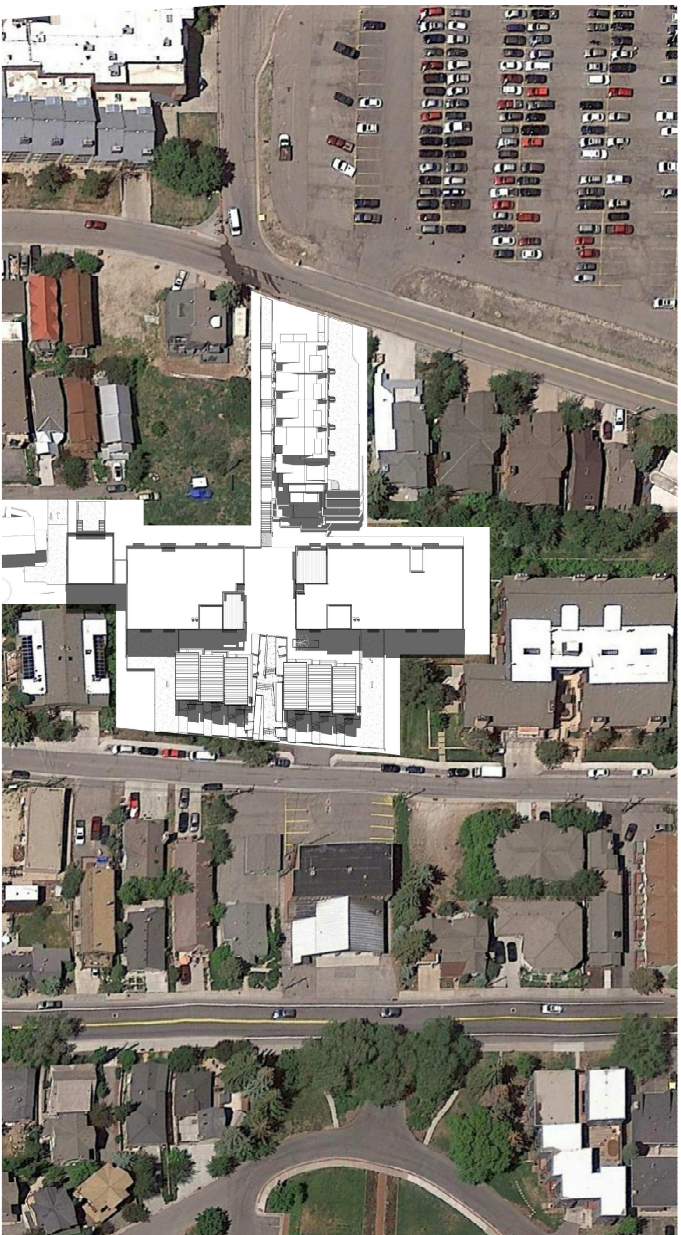
method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION



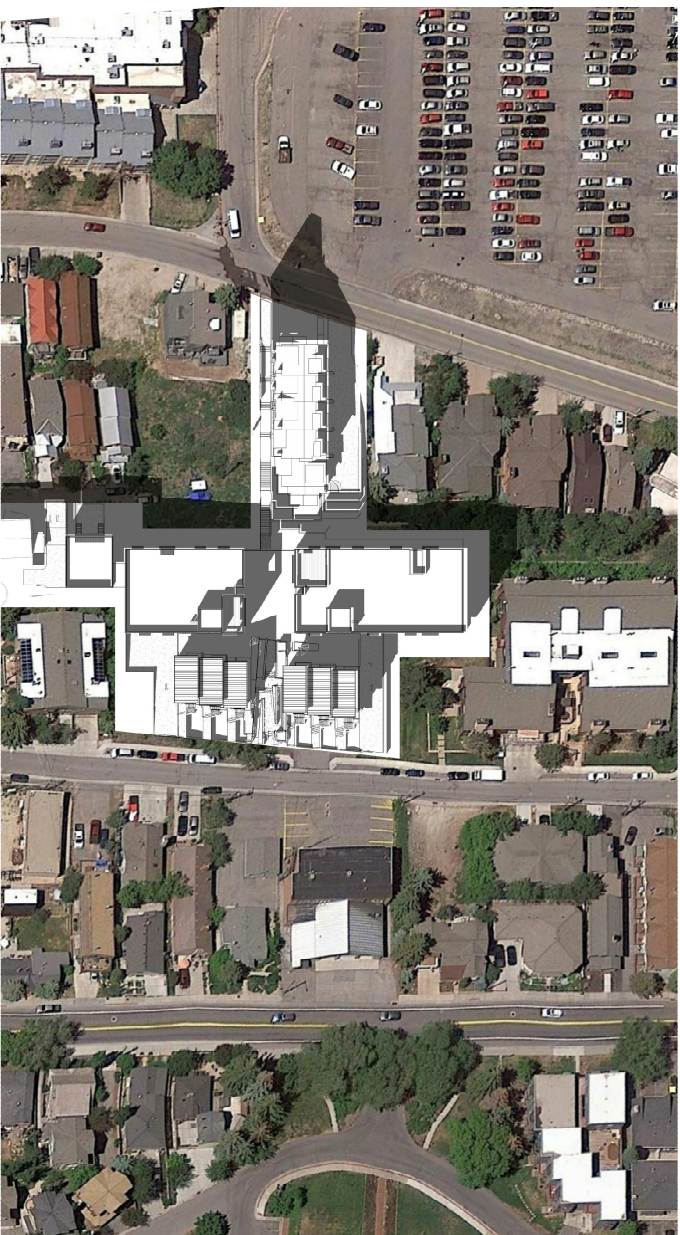
12 PM



3 PM

SHADOW STUDY SUMMER SOLSTICE

JUNE 21



9 AM

title:

Shadow
Study - 1

sheet:

A902.1

MPD APPLICATION

THE FIGURES SHOWN AND DESCRIBED HEREIN FOLLOW ALL TECHNICAL DRAWINGS, SPECIFIC CONSTRUCTION SCHEDULES, AND OTHER INFORMATION. THE INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION. ACCORDING TO PROPOSED CITY ORDINANCE 12.11.01.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 3170755
date: 04/15/2019

REVISIONS	DATE
-----------	------

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. ACCORDING TO PROPOSED CITY ORDINANCE 11.04.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

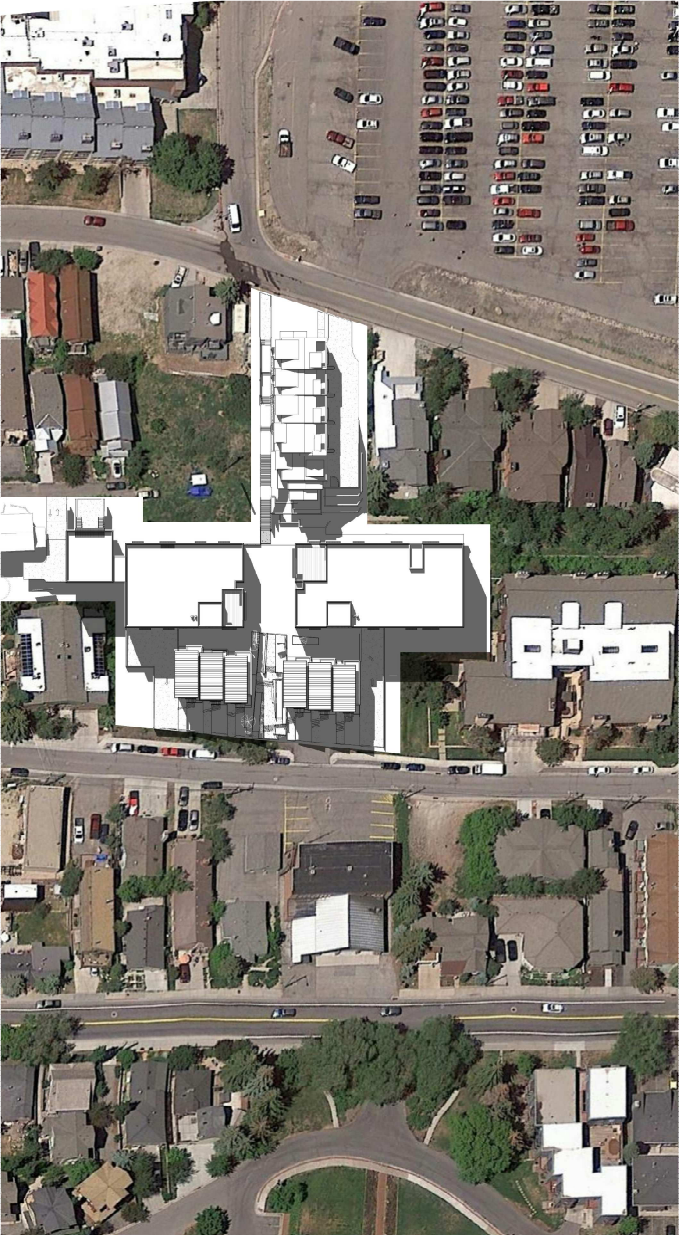
THE FIGURES SHOWN AND DESCRIBED HEREIN FOLLOW ALL TECHNICAL DRAWINGS, SPECIFIC REPRESENTATIONS AND NOTES. THE INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY. COMMERCIAL USE IS PROHIBITED IN WHOLE OR IN PART WITHOUT THE SOLE WRITTEN PERMISSION OF THE METHOD STUDIO, INC.

project:

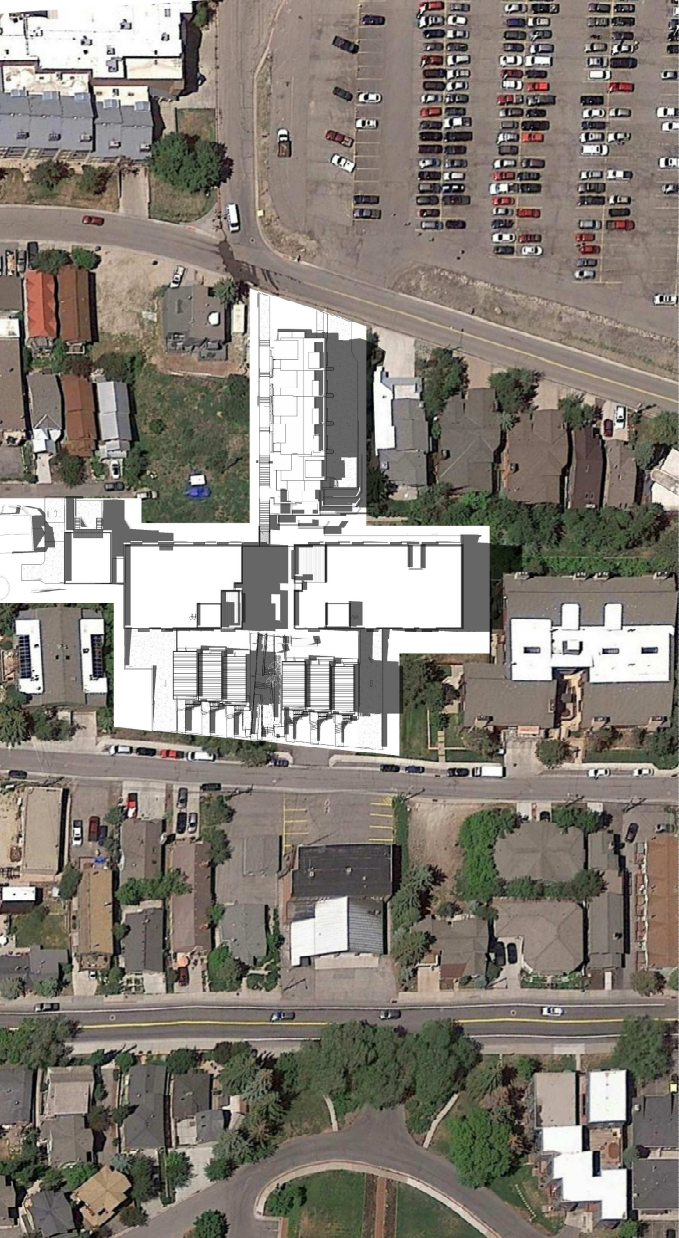
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:		3170755
date:		04/15/2019
REVISIONS	DATE	

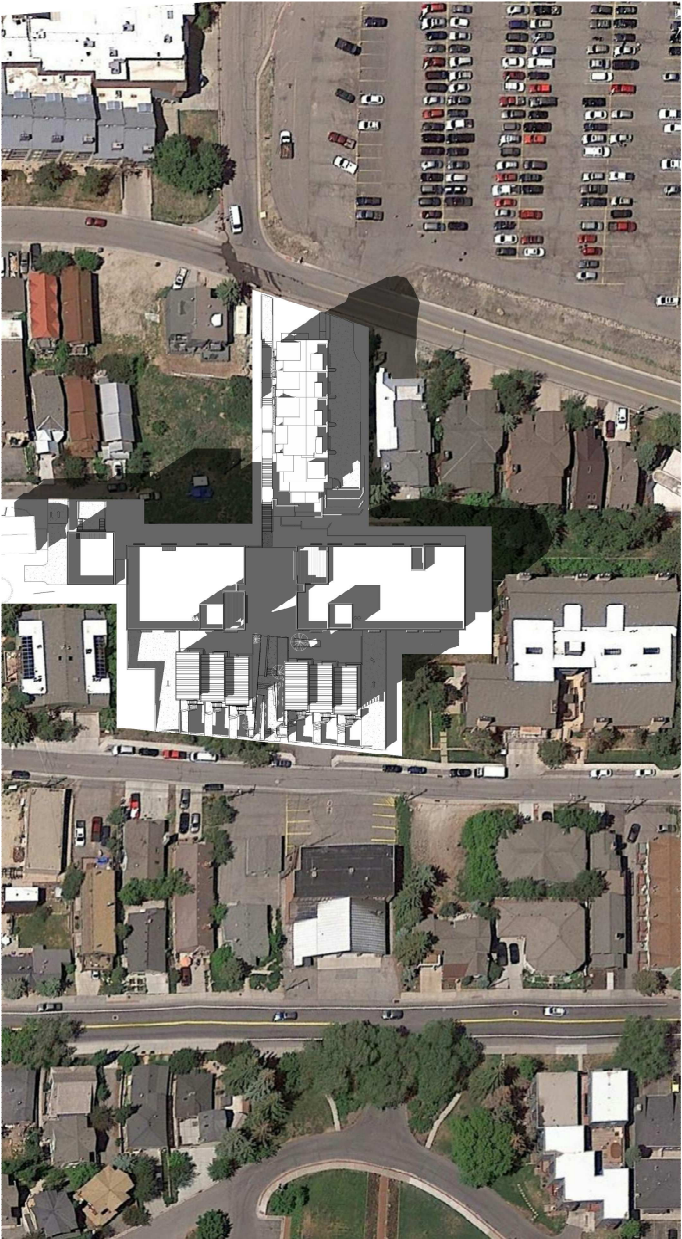
SHADOW STUDY
SPRING/FALL EQUINOX
MARCH/SEPTEMBER 21



3 PM



12 PM



9 AM

title:

Shadow
Study - 2

sheet:

A9022.2

MPD APPLICATION

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. ACCORDING TO PROPOSED CITY ORDINANCE 17.01.001

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED HEREIN FOLLOW ALL TECHNICAL DRAWINGS, SPECIFIC CONSTRUCTION METHODS, AND STANDARDS. THE INFORMATION IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. IT IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER OF THIS DOCUMENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 317075
date: 04/15/2019

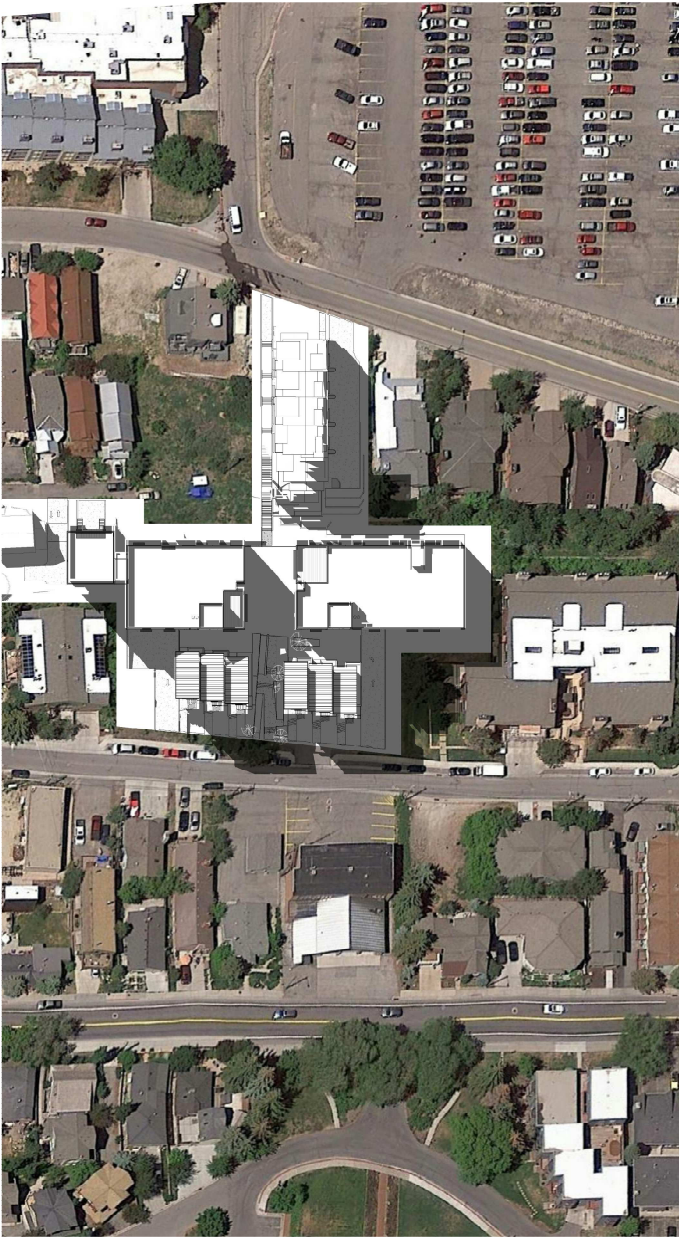
REVISIONS	DATE
-----------	------

title:
**Shadow
Study - 3**

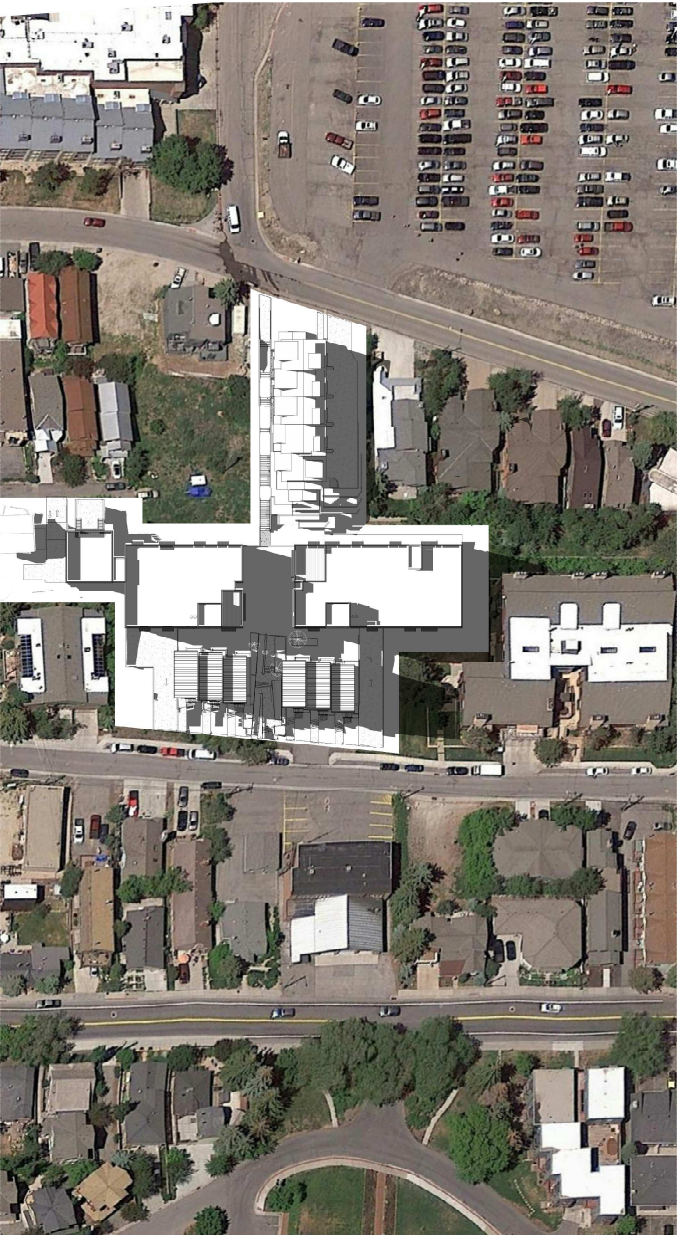
sheet:

A902.3

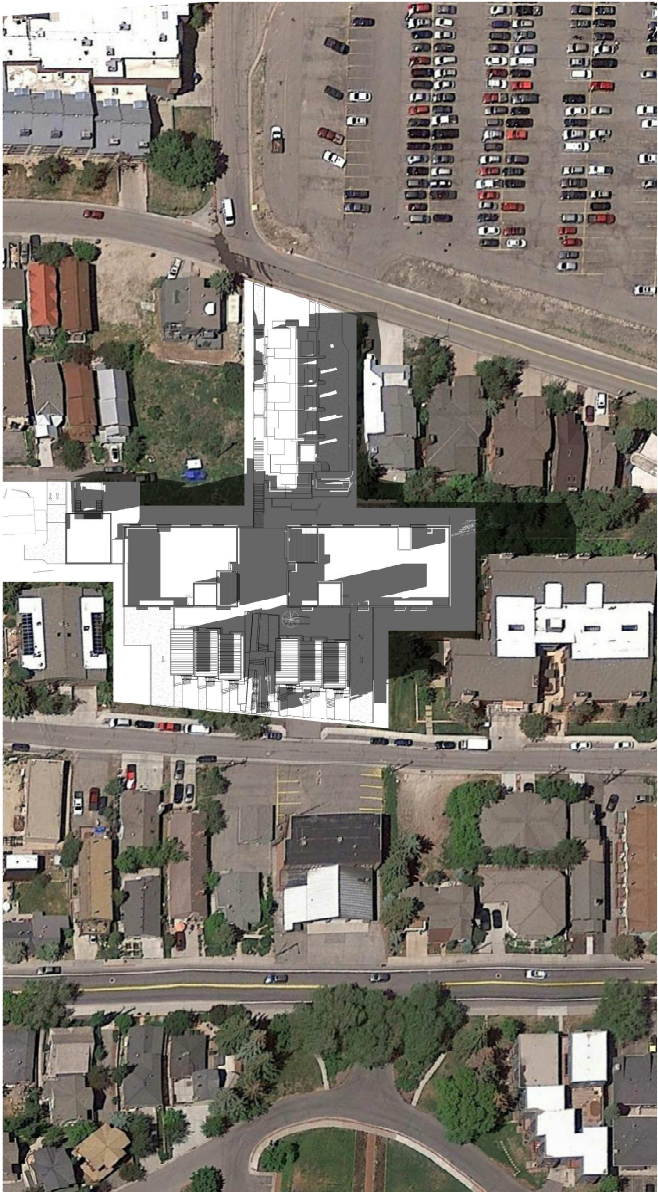
MPD APPLICATION



3 PM



12 PM



9 AM

**SHADOW STUDY
WINTER SOLSTICE
DECEMBER 21**

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED FOR REVISION IN ANY

methodstudio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED HEREIN FOLLOW ALL TECHNICAL DRAWINGS, SPECIFIC CONSTRUCTION METHODS, STANDARDS, AND CODES. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT. THE CONSULTANT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 310755
date: 04/15/2019

REVISIONS	DATE
-----------	------

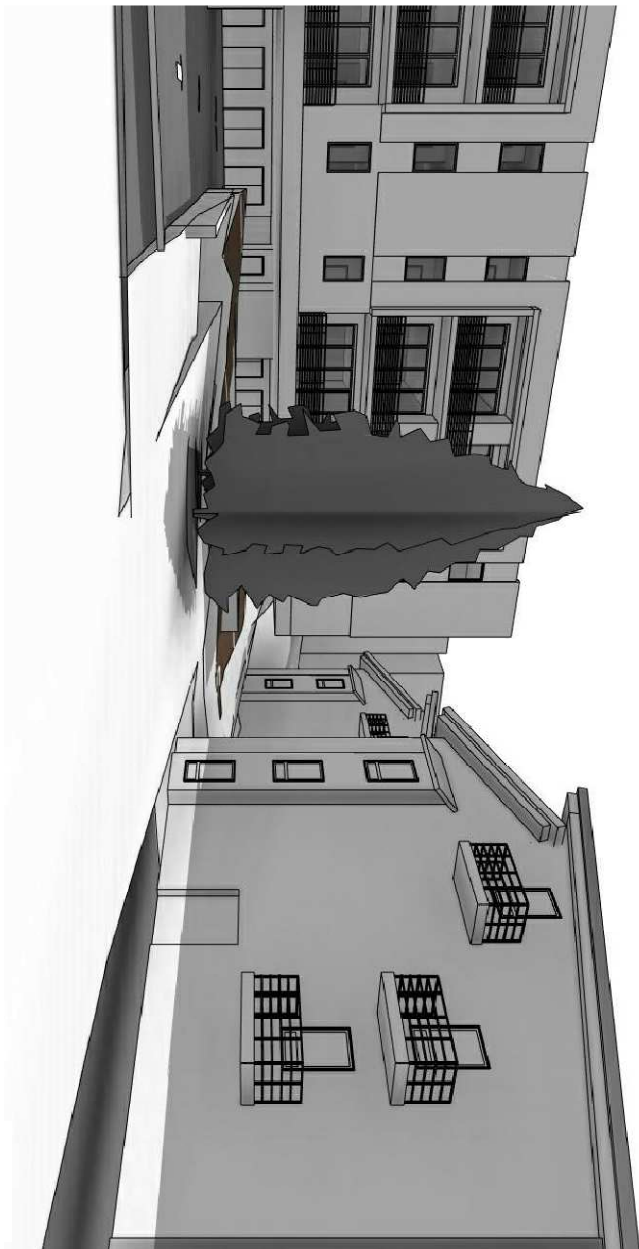
title:

Shadow
Study - 4

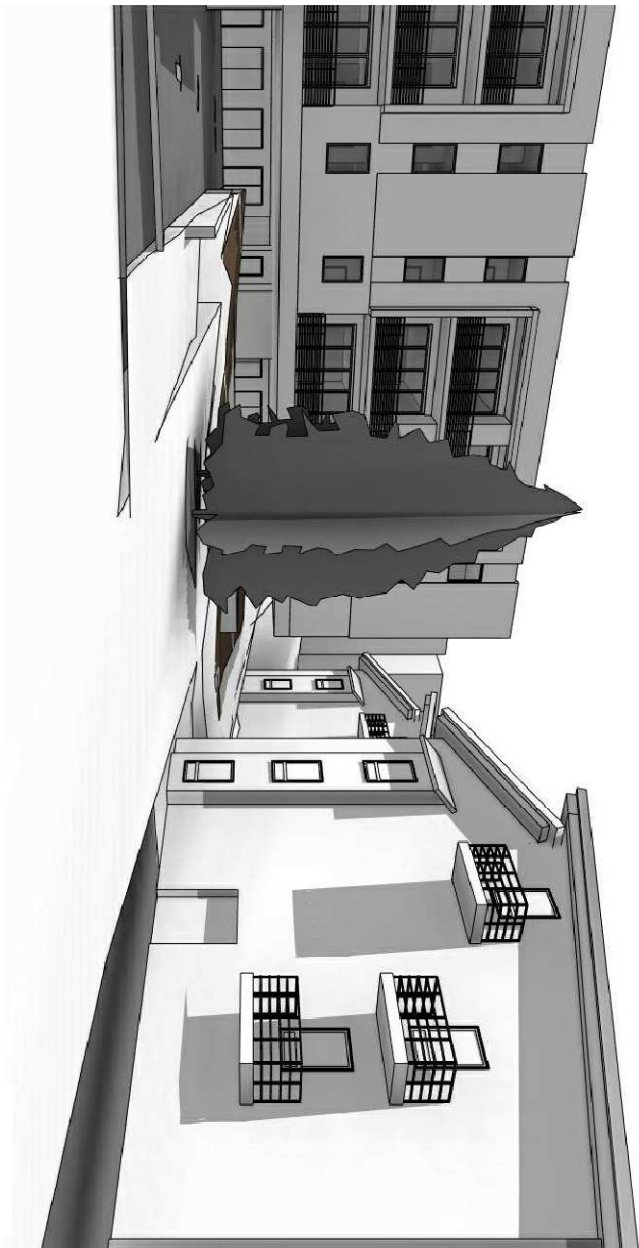
sheet:

A902.4

MPD APPLICATION



3 PM



12 PM



9 AM

SHADOW STUDY SUMMER SOLSTICE CAMERA 1

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED FOR PERMITTING.

methodstudio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
Phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED HEREIN FOLLOW ALL TECHNICAL DRAWINGS, SPECIFIC CONSTRUCTION METHODS, STANDARDS, AND CODES. THE INFORMATION IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT FOR WHICH IT WAS ORIGINALLY DEVELOPED. THE USER ASSUMES ALL RESPONSIBILITY FOR THE USE OF THIS INFORMATION.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:		3170755
date:		04/15/2019
REVISIONS	DATE	

title:

Shadow
Study - 5

sheet:

A902.5

MPD APPLICATION



3 PM



12 PM



9 AM

SHADOW STUDY WINTER SOLSTICE CAMERA 1

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED OR FOR ANY OTHER LAW.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE PERSONS SHOWN AND DESCRIBED HEREIN ARE NOT ALL. TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS OF THE PROPOSED PROJECT ARE NOT TO BE USED FOR ANY COMMERCIAL OR INDUSTRIAL PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED OR FOR ANY OTHER LAW.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 3170755	
date: 04/15/2019	
REVISIONS	DATE

title:
**Shadow
Study - 6**

sheet:

A902.6

MPD APPLICATION



3 PM



12 PM



9 AM

**SHADOW STUDY
SUMMER SOLSTICE
CAMERA 2**

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED OR FOR ANY OTHER LAW.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE PERSONS SHOWN AND DESCRIBED HEREIN ARE NOT REAL. ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS SHOWN HEREIN ARE PRELIMINARY AND NOT INTENDED FOR CONSTRUCTION. ANY INFORMATION SHOWN HEREIN IS NOT TO BE RELIED UPON FOR CONSTRUCTION. ANY INFORMATION SHOWN HEREIN IS NOT TO BE RELIED UPON FOR CONSTRUCTION.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:	
3170755	
date:	
04/15/2019	
REVISIONS	
DATE	

title:

Shadow
Study - 7

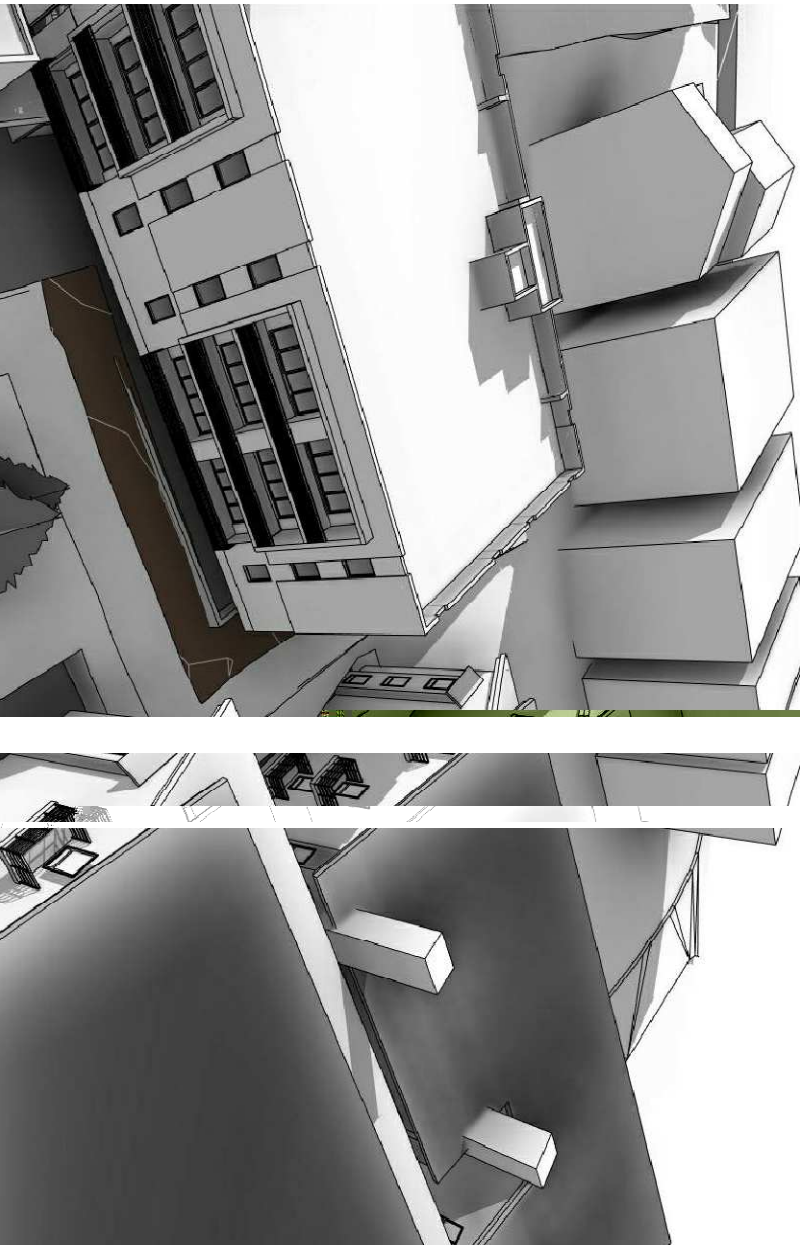
sheet:

A902.7

MPD APPLICATION



3 PM



12 PM



9 AM

SHADOW STUDY
WINTER SOLSTICE
CAMERA 2

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PURPOSE OF ARCHITECTURAL

methodstudio
360 W. Aspen Ave.
saltlake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED GREEN NOTATIONS ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS OF THE PROJECT ARE PRELIMINARY AND NOT INTENDED FOR CONSTRUCTION. ANY CHANGES TO THE PROJECT SHALL BE COMPREHENSIVELY EXPLORED IN WOODSIDE PHASE II PART TWO OF THE SOLAR ANALYSIS REPORT. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF METHOD STUDIO, INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:	3170755
date:	04/15/2019
REVISIONS	DATE

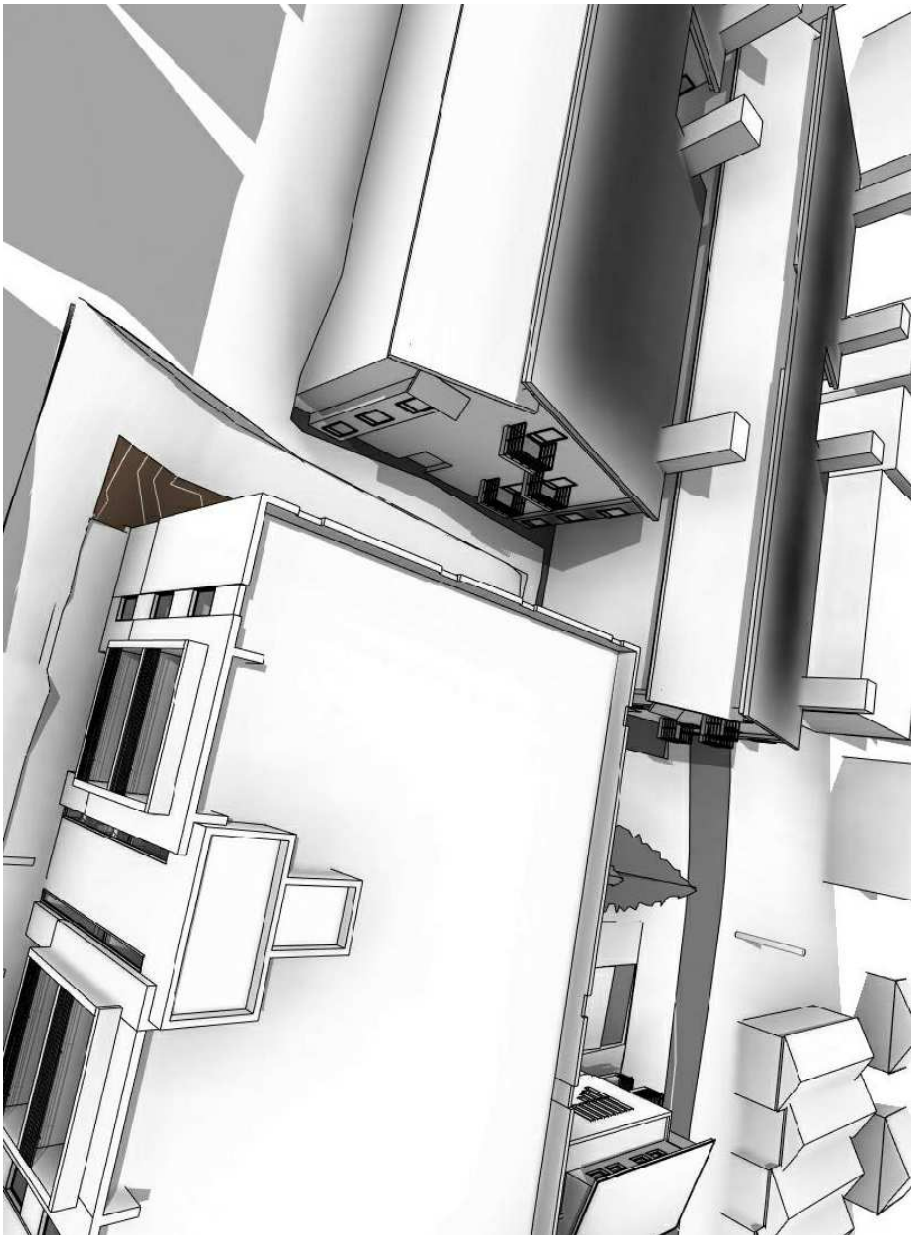
title:

Shadow
Study - 8

sheet:

A902.8

MPD APPLICATION

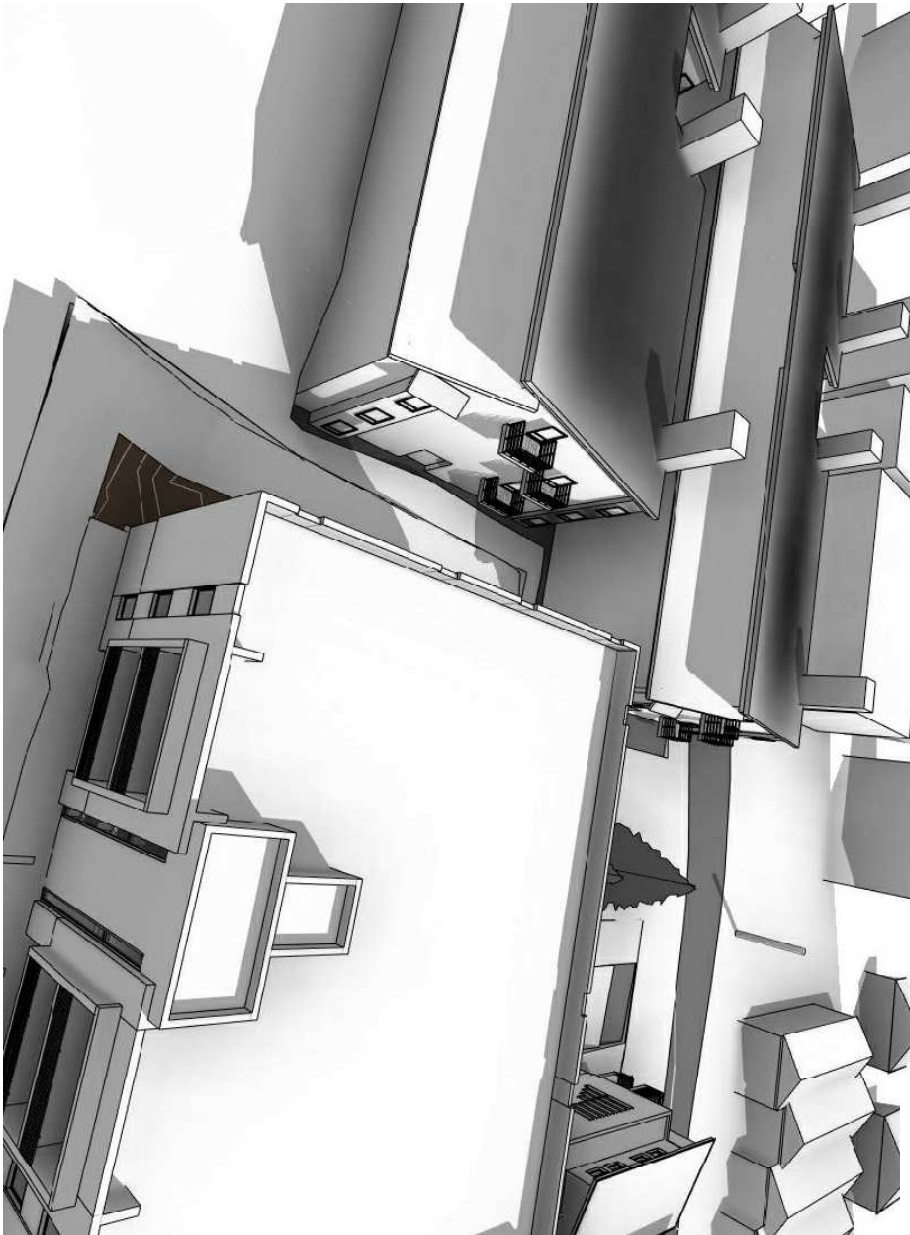


3 PM

SHADOW STUDY
SUMMER SOLSTICE
CAMERA 3



12 PM



9 AM

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED OR PASTED ON ANY

methodstudio
360 W. Aspen Ave.
saltlake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED ARE NOT TO SCALE. ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. THE FIGURES SHOWN ARE NOT TO BE USED FOR CONSTRUCTION OR PASTED ON ANY DOCUMENT. THE FIGURES SHOWN ARE NOT TO BE USED FOR CONSTRUCTION OR PASTED ON ANY DOCUMENT.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 310755
date: 04/15/2019

REVISIONS	DATE
-----------	------

title:
**Shadow
Study - 9**

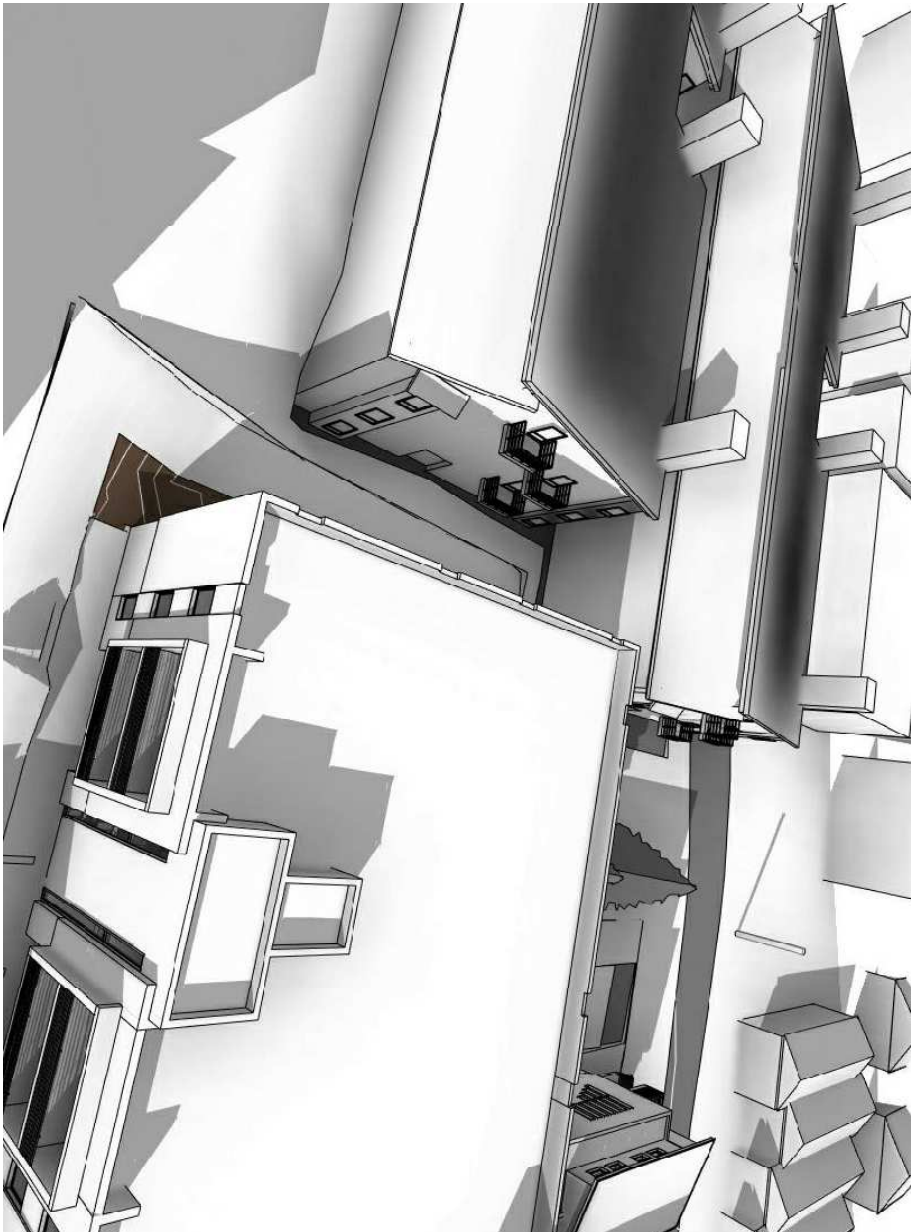
sheet:

A902.9

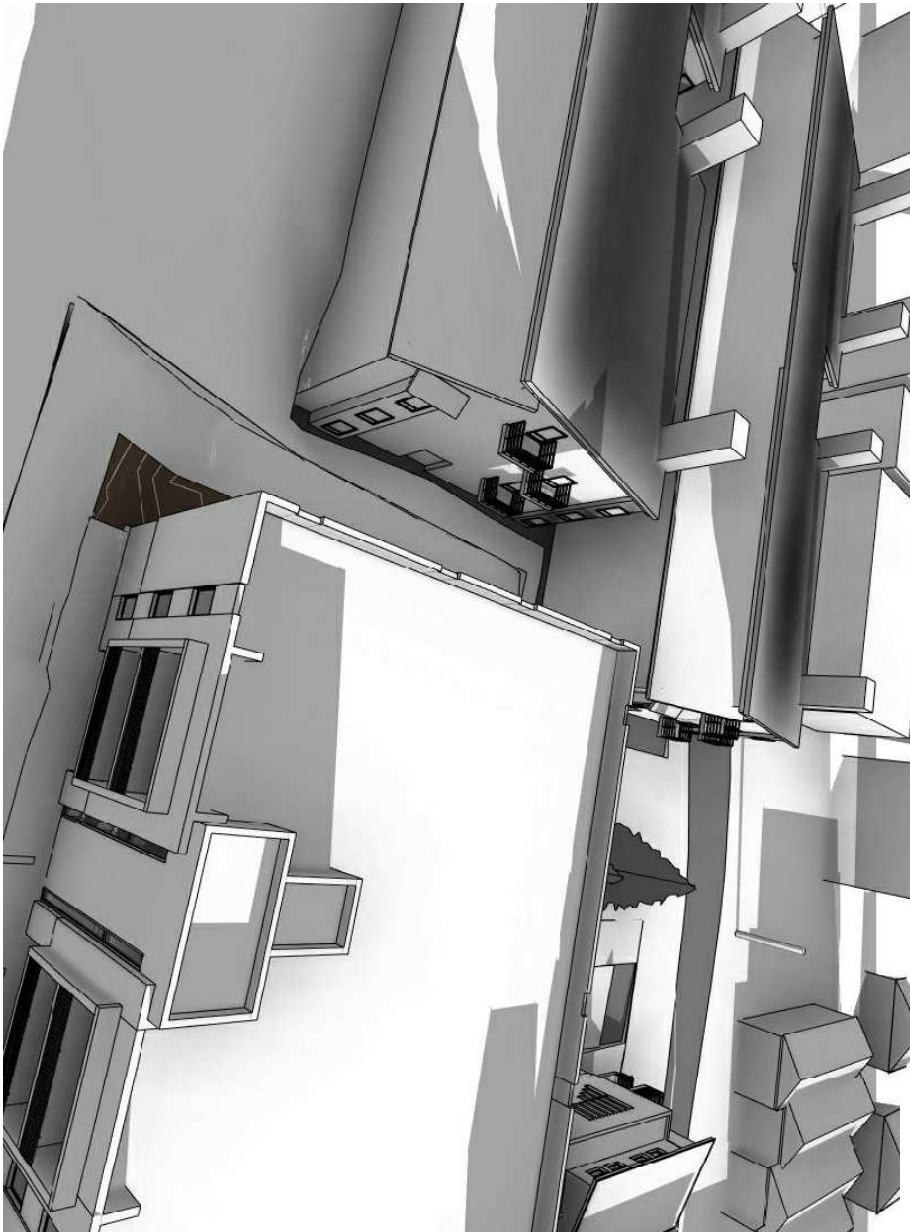
MPD APPLICATION



3 PM



12 PM



9 AM

**SHADOW STUDY
WINTER SOLSTICE
CAMERA 3**

LOT SIZES

Space Type	Area	Percentage of Site
Lot Sizes		
Parcel 1	16,756 SF	25.81%
Parcel 2	44,414 SF	68.43%
Parcel 3	4,198 SF	6.47%
Grand Total	65,367 SF	100.71%

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE, IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED FOR PERMITTING.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:	3170755
date:	04/15/2019
REVISIONS	DATE

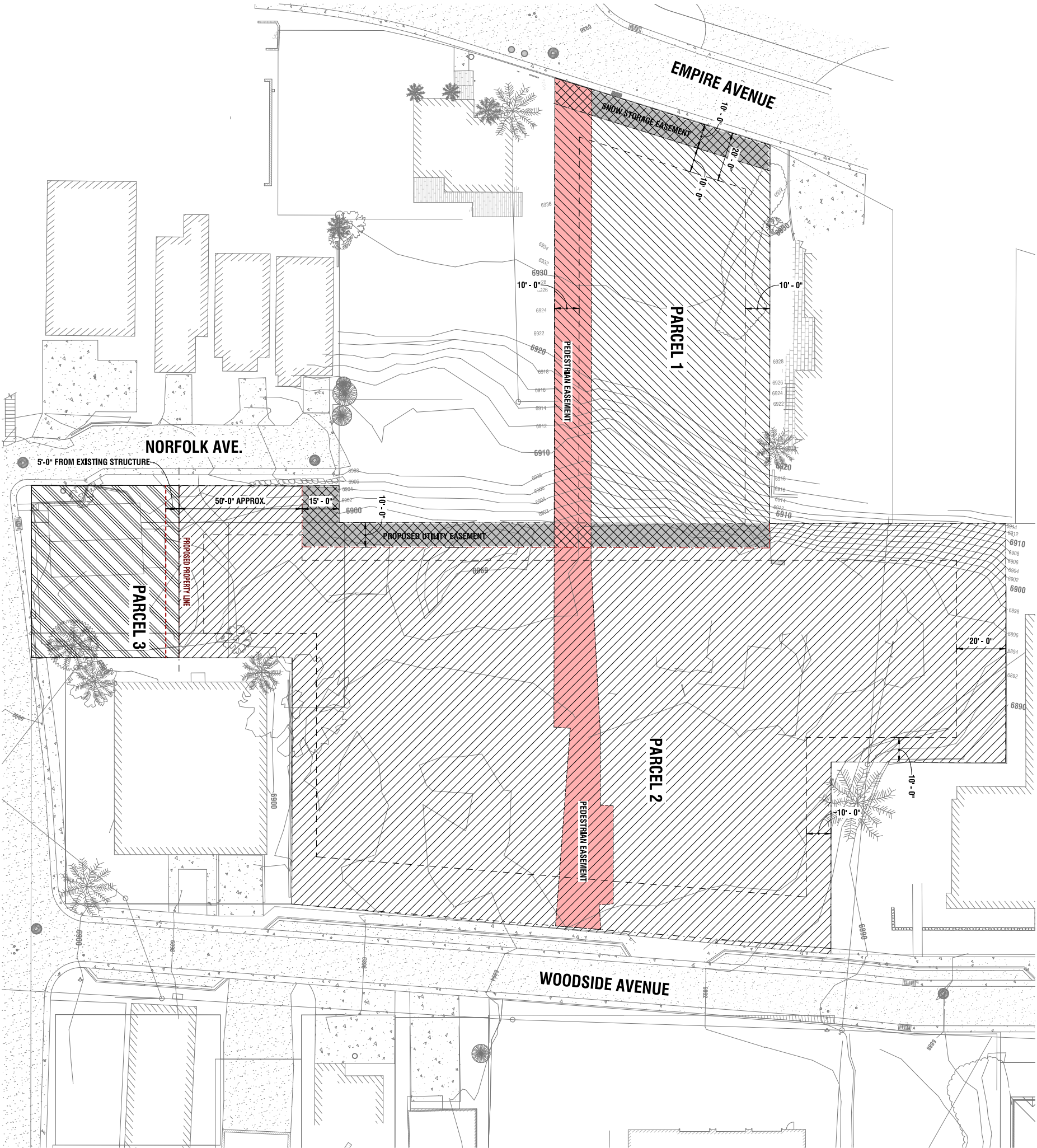
title:

Lot Sizes

sheet:

A903

MPD APPLICATION



SITE PLAN LEGEND

---	PROPERTY LINE
- - -	PROPOSED PROPERTY LINE
---	SETBACK LINE
[Cross-hatched box]	PROPOSED OR EXISTING EASEMENT
[Red box]	PEDESTRIAN EASMENT SEE SURVEY

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. REVISIONS AND PROPOSED CHANGES WILL BE SHOWN IN RED.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

**PROGRESS SET
NOT FOR
CONSTRUCTION**

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

THE DESIGNS SHOWN AND DESCRIBED HEREIN NOTWITHSTANDING, ALL TECHNICAL DRAWINGS, DRAWINGS, SPECIFICATIONS, AND NOTES ARE TO BE CONSIDERED AS PART OF THE CONTRACT. ANY CHANGES TO THE CONTRACT SHALL BE MADE BY A WRITTEN AMENDMENT TO THE CONTRACT. ANY CHANGES TO THE CONTRACT SHALL BE MADE BY A WRITTEN AMENDMENT TO THE CONTRACT.		
project#:	31.0755	
date:	04/15/2019	
REVISIONS	DATE	

title:
**Combined
Site Plan**

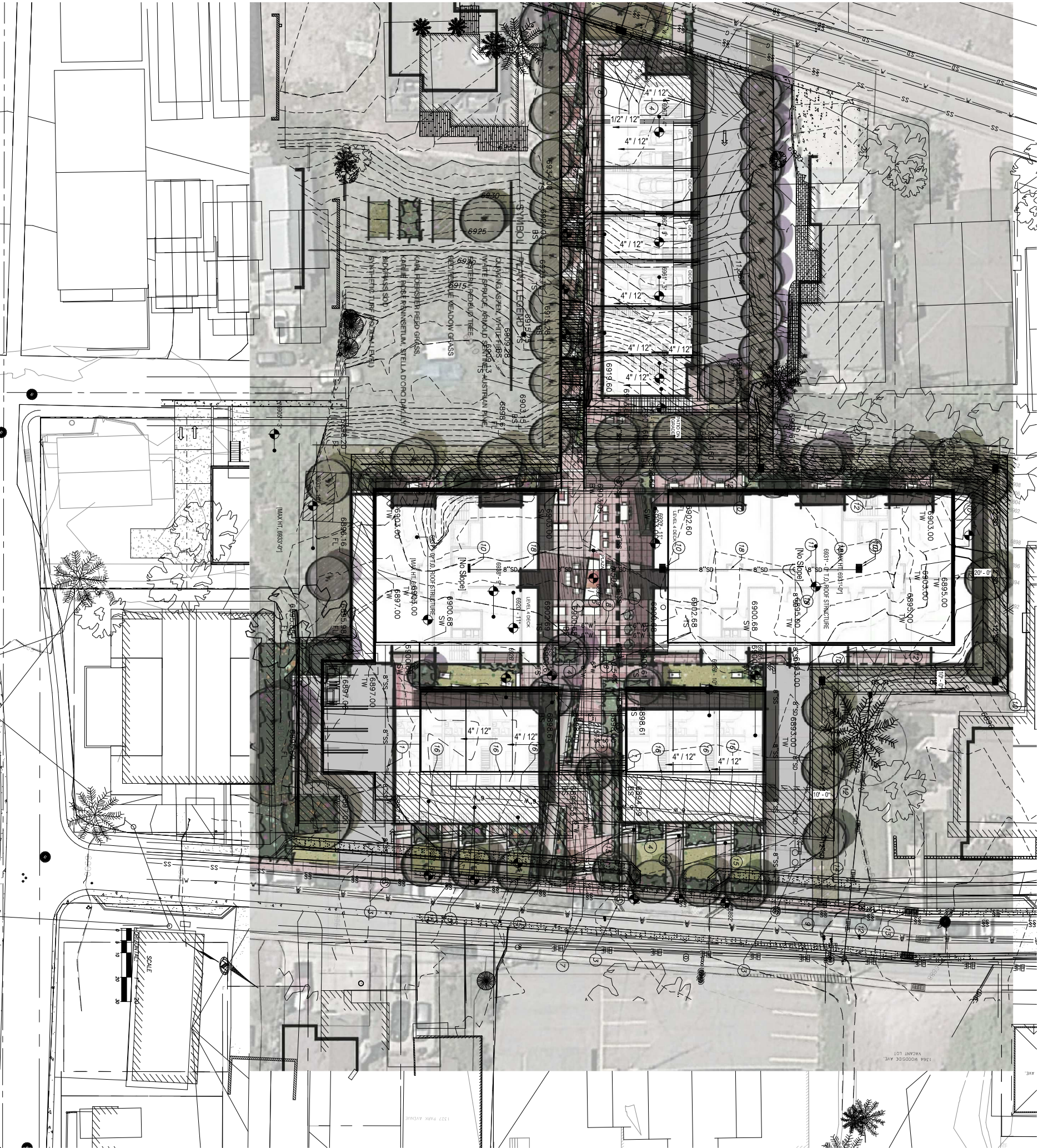
sheet:

A904

MPD APPLICATION

A1 COMBINED SITE PLAN

1" = 20'-0"



phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM METHOD STUDIO INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

Project#:	17.0755
date:	04/15/2019
 REVISIONS	DATE

title:
Open Space
+ Snow
Storage

sheet:

A905

MPD APPLICATION

TOTAL LOT AREA	
Space Type	Area
Total Lot Area	
Total Lot Area	65,367 SF

OPEN SPACE			
Space Type	Area	Site Area	Percentage of Site
Open Space 1	8,834 SF	64,905 SF	13.64%
Open Space 2	10,725 SF	64,905 SF	13.56%
Open Space 3	16,835 SF	64,905 SF	20.08%
Open Space 4	16,835 SF	64,905 SF	20.08%
Open Space 5	707 SF	64,905 SF	1.08%
	20,182 SF		31.07%
Area			
Plant Space	5,956 SF	64,905 SF	9.17%
Walkways	1,341 SF	64,905 SF	2.07%
Pedestrian Walkway	1,540 SF	64,905 SF	2.37%
	28,892 SF		44.67%
Grand total			75.81%

EXPOSED DRIVEWAYS			
Space Type	Area	Site Area	Percentage of Site

Accessed or existing driveway	1,830 SF	64,905 SF	2.82%
Woodside Driveway 1			
Woodside Driveway 2	2,075 SF	64,905 SF	3.2%
Empire Driveway	2,865 SF	64,905 SF	4.35%
Northford Driveway	1,333 SF	64,905 SF	2.36%
Woodside 2 Walkways	635 SF	64,905 SF	0.98%
Woodside 1 Walkways	614 SF	64,905 SF	0.95%

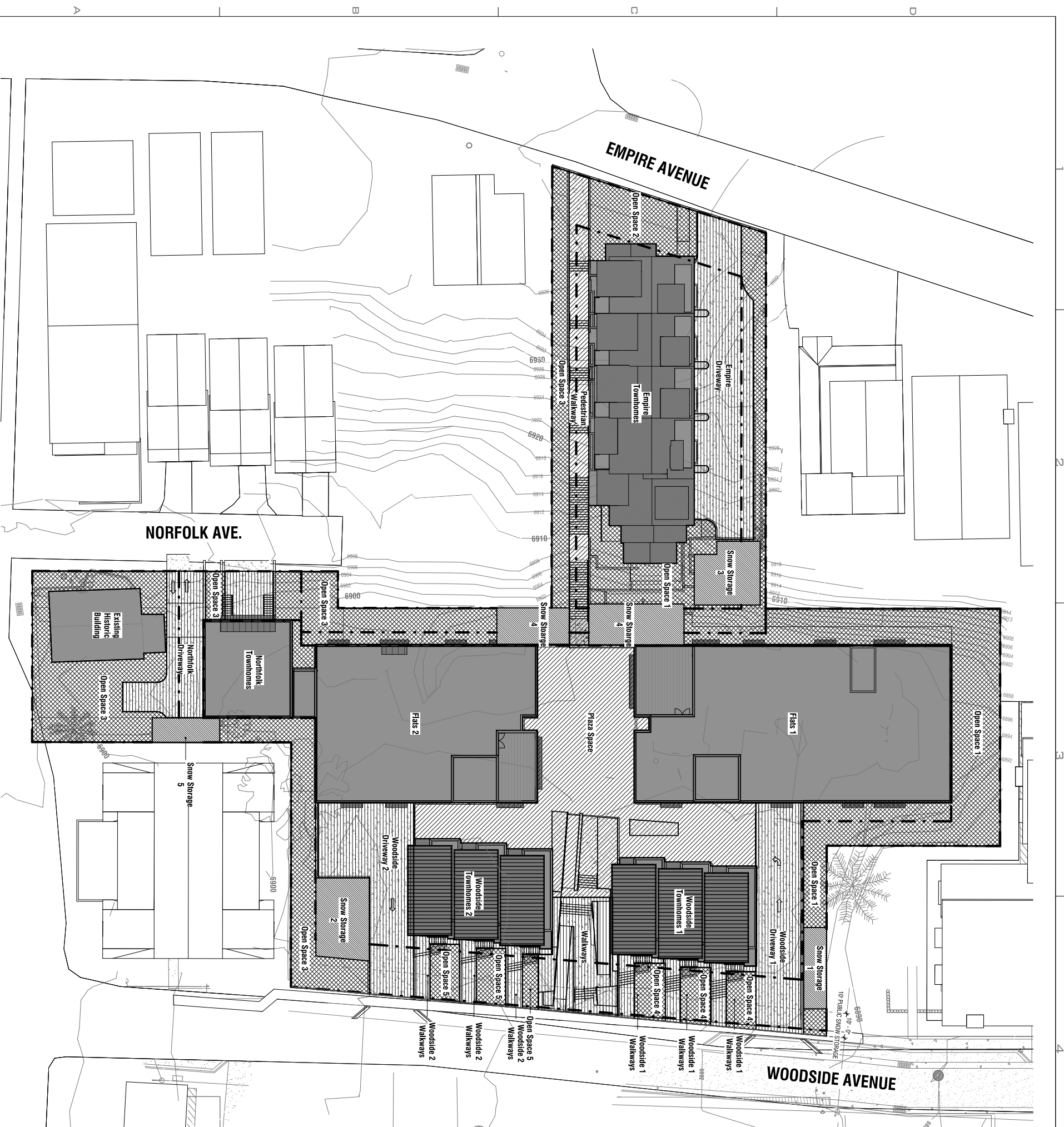
Space Type	Area
SNOW STORAGE	

Order Storage	Order Storage
Storage 2	700 SF / 2,075 SF = 33.73%
Storage 1	300 SF / 1,830 SF = 16.39%
Storage 3	560 SF / 3,093 SF = 18.42%
Storage 4	1,100 SF / 6,311 SF = 17.42%
Storage 5	275 SF / 1,444 SF = 19.00%

BUILDING FOOTPRINTS				
Space Type	Area	Site Area	Percentage of Site	
Buildings				
Empire Townhomes	5,164 SF	64,905 SF	7.94%	
Existing historic building	1,293 SF	64,905 SF	1.88%	
Phase 1	8,334 SF	64,905 SF	12.83%	
Phase 2	6,002 SF	64,905 SF	9.23%	
Northside Townhomes	2,361 SF	64,905 SF	3.64%	
Westside Townhomes 1	2,361 SF	64,905 SF	3.64%	

HATCH LEGEND

	BUILDING FOOTPRINTS
	OPEN SPACE AT FINISHED GRADE
	ROOF DECK (LEVEL 4)
	OPEN SPACE ABOVE GRADE
	EXPOSED PARKING/DRIVEWAYS
	SNOW STORAGE



A1 OPEN SPACE + SNOW STORAGE
1" = 20'-0"

HATCH LEGEND

- OPEN SPACE
29,051 SF (44.76% OF SITE AREA)
- USABLE OPEN SPACE
22,191 SF (34.19% OF SITE AREA)

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED OR FURTHER ACTION.

methodstudio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 31.0755	
date: 04/15/2019	
REVISIONS	DATE

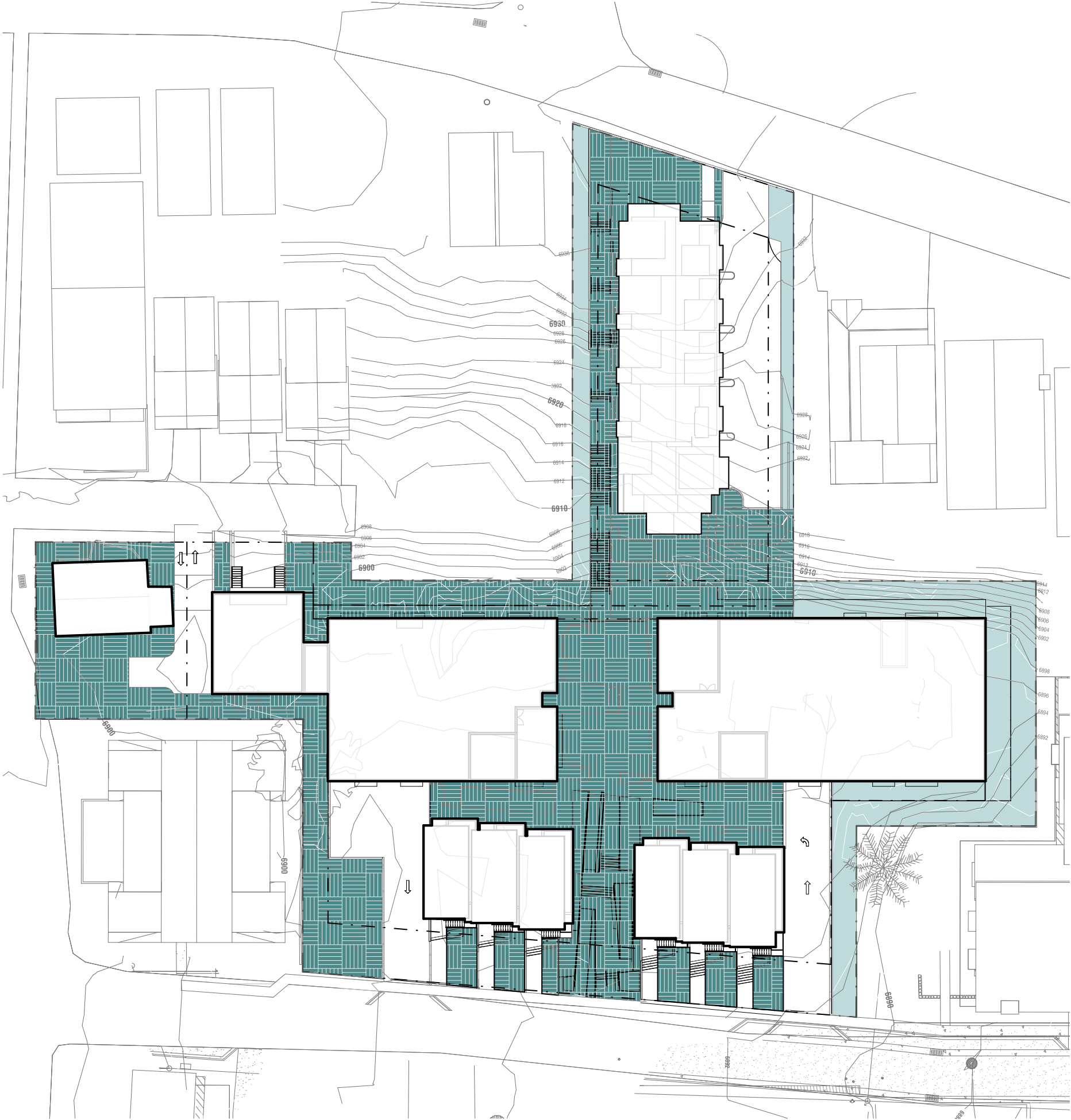
title:
Open Space

sheet:

A905.1

MPD APPLICATION

A1 OPEN SPACE
1" = 20'-0"



UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PURPOSE OF PERMITTING.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 3170755		
date: 04/15/2019		
REVISIONS	DATE	
1	Revision 1	Date 1

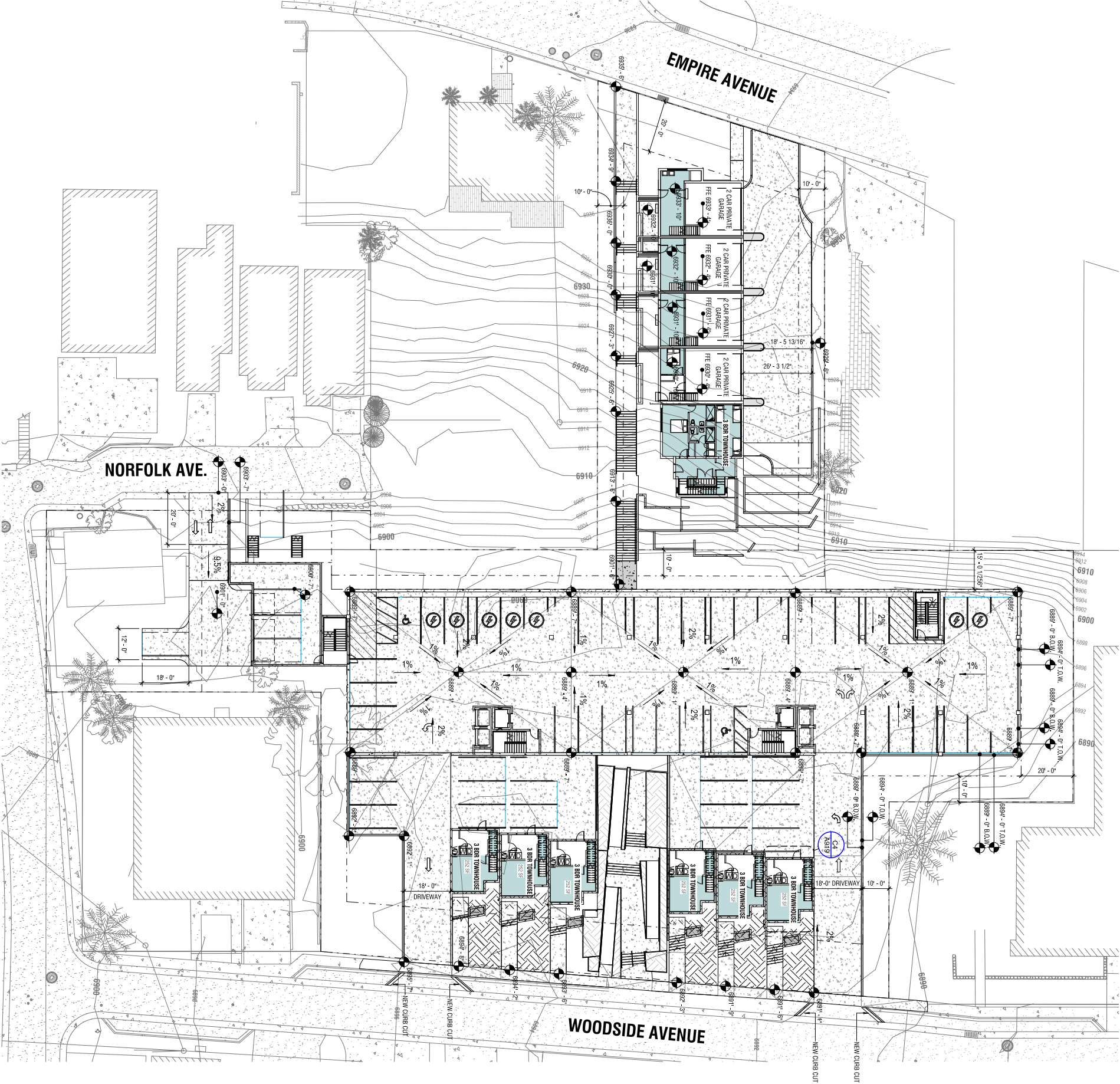
title:
Floor Plan -
Parking

sheet:

A906

MPD APPLICATION

- UNIT LEGEND**
- 1 BDR UNIT
 - 2 BDR TOWNHOUSE
 - 2 BDR TYPE A UNIT
 - 2 BDR UNIT
 - 3 BDR TOWNHOUSE
 - BIKE STORAGE
 - CIRCULATION
 - EXISTING HISTORIC UNIT
 - EXTERIOR DECK
 - STUDIO UNIT
 - TRASH



EXISTING HISTORIC HOME - REQUIRED PARKING SPACES = 20
PROJECT TOTAL REQUIRED PARKING SPACES = 68

PROVIDED PARKING STALLS

Type	Count
Empire Townhome	10
Empire Townhome Stall	10
Historic Home Parking	1
Historic Home	1
Northpark & Flex	3
Northpark Private Garage	4
Northpark Surface Stall	32
Parking Garage	7
7' x 12' - 50' Long	12
7' x 12' - 50' Long Surface Stall	1
Woodside Townhome Stall	1
7' x 12' - 50' Long ADA Stall	53
7' x 12' - 50' Long ADA Stall	3
Surface Parking	71
Grand total	71

A1 LEVEL 1 (PARKING)

1" = 20'-0"

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PURPOSE OF PERMITTING.

method studio
360 W. Aspen Ave.
saltlake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED HEREIN FOLLOW ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS AND/OR COMMERCIALLY EXPEDITED IN WOODSIDE PHASE II AND THROUGH THE SOLE AGREEMENT WITH THE ARCHITECT AND THE ARCHITECT'S FIRM.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:	31.0755
date:	04/15/2019
revisions	DATE

title:

Floor Plan -
Level 2

sheet:

A907

MPD APPLICATION

UNIT LEGEND

- 1 BDR UNIT
- 2 BDR TOWNHOUSE
- 2 BDR TYPE A UNIT
- 2 BDR UNIT
- 3 BDR TOWNHOUSE
- BIKE STORAGE
- CIRCULATION
- EXISTING HISTORIC UNIT
- EXTERIOR DECK
- STUDIO UNIT
- TRASH

UNIT COUNTS (FLATS-LVL 2)

Name	Count
Level 2	
1 BDR UNIT	10
2 BDR UNIT	3
EXISTING HISTORIC UNIT	1
STUDIO UNIT	1
TOTAL	15

PROVIDED BIKE STALLS	
Type	Parkable Bikes
Wall Mounted Bike Storage System	9
Wall Mounted Bike Storage System	9
Wall Mounted Bike Storage System	9
Wall Mounted Bike Storage System	9
Trunk Box	30



A1 A-LEVEL 2 (PLAZA)

1" = 20'-0"

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PURPOSE OF PERMITTING.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED HEREIN RELY ON ALL TECHNICAL DRAWINGS, SPECIFIC REPRESENTATIONS AND/OR COMMERCIALLY EXPEDITED IN WOODSIDE PARK THROUGH THE SOLE AGENT, WOODSIDE PARK, AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF WOODSIDE PARK.

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 31.0755		
date: 04/15/2019		
REVISIONS	DATE	

title:
Floor Plan -
Level 3

sheet:

A908

MPD APPLICATION

UNIT LEGEND

- 1 BDR UNIT
- 2 BDR TOWNHOUSE
- 2 BDR TYPE A UNIT
- 2 BDR UNIT
- 3 BDR TOWNHOUSE
- BIKE STORAGE
- CIRCULATION
- EXISTING HISTORIC UNIT
- EXTERIOR DECK
- STUDIO UNIT
- TRASH

UNIT COUNTS (FLATS-LVL 3)

Name	Count
Level 3	
1 BDR UNIT	12
2 BDR UNIT	3
STUDIO UNIT	2
TOTAL	17



A1 LEVEL 3
1" = 20'-0"

UNIT LEGEND

- 1 BDR UNIT
- 2 BDR TOWNHOUSE
- 2 BDR TYPE A UNIT
- 2 BDR UNIT
- 3 BDR TOWNHOUSE
- BIKE STORAGE
- EXISTING HISTORIC UNIT
- EXTERIOR DECK
- STUDIO UNIT
- TRASH

method studio
360 W. Aspen Ave.
saltlake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FEES SHOWN AND DESCRIBED HEREIN INCLUDE ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS, AND/OR COMMERCIALITY EXPEDITED IN WOODSIDE PHASE II AND THROUGHOUT THE SOLE AND EXCLUSIVE RIGHTS AND INTERESTS OF METHOD STUDIO INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:		3170755	
date:		04/15/2019	
REVISIONS	DATE		
	1	Revision 1	Date 1

title:
Floor Plan -
Level 4

sheet:

A909

MPD APPLICATION



UNIT COUNTS (FLATS-LVL 4)	
Name	Count
Level 4	
1 BDR UNIT	11
2 BDR TYPE A UNIT	1
2 BDR UNIT	2
STUDIO UNIT	1
TOTAL	15

A1 LEVEL 4
1" = 20'-0"

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND NOT INTENDED FOR CONSTRUCTION. REVISIONS AND PROPOSED CHANGES WILL BE INDICATED BY A CIRCLE WITH AN "R" OR "P" IN THE CORNER.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FEES SHOWN AND DESCRIBED HEREIN INCLUDE ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS, AND/OR COMMERCIAL ADVERTISING IN WOODSIDE PARK THROUGH THE SOLE AGENT, METHOD STUDIO, INC. (MDSI), AND NOT THROUGH ANY OTHER PARTY.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 21-0755	
date: 04/15/2023	
REVISIONS	DATE

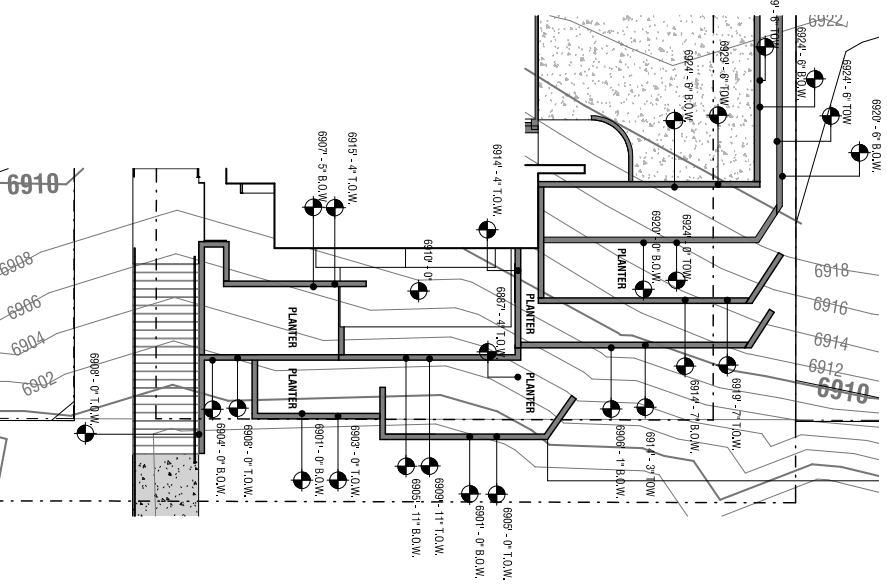
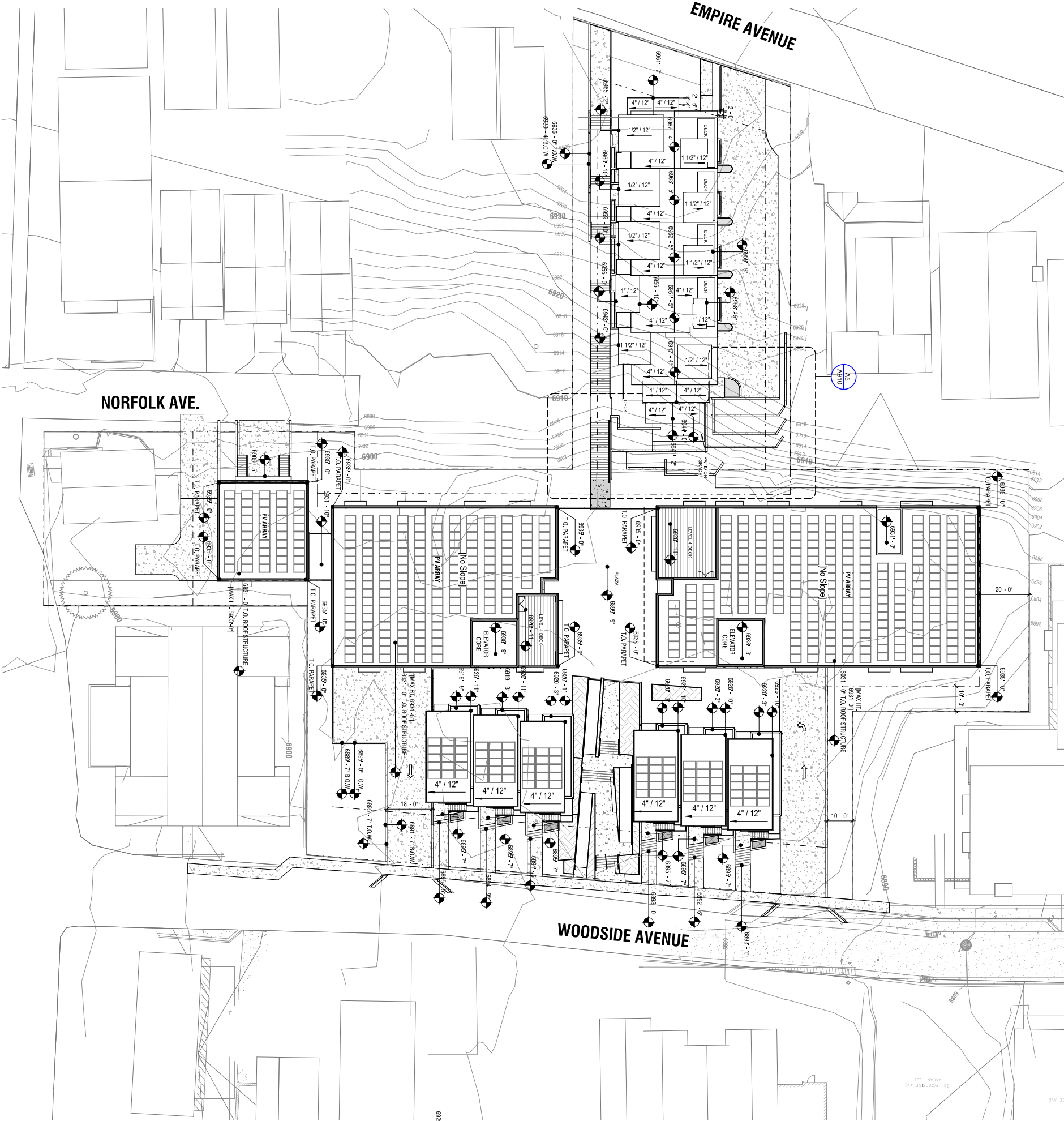
title:

Roof Plan

sheet:

A910

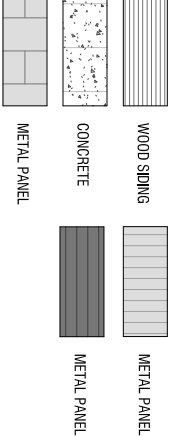
MPD APPLICATION



A1 ROOF PLAN
1" = 20'-0"

A5 ENLARGED SITE WALLS
3/32" = 1'-0"

MATERIAL LEGEND



UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED OR FOR ANY OTHER USE.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN ARE THE PROPERTY OF METHOD STUDIO. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM METHOD STUDIO, INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

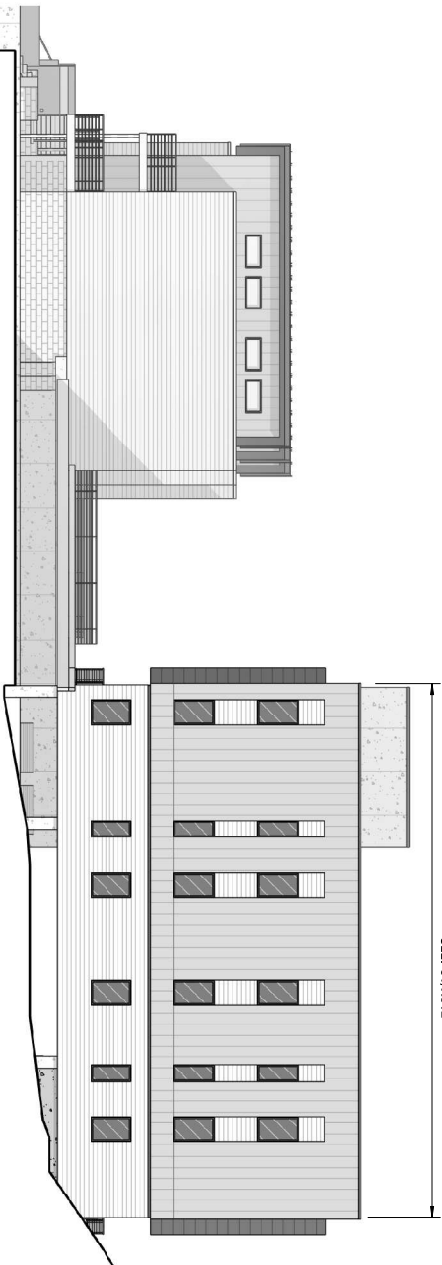
project#:	3170755
date:	04/15/2019
revisions	date

title:
Exterior
Elevations -
Flats

sheet:

A911

MPD APPLICATION



C1 FLATS (NORTH)
3/32" = 1'-0"

SEE: B1/A913

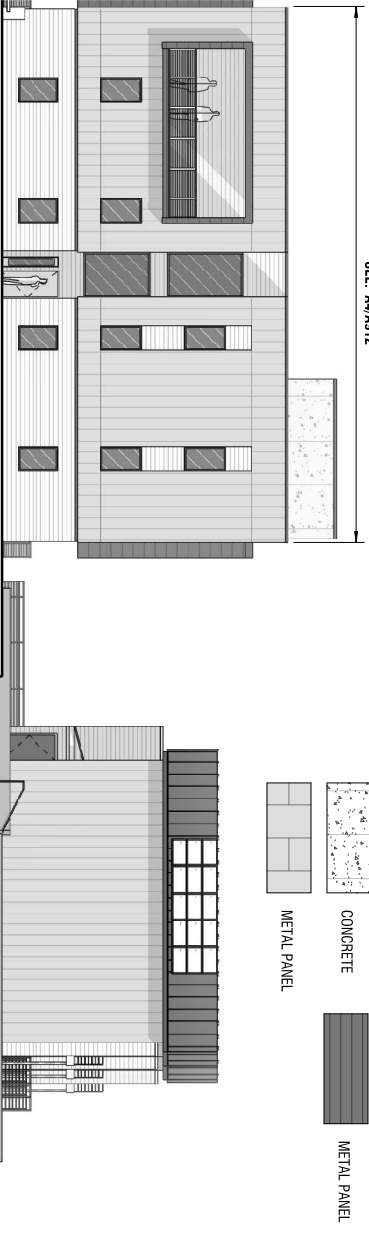


B1 FLATS (EAST)
3/32" = 1'-0"

SEE: A1/A912



A1 FLATS (WEST)
3/32" = 1'-0"



C3 FLATS 1 (SOUTH)
3/32" = 1'-0"

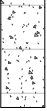
SEE: C3/A912



SEE: A1/A913



MATERIAL LEGEND

	WOOD SIDING		METAL PANEL
	CONCRETE		METAL PANEL
	METAL PANEL		

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. REVISIONS AND PROPOSED CHANGES ARE IN ITALICS.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED herein INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS, AND NOTES, ARE THE PROPERTY OF METHOD STUDIO AND ARE NOT TO BE REPRODUCED, COPIED, OR OTHERWISE USED WITHOUT THE SOLE AND EXCLUSIVE WRITTEN PERMISSION OF METHOD STUDIO, INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

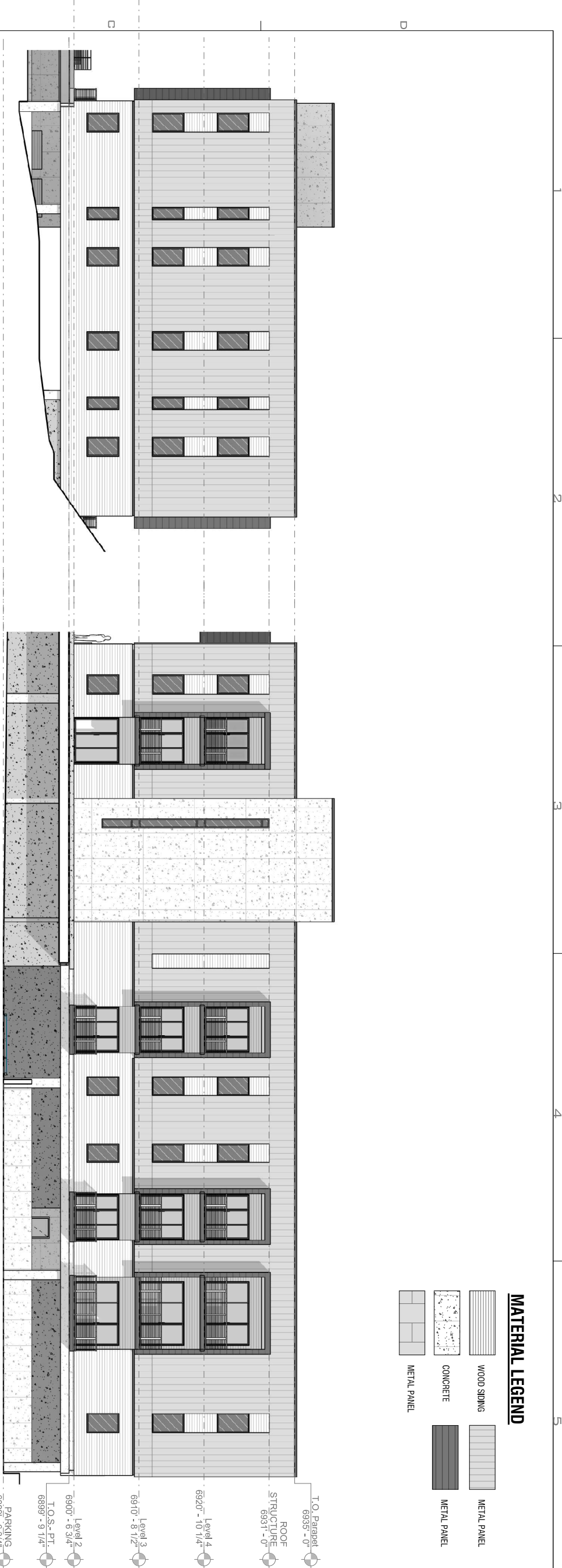
project#: 3170755		
date: 04/15/2019		
REVISIONS	DATE	

title:
**Exterior
Elevations -
Flats**

sheet:

A912

MPD APPLICATION



C1 FLATS BUILDING 1 (NORTH)
1/8" = 1'-0"

C3 FLATS BUILDING 1 (EAST)
1/8" = 1'-0"

A4 FLATS BUILDING 1 (SOUTH)
1/8" = 1'-0"



C1 FLATS BUILDING 1 (NORTH)
1/8" = 1'-0"

C3 FLATS BUILDING 1 (EAST)
1/8" = 1'-0"

A4 FLATS BUILDING 1 (SOUTH)
1/8" = 1'-0"

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED OR PRESENTATION.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
Phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS, AND/OR EXHIBITS, ARE PRELIMINARY AND NOT INTENDED FOR CONSTRUCTION. ANY CHANGES TO THE DESIGN SHALL BE COMMERCIAL AND REPORTED IN WRITING TO THE CLIENT THROUGH THE SOLE ARCHITECTURAL FIRM, METHOD STUDIO, INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 310755	
date: 04/15/2019	
REVISIONS	DATE

title:
**Exterior
Elevations -
Flats**

sheet:

A913

MPD APPLICATION



UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. RECORD PROPOSED ON THIS SHEET ONLY.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
Phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FEES SHOWN AND DESCRIBED HEREIN INCLUDE ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS, AND/OR CONSULTING SERVICES PROVIDED BY METHOD STUDIO, INC. COMMERCIAL USE IS PROHIBITED IN WHOLE OR IN PART WITHOUT THE SOLE WRITTEN PERMISSION OF METHOD STUDIO, INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 3170755	
date: 04/15/2019	
REVISIONS	DATE

title:
**Exterior
Elevations -
Flats**
sheet:

A914

MPD APPLICATION

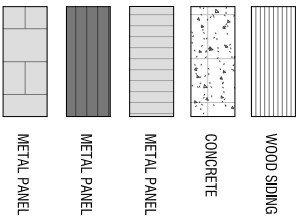


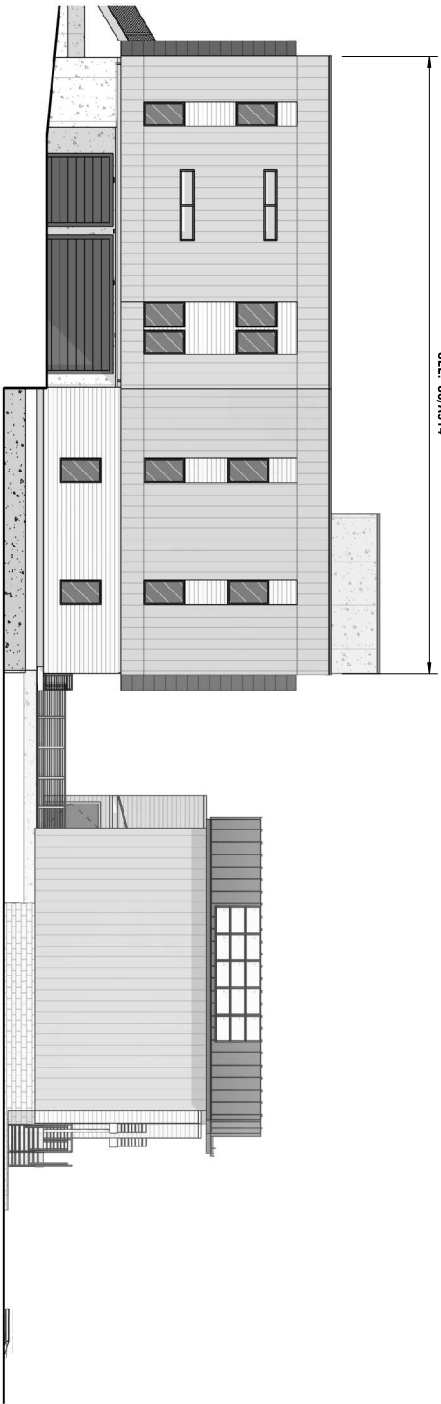
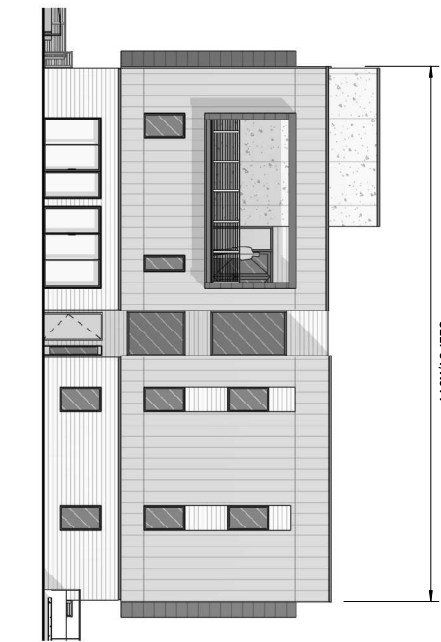
C1 FLATS BUILDING 2 (NORTH)
1/8" = 1'-0"



C3 A WOODSIDE FLATS2 SOUTH (ENLARGED)
1/8" = 1'-0"

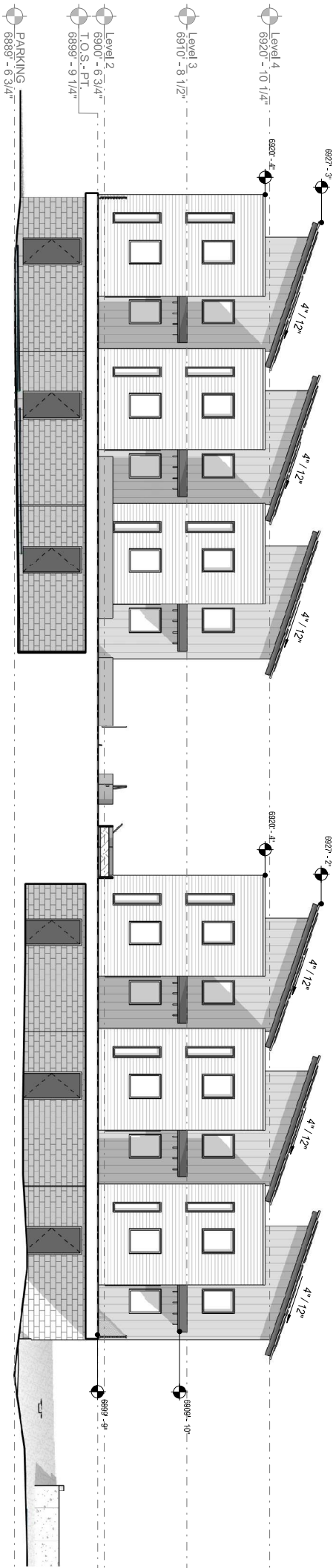
MATERIAL LEGEND





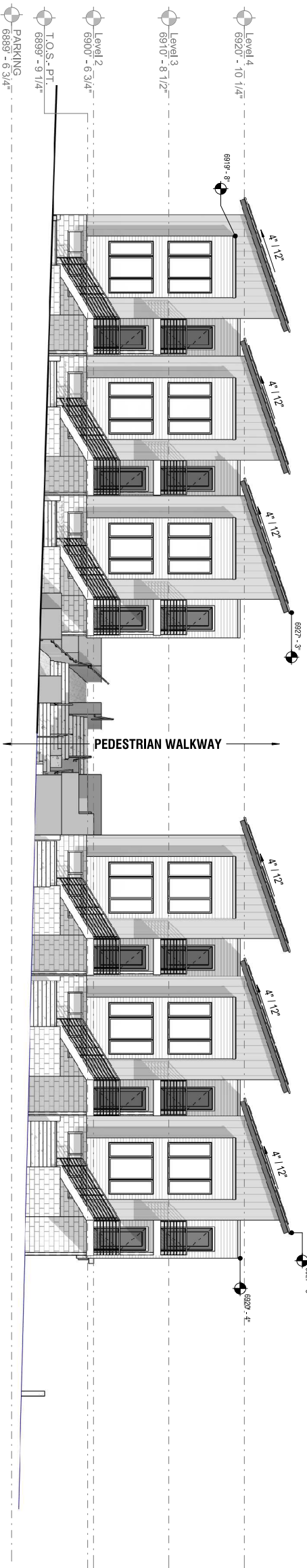
C1 FLATS 2 (NORTH)
3/32" = 1'-0"

C3 FLATS 2 (SOUTH)
3/32" = 1'-0"



- MATERIAL LEGEND**
- WOOD SIDING
 - CONCRETE
 - METAL PANEL
 - METAL PANEL
 - METAL PANEL

B1 WOODSIDE (WEST)
1/8" = 1'-0"



A1 WOODSIDE (EAST)
1/8" = 1'-0"

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED FOR PERMITTING.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
Phone: (801) 532-4422

consultant:

**PROGRESS SET
NOT FOR
CONSTRUCTION**

THE FIGURES SHOWN AND DESCRIBED herein NOT BEING ALL. TECHNICAL DRAWINGS, DRAWING, REPRESENTATIONS, AND OTHER INFORMATION, INCLUDING BUT NOT LIMITED TO, THE SCALE, DIMENSIONS, AND MATERIALS, SHALL BE THE SOLE RESPONSIBILITY OF THE CLIENT AND NOT THE ARCHITECT.

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

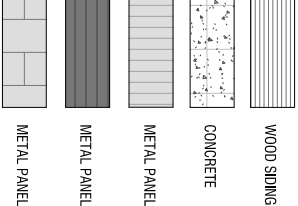
project#: 310755
date: 04/15/2019
REVISIONS **DATE**

title:
**Exterior
Elevations -
Woodside**
sheet:

A915

MPD APPLICATION

MATERIAL LEGEND



UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

method studio
360 W. Aspen Ave.
saltlake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS, & MODELS THEREOF ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR OTHERWISE REPRODUCED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM METHOD STUDIO INC.

project:

**PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II**

Project#:	17.0755
Date:	04/15/2019
 REVISIONS	DATE

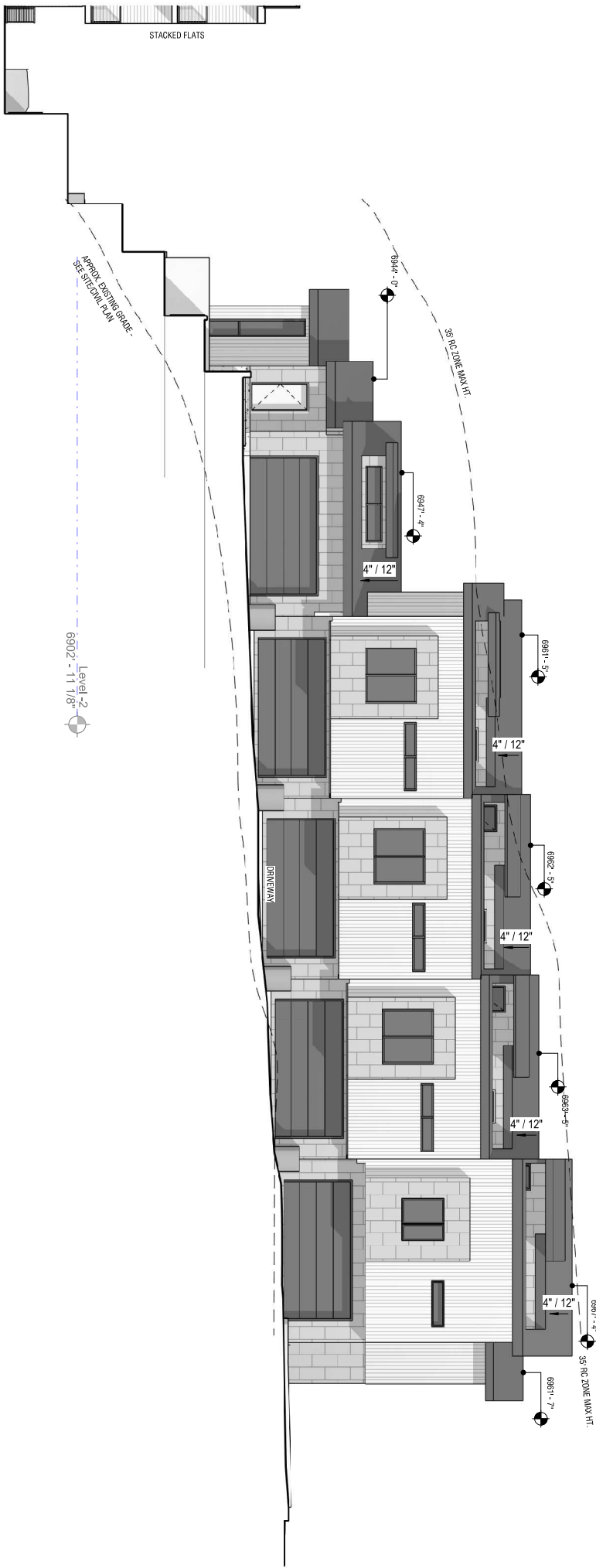
title:

Exterior Elevations - Empire

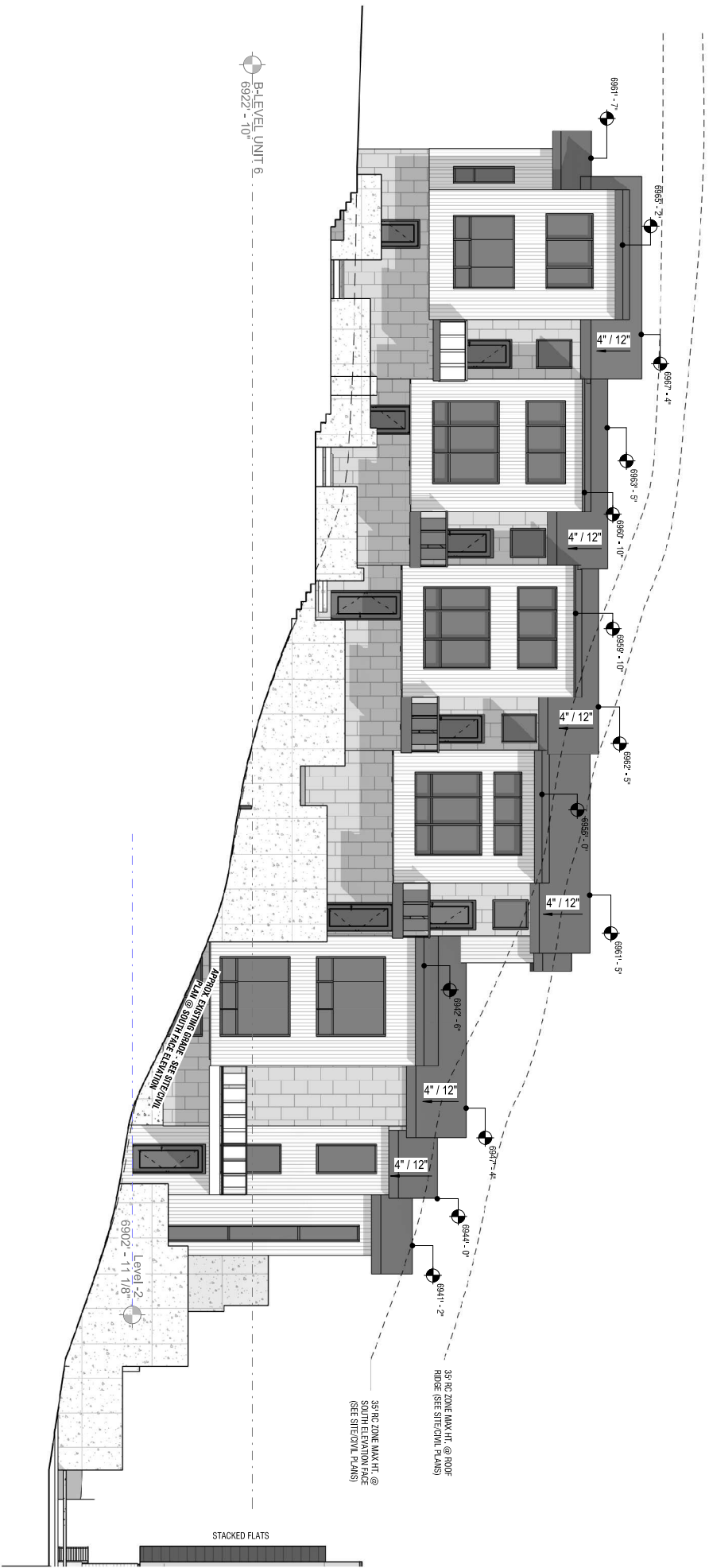
sheet:

A916

MPD APPLICATION



C1 EMPIRE TOWNHOMES (NORTH)
1/8" = 1'-0"



A1 EMPIRE TOWNHOMES (SOUTH)

1/8" = 1'-0"

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

method studio
360 W. Aspen Ave.
salt lake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM METHUEN STUDIO INC.

project:

**PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II**

Project#:	17.0755
date:	04/15/2019
	REVISIONS
	DATE

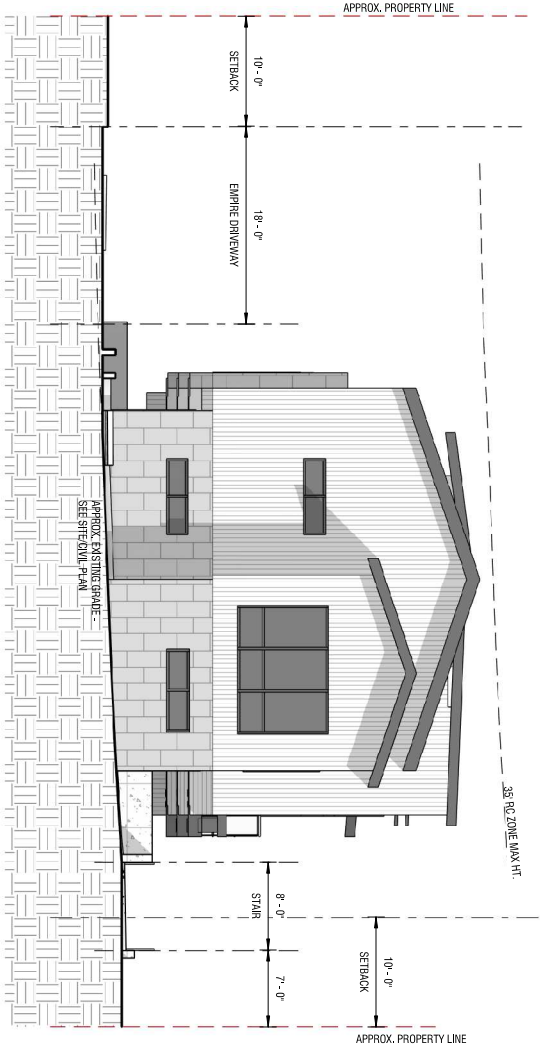
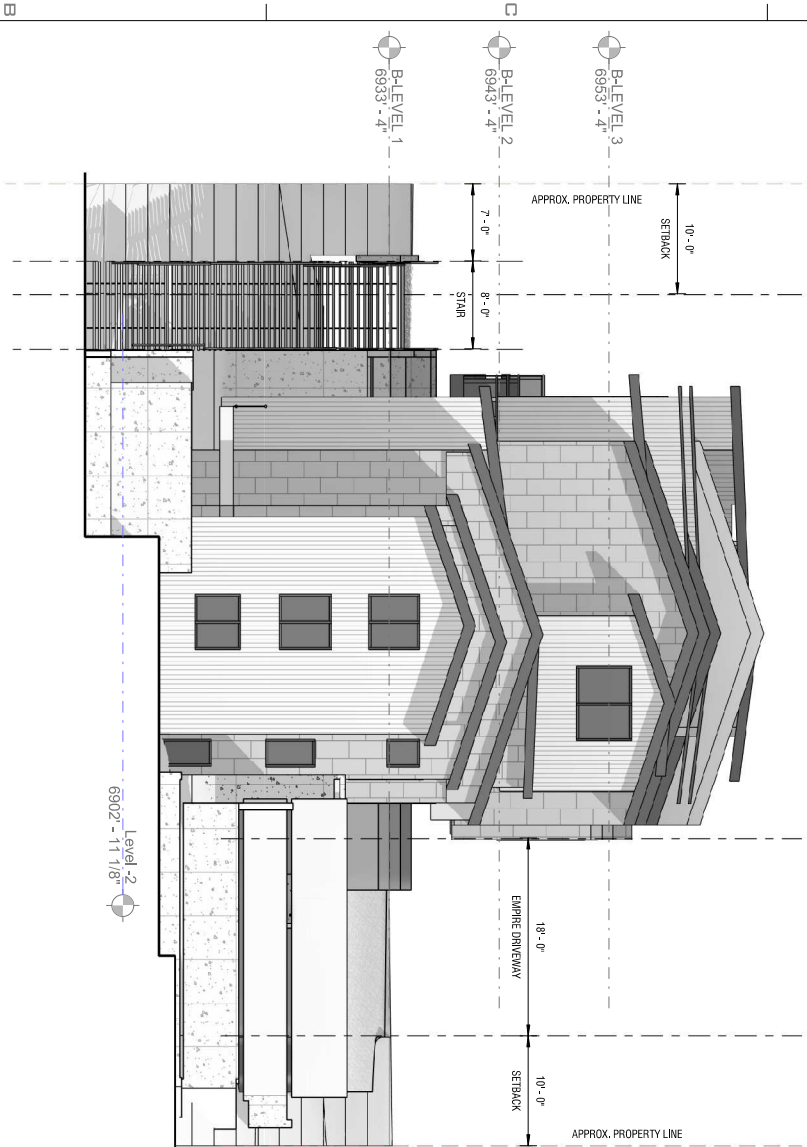
title:

Exterior Elevations - Empire

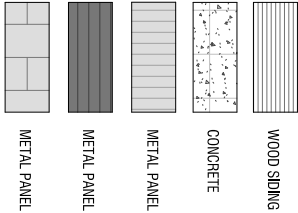
sheet:

A917

MPD APPLICATION



MATERIAL LEGEND



project#: 17.0755

date: 04/15/2015

#	REVISIONS	DATE
---	-----------	------

title:

Exterior Elevations - Empire

sheet:

A917

MPD APPLICATION

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. REVISIONS ARE INDICATED BY THE FOLLOWING:

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED ARE NOT TO SCALE. ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS OF THE PROJECT ARE FOR INFORMATION ONLY AND ARE NOT TO BE CONSIDERED AS A CONTRACT. THE PROJECT IS SUBJECT TO THE SOLE DISCRETION OF THE ARCHITECT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 31-0755	
date: 04/15/2019	
REVISIONS	DATE

title:
**Enlarged
Plans**

sheet:

A918

MPD APPLICATION



B4
2 BEDROOM UNIT - TYPE 1
1/4" = 1'-0"



B1
2 BEDROOM UNIT - TYPE 2
1/4" = 1'-0"



A2
TYPICAL STUDIO UNIT
1/4" = 1'-0"



A4
TYPICAL 1 BEDROOM UNIT
1/4" = 1'-0"

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PURPOSE. ON THESE PLANS.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
Phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN NOT BEING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS AND/OR COMMERCIALITY EXPRESSED IN WORDS, SON IN PART THROUGH THE SOLE AND EXCLUSIVE PROPERTY OF METHOD STUDIO INC.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

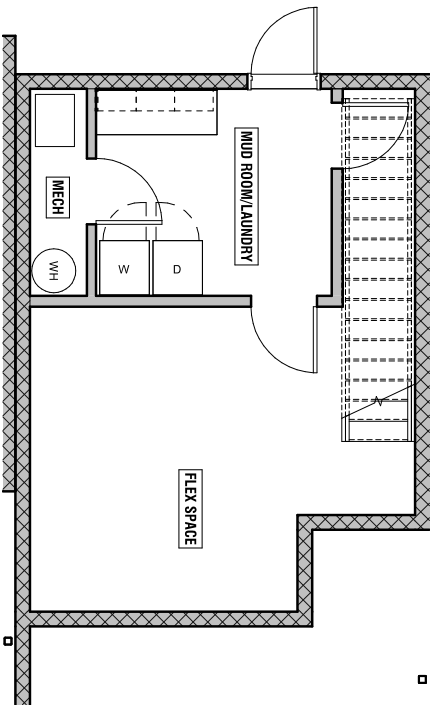
project#:		310755
date:		04/15/2019
REVISIONS	DATE	

title:
**Enlarged
Plans**

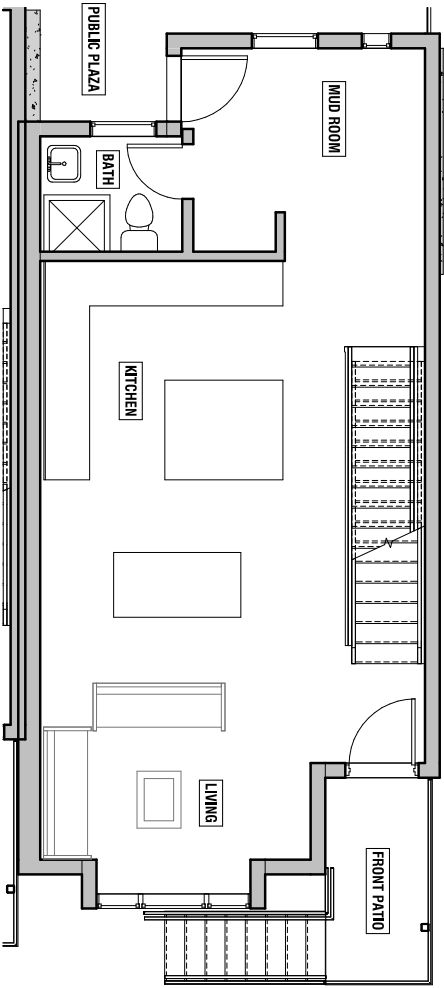
sheet:

A919

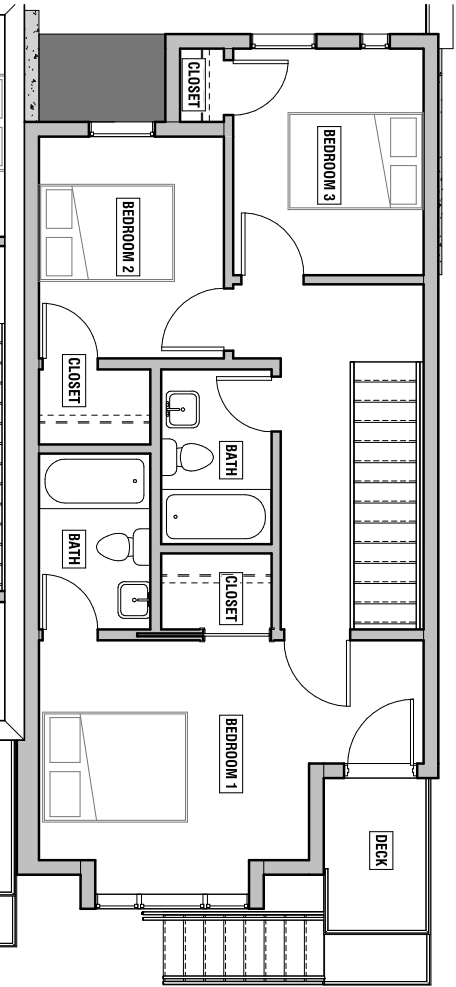
MPD APPLICATION



C4 WOODSIDE TOWNHOME - LEVEL 1
1/4" = 1'-0"



B4 WOODSIDE TOWNHOME - LEVEL 2
1/4" = 1'-0"



A4 WOODSIDE TOWNHOME - LEVEL 3
1/4" = 1'-0"

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED OR FOR ANY OTHER USE.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
Phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE FIGURES SHOWN AND DESCRIBED HEREIN FOLLOW ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS AND NOTES. THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PROPOSED OR FOR ANY OTHER USE. AND NO PARTS HEREIN ARE TO BE USED FOR ANY OTHER PURPOSE.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

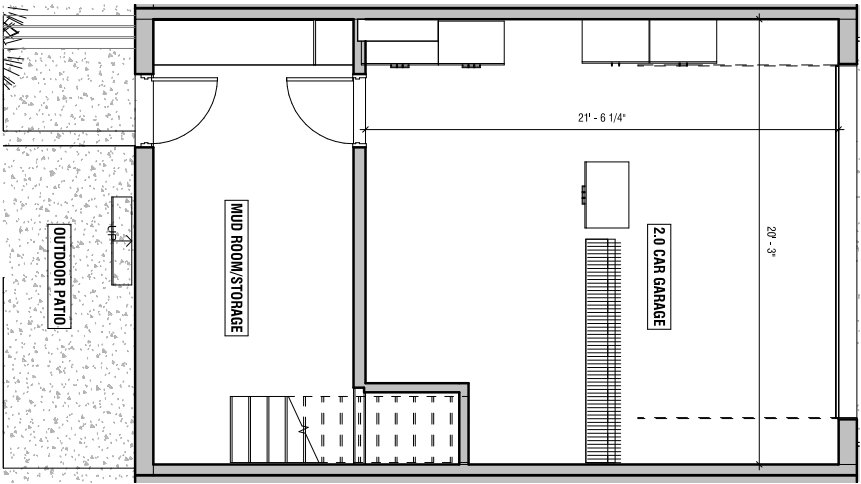
project#:	3170755
date:	04/15/2019
REVISIONS	DATE

title:
**Enlarged
Plans**

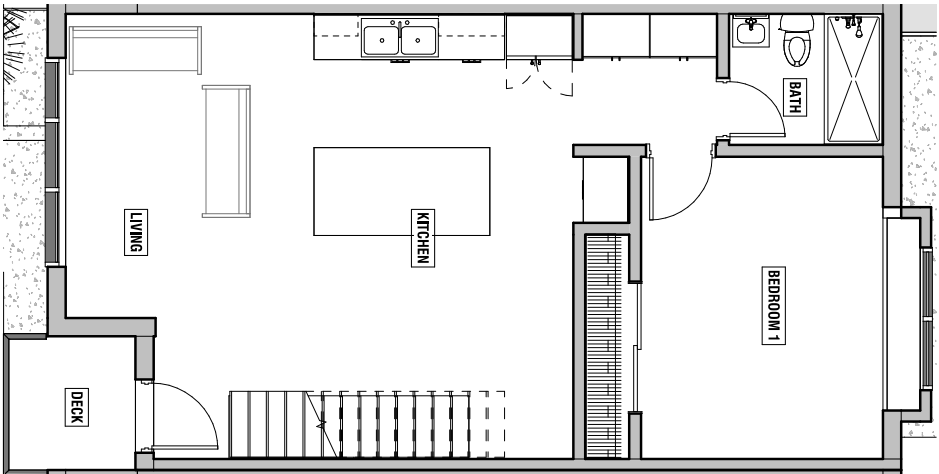
sheet:

A920

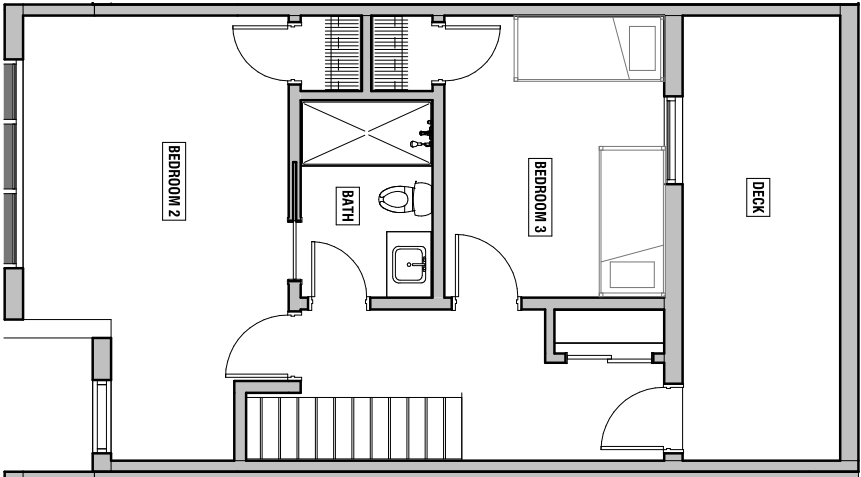
MPD APPLICATION



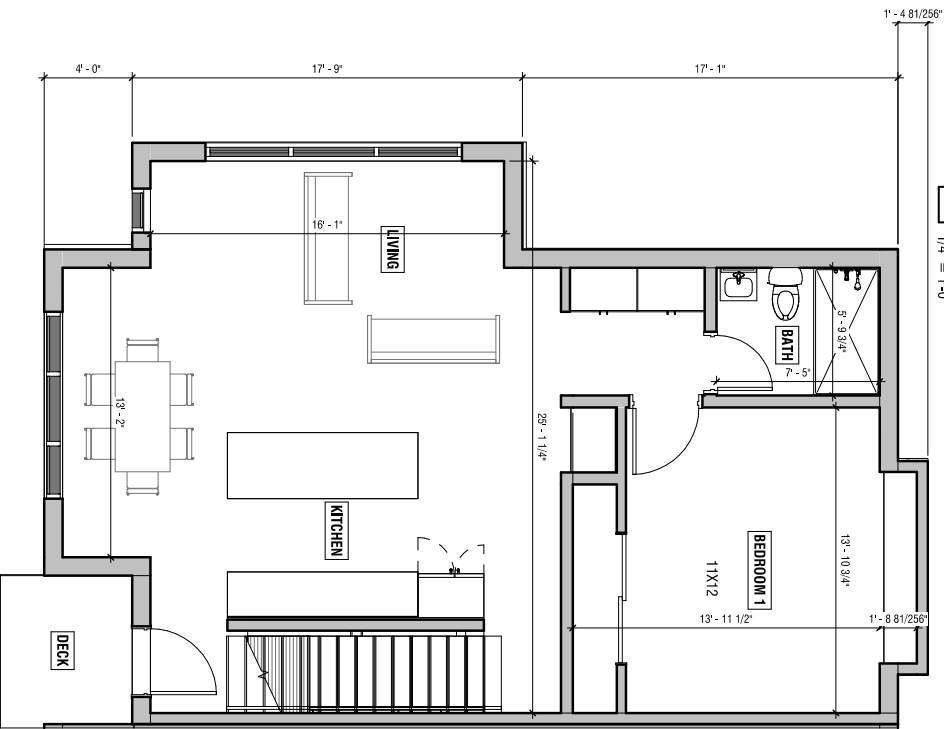
C4 B-LEVEL 1 TYPICAL TOWNHOME
1/4" = 1'-0"



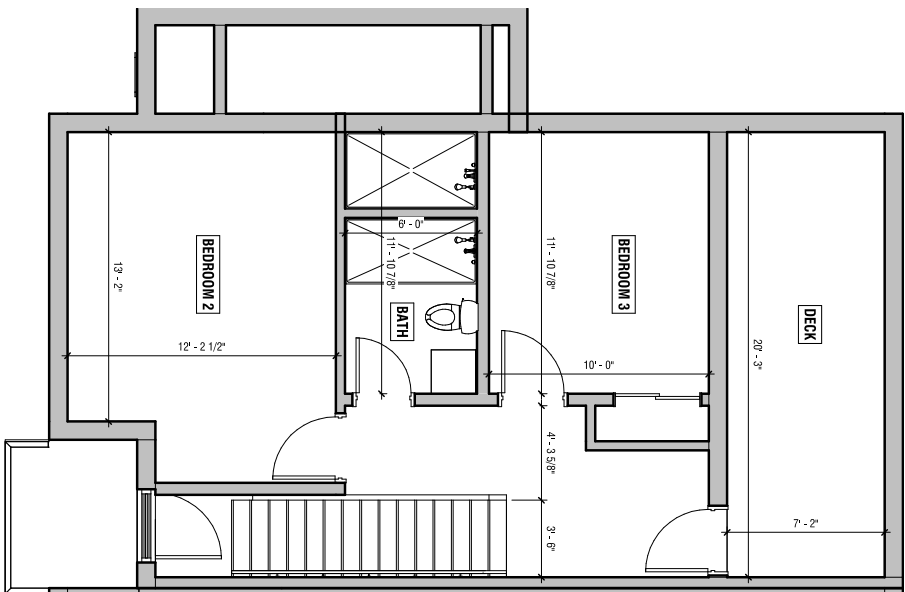
C3 B-LEVEL 2 TYPICAL TOWNHOME
1/4" = 1'-0"



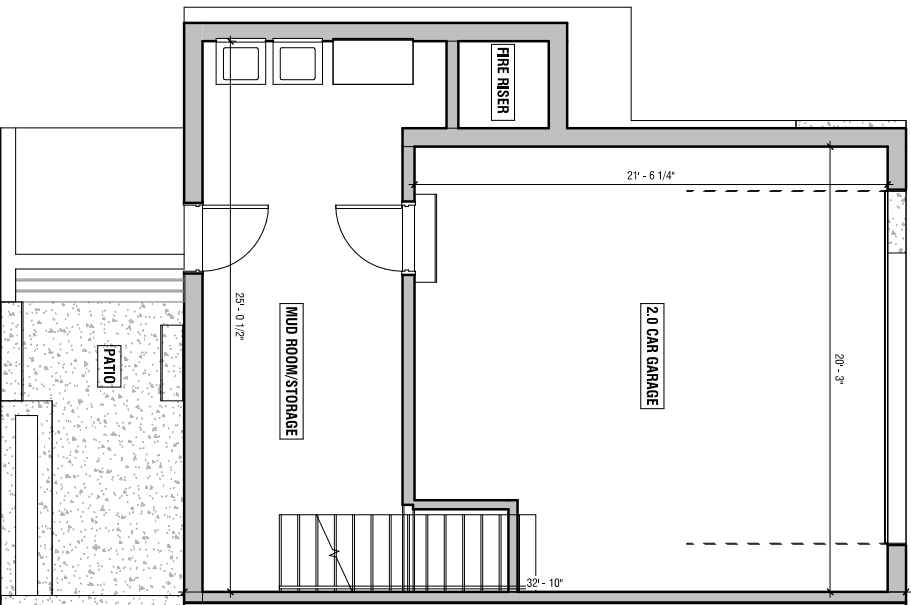
C1 B-LEVEL 3 TYPICAL TOWNHOME
1/4" = 1'-0"



A3 B-LEVEL 2 WEST TOWNHOME
1/4" = 1'-0"



A1 B-LEVEL 3 WEST TOWNHOME
1/4" = 1'-0"



A4 B-LEVEL 1 WEST TOWNHOMES
1/4" = 1'-0"

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORD OR PURPOSE OF PERMITTING.

methodstudio
360 W. Aspen Ave.
salt lake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE PERSONS SHOWN AND DESCRIBED HEREIN HOLD NO ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS AND/OR COMMERCIALLY EXPEDITED IN WHOLE OR IN PART THROUGH THE SOLE AND EXCLUSIVE WRITING AND DESIGN OF METHOD STUDIO, INC.

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

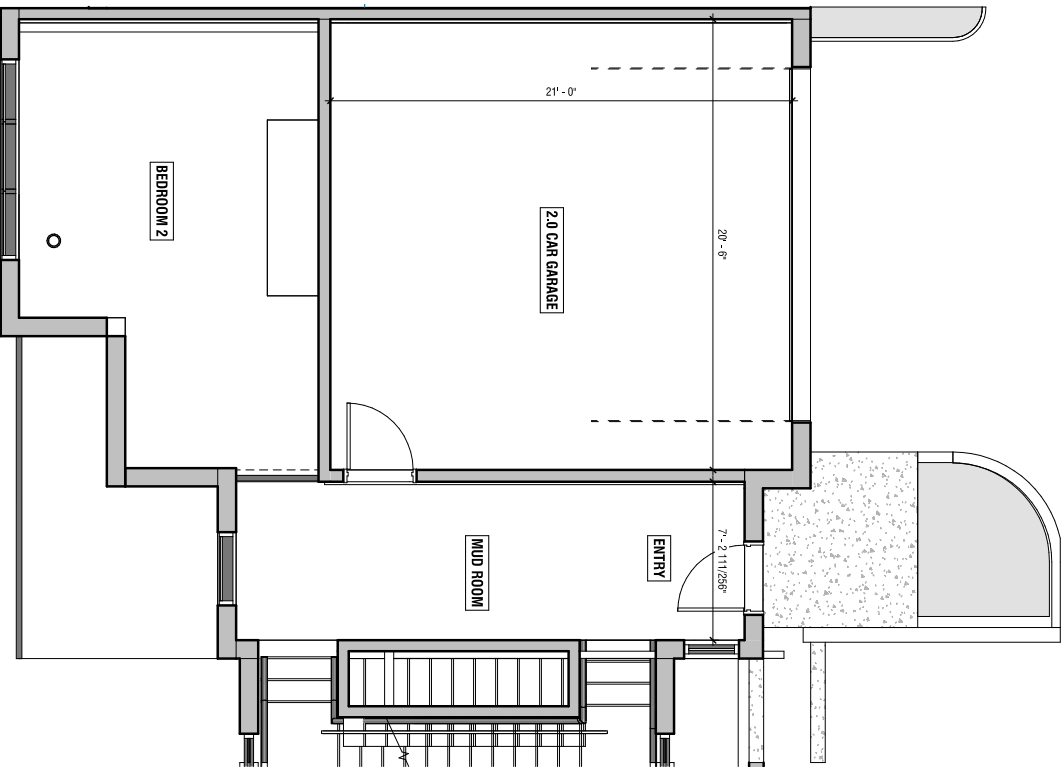
project#: 31-0755	
date: 04/15/2019	
REVISIONS	DATE

title:
**Enlarged
Plans**

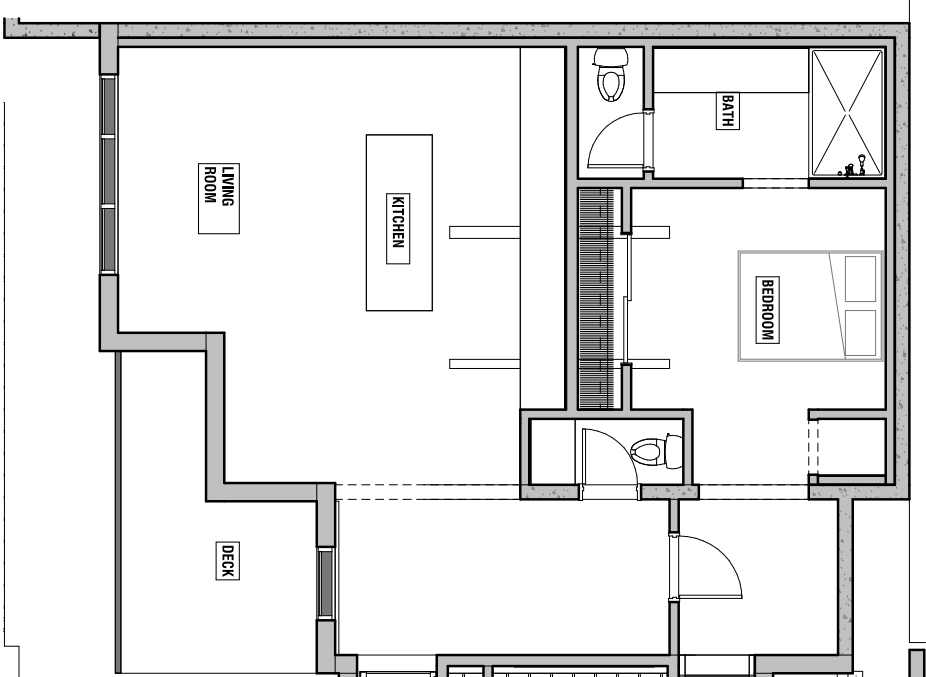
sheet:

A921

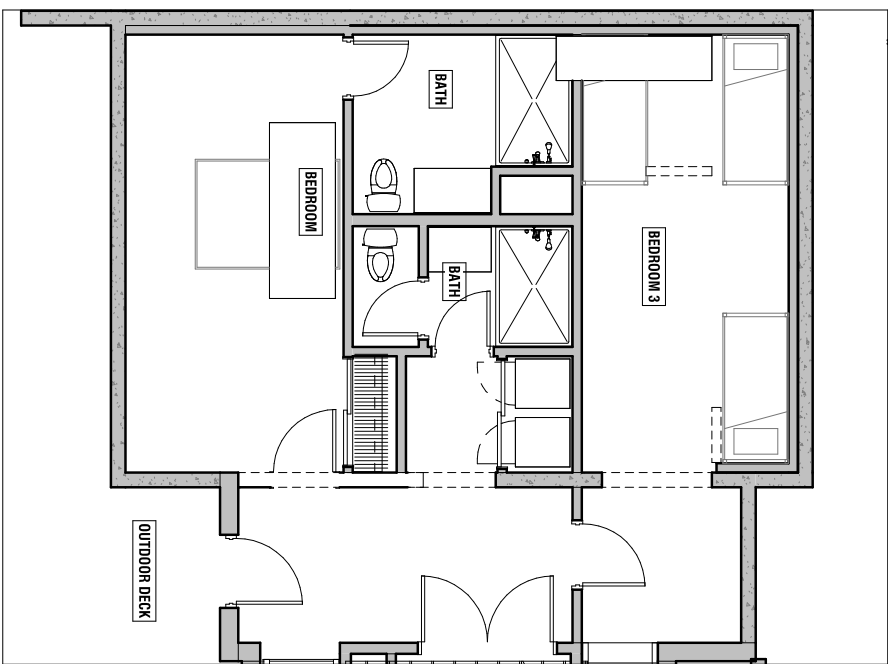
MPD APPLICATION



A2 B-LEVEL 3 EAST TOWNHOME
1/4" = 1'-0"



A4 B-LEVEL 2 EAST TOWNHOME
1/4" = 1'-0"



A1 B-LEVEL 1 EAST TOWNHOME
1/4" = 1'-0"

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. RECORDS AND PROPOSED FOR INFORMATION.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN FOLLOW ALL TECHNICAL DRAWINGS, SPECIFIC SUBMITTALS, AND/OR SPECIFICATIONS AND SHALL BE CONSIDERED THE SOLE RESPONSIBILITY OF THE ARCHITECT. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE ARCHITECT.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#:			310755
date:			04/15/2019
REVISIONS	DATE		

title:
FAR
Calculations

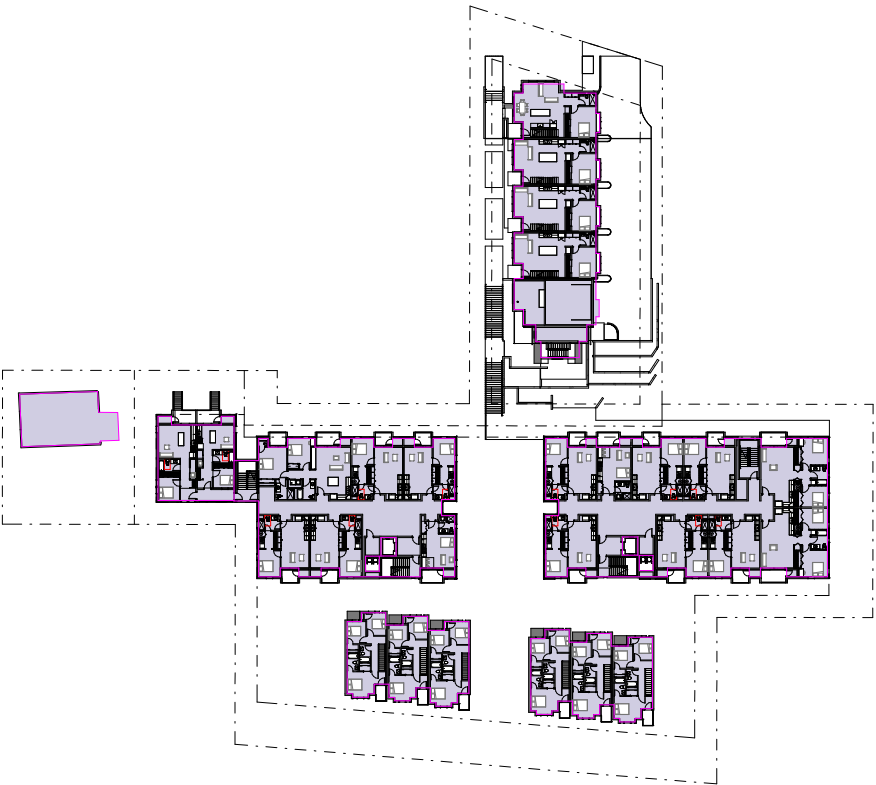
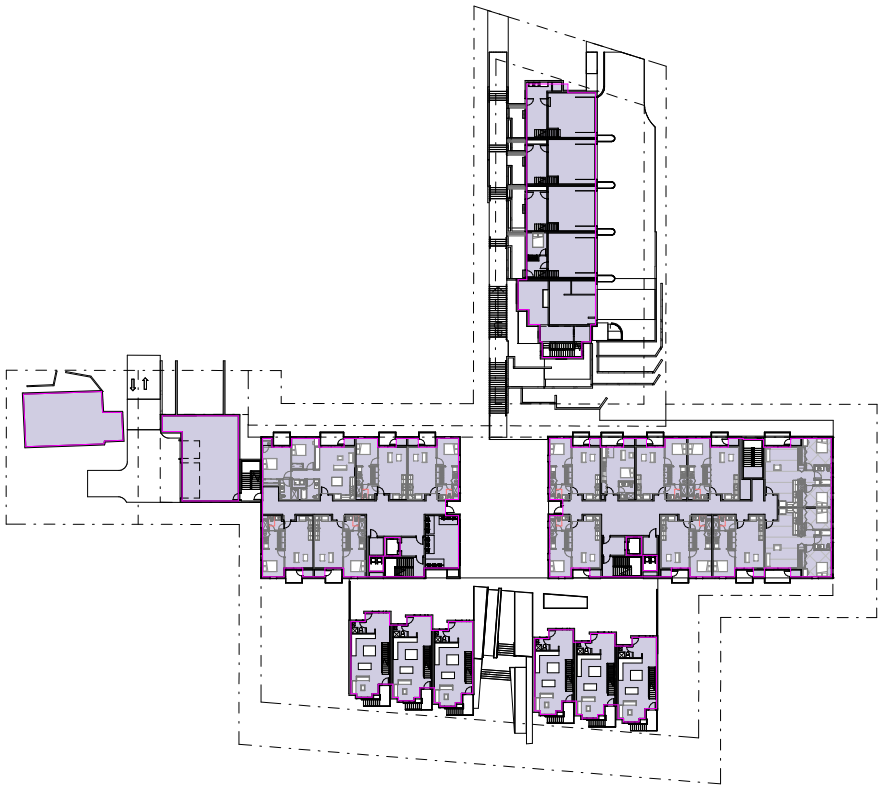
sheet:

A925

MPD APPLICATION

GROSS FLOOR AREA (FAR)			
UNIT TYPE	AREA	FAR Percentage	
LEVEL 1 - HISTORIC HOME	960 SF	1.48	
LEVEL 2 - HISTORIC HOME	960 SF	1.48	
LEVEL 1 - EUPHRE	3,721 SF	5.73	
LEVEL 2 - EUPHRE	4,219 SF	6.5	
LEVEL 3 - EUPHRE	3,392 SF	5.16	
LEVEL 2 FLATS - NORTH	7,561 SF	11.68	
LEVEL 2 FLATS - SOUTH	5,191 SF	8	
LEVEL 3 FLATS - NORTH	7,561 SF	11.68	
LEVEL 3 FLATS - SOUTH	5,415 SF	8.34	
LEVEL 4 FLATS - NORTH	6,990 SF	10.71	
LEVEL 4 FLATS - SOUTH	5,015 SF	7.73	
LEVEL 5 TOWNHOMES - NORTH	1,860 SF	2.83	
LEVEL 5 TOWNHOMES - SOUTH	1,490 SF	2.26	
LEVEL 3 TOWNHOMES - NORTH	1,901 SF	2.88	
LEVEL 3 TOWNHOMES - SOUTH	1,900 SF	2.88	
LEVEL 1 - NORFOLK	1,052 SF	1.62	
LEVEL 2 - NORFOLK	1,235 SF	1.9	
LEVEL 3 - NORFOLK	1,235 SF	1.9	
Grand total	62,075 SF	95.64	

RC ZONE ALLOWS = 1.0 FAR



UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. RECORD PROPOSED ON THIS SHEET ONLY.

method studio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE PERSONS SHOWN AND DESCRIBED HEREIN ARE NOT IN ANY WAY
TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS
SHOWN HEREIN ARE NOT TO BE USED FOR CONSTRUCTION OR
COMMERCIAL PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE
ARCHITECTS AND ENGINEERS FIRM AND/OR ITS SUBSIDIARIES.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

PROJECT#:		3170755
DATE:		04/15/2019
REVISIONS	DATE	

title:
Context
Renderings

sheet:

A930

MPD APPLICATION



UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. REVISIONS AND PROPOSED CHANGES ARE IN PINK.

methodstudio
360 W. Aspen Ave.
Salt Lake City, Utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN NOT BEING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS. THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION. REVISIONS AND PROPOSED CHANGES ARE IN PINK. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE SIGNATURE AND DATE OF THE DESIGNER.

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 31-0755
date: 04/15/2019

REVISIONS	DATE
-----------	------

title:
Context
Renderings

sheet:

A931

MPD APPLICATION



MEMORANDUM

Date: December 3, 2018

To: Jarrett Moe, Method Studio

From: Christopher Bender, EIT, Fehr & Peers
Preston Stinger, PTP, LEED GA, Fehr & Peers

Subject: Traffic Study for Woodside Phase II Development

UT18-2130

INTRODUCTION

This study provides a summary of the potential transportation-related impacts from the proposed Woodside Phase II development located in Park City, Utah. This study analyzes the traffic operations and impacts for 2018 existing conditions and plus-project conditions at key roadway segments. The proposed development will have 12 townhomes and 36 multifamily housing units and will have two total accesses: one access (one entrance and one exit road) on Woodside Avenue and one access on Empire Avenue. **Figure 1** shows the project location map. The site plan is attached in the Appendix.

STUDY INTERSECTIONS

The following road segments were included in this study (from east to west):

1. Woodside Avenue from 14th Street to Calhoun Street
2. Empire Avenue from 14th Street to Manor Way

TRAFFIC VOLUMES

Park City collected Average Daily Traffic (ADT) counts at the study roadway segments. Full day ADT counts were recorded from February 9th to February 13th, 2018. Those counts showed a daily average of 368 vehicle trips along Woodside Avenue. Counts for Empire Avenue were gathered from UDOT's ADT Traffic map and growth trends were used to estimate 2018 traffic from 2013 to 2016 data. In 2013, 450 average daily trips occurred along Empire Avenue which grew to 500 average daily trips by 2016. Based on that growth rate, 533 daily trips are estimated to have occurred along Empire Avenue in 2018. The raw traffic counts for Woodside Avenue are included in the Appendix.



Figure 1



ANALYSIS METHODOLOGY

Level of Service (LOS) is a term that describes the operating performance of an intersection or roadway. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. **Table 1** provides a brief description of each LOS letter designation and an accompanying ADT for road segments. Utah / Wasatch Front specific maximum daily traffic capacity estimates were used in this study. Detailed thresholds are included in the Appendix.

Table 1: Level of Service Descriptions

LOS	Description	Suburban Collector Road Segment
		ADT
A - C	<i>Stable Operations / Acceptable Delays</i> Fair progression. The operation of individual users may or may not be affected by interactions with others in the traffic stream.	< 9,000
D	<i>Approaching Unstable Flows / Tolerable Delays</i> Marginal progression. Operating conditions are noticeably more constrained.	> 9,000 to 10,500
E	<i>Unstable Operations / Significant Delays Can Occur</i> Poor progression. Operating conditions are at or near capacity.	> 10,500 to 13,500
F	<i>Forced, Unpredictable Flows / Excessive Delays</i> Unacceptable progression with forced or breakdown of operating conditions.	> 13,500

Source: Fehr & Peers descriptions, based on *Utah / Wasatch Front Specific Maximum Daily Traffic Capacity Estimates*.

2018 EXISTING CONDITIONS

The road segment from Woodside Avenue from 14th Street to Calhoun Street operates with acceptable levels of ADT (LOS D or better). Similarly, the road segment from Empire Avenue from 14th Street to Manor Way operates with acceptable levels of ADT. **Table 2** reports the LOS at the study segments.

Table 2: 2018 Existing Conditions Peak Hour Level of Service

ID	Location	ADT	LOS
1	Woodside Avenue from 14th Street to Calhoun Street	368 Vehicles	A
2	Empire Avenue from 14th Street to Manor Way	533 Vehicles	A

Source: Fehr & Peers 2018



TRIP GENERATION

Trip generation rates for the housing development were obtained from the Institute of Transportation Engineers – 10th Edition Trip Generation Manual (ITE Manual).

Table 3: Trip Generation

Land Use	ITE Code	Number of Units	Unit Type	Daily Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting
Multifamily Housing (Low-Rise)	220	12	Dwelling Unit	88	50	50	44	44
Multifamily Housing (Mid-Rise)	221	36	Dwelling Unit	196	50	50	98	98
Total	N/A	48	Dwelling Unit	284	50	50	142	142

1. Traffic Generated by the development according to trip generation rates provided in the ITE Manual.
 2. Percentage of trips entering and exiting the development according to the ITE Manual.
- Source: Fehr & Peers, 2018.

2018 PLUS-PROJECT CONDITIONS

The proposed project would add 12 townhomes and 36 multifamily housing to the undeveloped parcel between Woodside Avenue and Empire Avenue just north of the Empire Avenue / Manor Way intersection. Half of the townhome trips generated by this project are anticipated to use an access on Woodside to enter and exit the development, while the rest of the tips are anticipated to use an access on Empire Avenue. After adding the project-generated trips to the existing conditions analysis, the plus-project conditions analysis showed that the road segment from Woodside Avenue from 14th Street to Calhoun Street would continue to operate with acceptable levels of ADT. Similarly, the road segment from Empire Avenue from 14th Street to Manor Way is also anticipated to operate with acceptable levels of ADT. **Table 4** reports the LOS at the study segments after the project traffic is added.

Table 4: 2018 Plus-Project Conditions Peak Hour Level of Service

ID	Location	ADT	LOS
1	Woodside Avenue from 14th Street to Calhoun Street	412 Vehicles	A
2	Empire Avenue from 14th Street to Manor Way	743 Vehicles	A

Source: Fehr & Peers 2018



RECOMMENDATIONS

Since the road segments operate at acceptable levels of service in both the existing and the existing plus-project scenarios, there are no recommended mitigations at the project location.

CONCLUSION

Currently, all road segments in the project area operate within acceptable levels of ADT. The plus-project conditions analysis, after the development is added, shows that both road segments in the project area are anticipated to continue operating at acceptable levels of ADT. Therefore, there are no recommended mitigations at the project location to accommodate the proposed development.

Appendix

PROJECT NARRATIVE

Project Statistics:

Location: 1330 Empire Avenue, 1361 & 1323 Woodside Avenue, Park City Utah

Program: 48 Unit Affordable housing master plan development with on-site parking, including a mix of studio, 1-, 2-, and 3-bedroom flats and townhouses.

Amenities: Mid-block public pedestrian walkway and plaza connecting Park Avenue with Park City Mountain resort.

Sustainability: Net Zero Energy Design with on-site Solar Panel array powering the building.

Project Description:

In response to the local affordable housing shortage, Park City Municipal Corporation and Method Studio have developed conceptual designs for the Woodside Phase II project, a 48-unit affordable housing project located on the 1300 block of Woodside & 1330 Empire Avenues in Park City. The project incorporates a multitude of unit types, including studio, 1-, 2-, and 3-bedroom flats and townhouse typologies included as part of the overall master plan. The project will grow Park City's housing stock significantly. Plus, Woodside II will improve the overall quality of life for residents, increase diversity and inclusion, and simultaneously ensure a holistic and sustainable solution that upholds the City's environmental goals.

Woodside Phase II is an extension of Phase I, which occupies the old fire station site at 1353 Park Avenue. A key design concept includes the extension of a pedestrian walkway through Phase I, connecting to Park City Mountain resort, which will promote walkability and foster a unique sense of community.

With a commitment to sustainability, the project will target Net Zero energy design, which incorporates a significant reduction in energy use through thermally efficient walls, roof and floors, windows and doors. The project seeks to offset 100% of energy used on an annual basis through on site power generation in the form of a large Solar panel array. Due to the stringent technical nature of achieving net zero, the effects of the sustainability goal play into the overall massing and design of the development. Passive solar heating, passive cooling and passive ventilation strategies are large factors to consider when designing the overall form and massing on the site.

As part of the Woodside Phase II project, the city and design team are developing plans for the relocation of the old Keetty train depot, which currently resides on site and houses the senior center. Previous plans have been initiated, which include panelization of the existing structure for future relocation.

Massing

After careful examination of the existing context, it has become apparent there lacks a genuine human presence to the existing neighborhood character on the south end of the 1300 block of Woodside avenue. To promote a greater sense of community (and therefore, livability) it is necessary to connect Woodside Phase II with the street presence more prevalent on the North East side of the block; promoting the sense of community in relationship to the street by providing greater human interaction. Woodside avenue is a low traffic access boulevard ripe for promoting the sense of neighborhood desperately needed in this section of the lower Park Avenue neighborhood.

The project has been organized into 3 distinct massing zones; Empire Avenue townhouses, Mid-block stacked flat units, and Woodside Avenue townhouses.

This organization seamlessly ties into Woodside Phase I by breaking the massing into very human scale elements, composed of 6 townhouses, in 2 distinct groupings, with 2 occupiable stories each facing the street. Exterior decks project to the east, extending toward the street and allowing for human interaction through visual and audible means. The pedestrian connector leading through the entire project mid-block, starts between the two distinct sets of townhouses. Generous widths and human scale is necessary at this entry to provide an invitation to the public at large, welcoming them to use the corridor as public space. This will activate a close neighbor atmosphere with the smaller scale of Woodside avenues east side.

Parking / Site Design

Careful consideration has been given to the general site circulation, as well as balancing the need for cut and fill of existing earth on site. The existing topography contains over 41' of grade change from Empire Avenue to Woodside Avenue. By providing dual access to the project, with much of the parking access from Woodside and only targeted access from Empire, the design embraces the notion of traffic volume by limiting the auto access to an already over-loaded Empire Avenue during peak travel times.

Travel Access from parking areas to each individual unit is reduced, thus increasing user satisfaction while minimizing the need for scaring and costly excavation. The steepest portions of the site are left as green space, minimizing the visual impact and costs associated with large-scale excavation. Suitable snow storage areas are considered into the design, as illustrated.

Sustainability

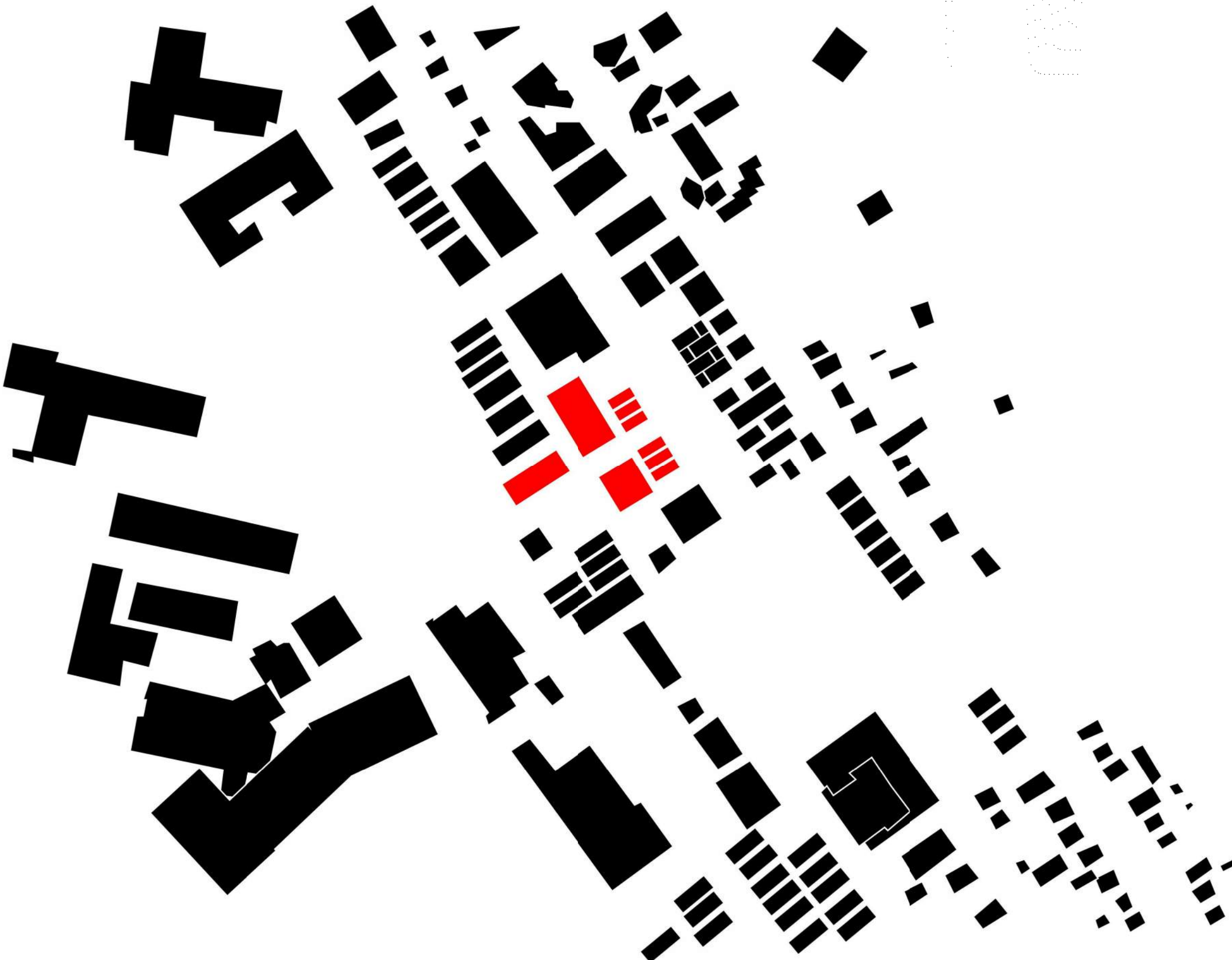
With the Council's commitment to battling climate change, our project embraces resolution 28-2017, Net Zero Energy. How do we get to this lofty challenge? It begins by understanding the basic relationship of density and cost, in terms of massing.

To achieve a complete offset of power used with power generated (on-site) requires a strategy to maximize the amount of clear, un-shaded roof space for the Photo voltaic array. Conditions in Park City are often challenging for power generation in the winter, as snow and ice all contribute to a loss of power generation in the winter months. We have incorporated this into the design of the structures using pitched roof forms facing south – south easterly direction. The expression of the roof, not only allows us a maximize the solar potential, it helps reinforce the neighborhood aesthetic.

The simple shed form provides the opportunity for clerestory glazing on the north side, increasing the amount of natural daylight present in the structures (reducing the use of electrical lighting during the daytime) and provides the potential for natural updraft ventilation, reducing or eliminating the necessity for air conditioning.



PARK CITY AFFORDABLE HOUSING - WOODSIDE PHASE II
MPD APPLICATION 4.27.2018



DRAWING INDEX - MPD

Sheet #	Sheet Description
Architectural	
A900	Cover Sheet
A901.1	ALTA Survey
A901.2	Plat Amendment
A901.3	Demolition Site Plan
A901.4	Key Plan
A901.7	Landscape Plan
A901.8	Landscape Plan
A901C.5	Civil Utility Plan
A901C.6	Civil Grading Plan
A903	Lot Sizes
A904	Combined Site Plan
A905	Open Space + Snow Storage
A906	Floor Plan - Parking
A907	Floor Plan - Level 2
A908	Floor Plan - Level 3
A909	Floor Plan - Level 4
A910	Roof Plan
A913	Exterior Elevations
A914	Exterior Elevations
A915	Exterior Elevations
A917	Enlarged Plans
A918	Enlarged Plans
A919	Enlarged Plans
A925	FAR Calculations
A930	Context Renderings
A931	Context Renderings
A950	Building Sections
A951	Building Sections
A960	Partition & Floor Types

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

methodstudio
360 W. Aspen Ave.
salt lake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM METHOD STUDIO

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

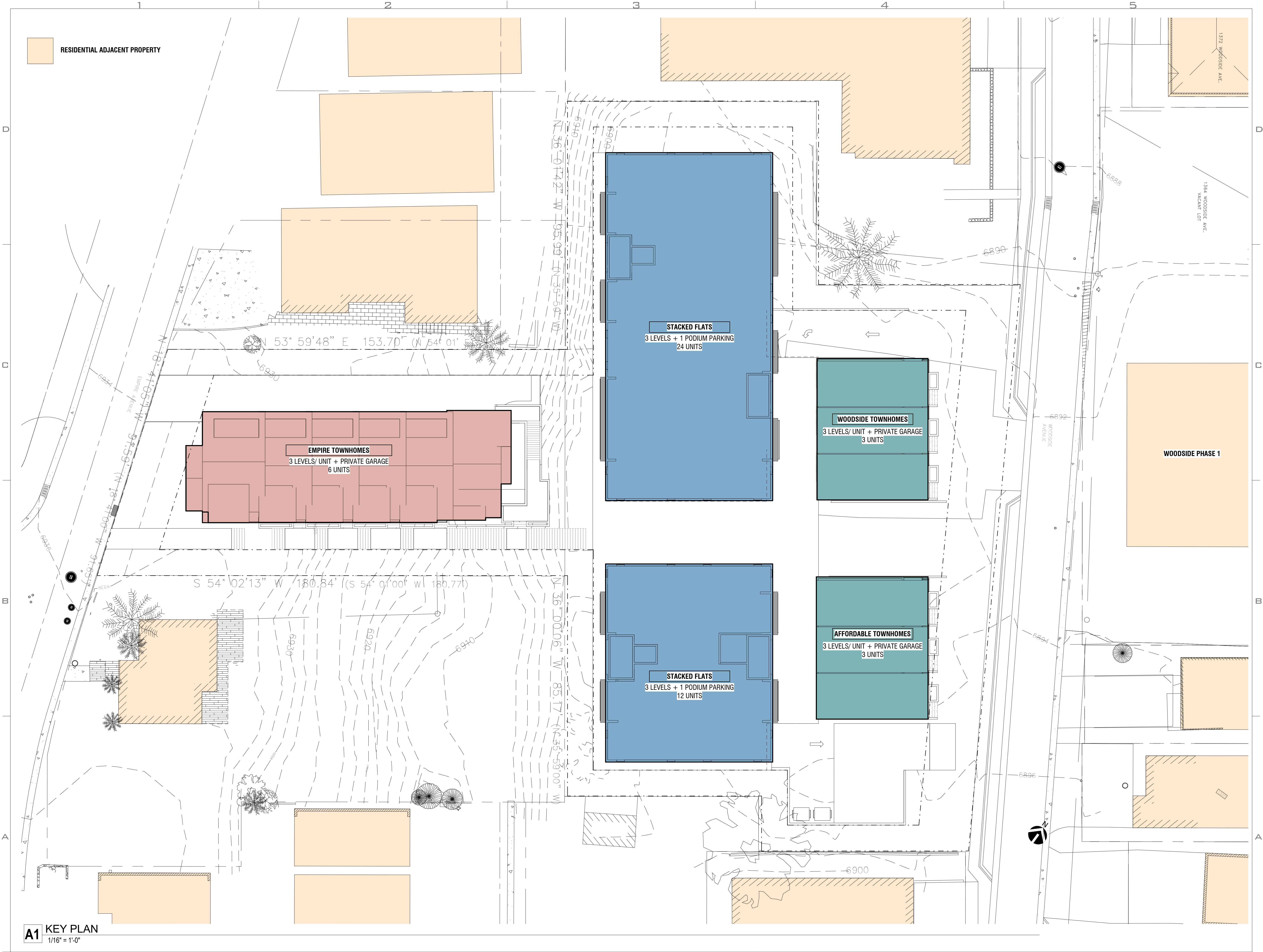
project#: 17.0755
date: 4.27.2018

REVISIONS DATE

title:
Cover Sheet

sheet:

A900



UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

methodstudio
360 W. Aspen Ave.
salt lake city, utah 84101
phone: (801) 532-4422

consultant:

**PROGRESS SET
NOT FOR
CONSTRUCTION**

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM METHOD STUDIO

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 17.0755
date: 4.27.2018

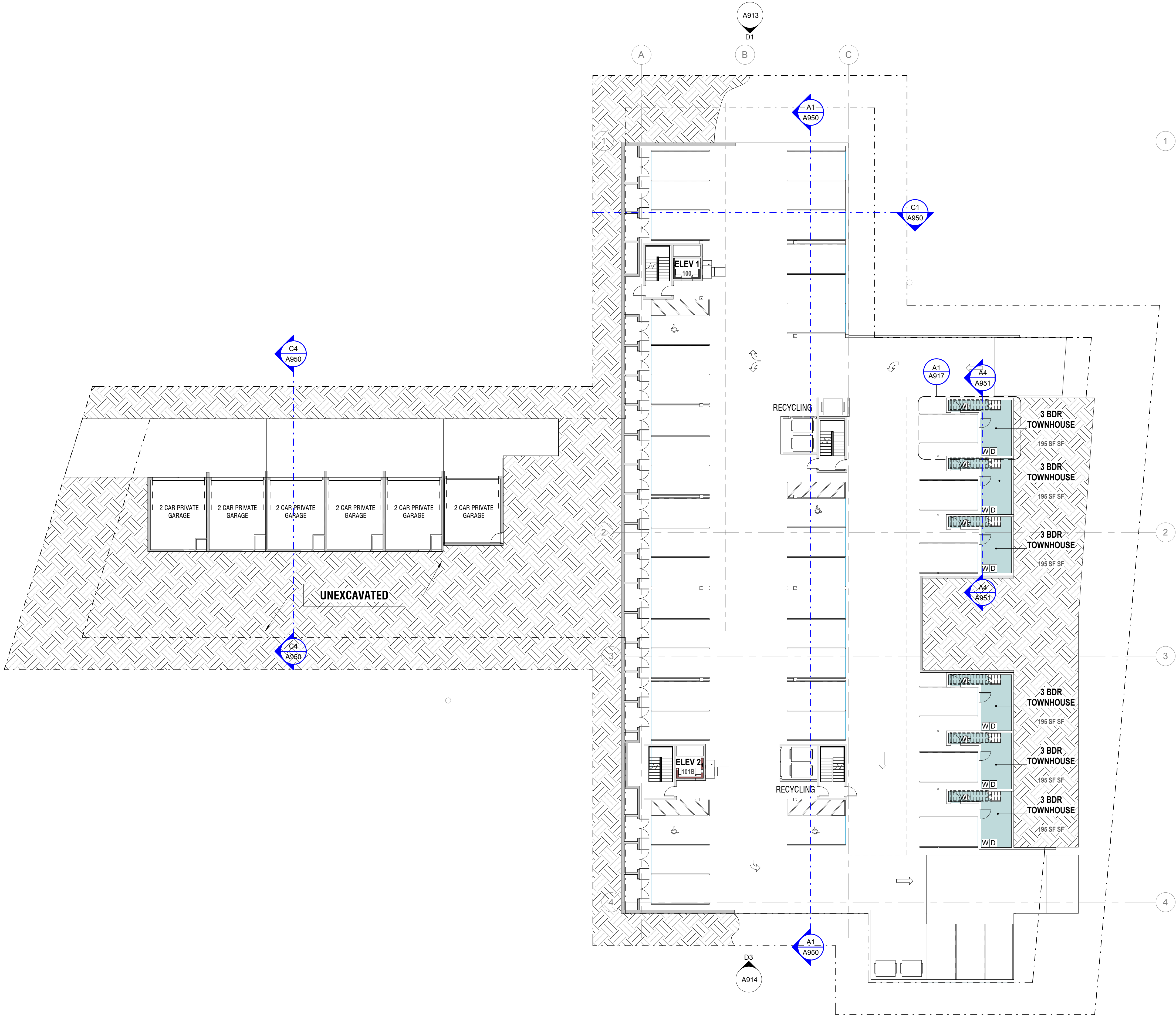
REVISIONS DATE

title:

Key Plan

sheet:

A901.4



A1 A-LEVEL 1 (Parking)
1/16" = 1'-0"

ROOM SCHEDULE		
Name	Count	Area
LEVEL 1 (Empire)		
3 BDR TOWNHOUSE	6	1,460 SF
Level 1 (Townhouse)		
3 BDR TOWNHOUSE	6	1,172 SF
LEVEL 2 (Empire)		
3 BDR TOWNHOUSE	6	3,964 SF
Level 2 (Flats)		
1 BDR UNIT	4	2,598 SF
2 BDR UNIT	4	3,406 SF
STUDIO UNIT	4	1,692 SF
Level 2 (Townhouse)		
3 BDR TOWNHOUSE	6	3,650 SF
LEVEL 3 (Empire)		
3 BDR TOWNHOUSE	5	2,384 SF
Level 3 (Flats)		
1 BDR UNIT	4	2,600 SF
1 BDR UNIT TYPE A	1	840 SF
2 BDR UNIT	5	4,224 SF
STUDIO UNIT	2	877 SF
Level 3 (Townhouse)		
3 BDR TOWNHOUSE	6	3,650 SF
Level 4 (Flats)		
1 BDR UNIT	6	4,169 SF
2 BDR UNIT	6	5,114 SF
level -1 (Empire)		
3 BDR TOWNHOUSE	1	545 SF
Grand total		42,346 SF

UNIT EQUIVALENT = 42,346/2,000 = 21.2

UNIT LEGEND

- 1 BDR UNIT
- 1 BDR UNIT TYPE A
- 2 BDR TOWNHOUSE
- 2 BDR UNIT
- 3 BDR TOWNHOUSE
- BIKE STORAGE
- CIRCULATION
- ELEV 1
- ELEV 2
- STUDIO UNIT
- TRASH

PARKING STALL SCHEDULE

Type	Type	Count
Parking Space	9' x 18' - 90 deg	46
Parking Space - ADA	9' x 18' (5' Aisle)	4
Parking Space_Private Garage	Empire Ave Private Garage	12
Grand total		62

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

methodstudio
360 W. Aspen Ave.
salt lake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM METHOD STUDIO

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 17,0755
date: 4.27.2018

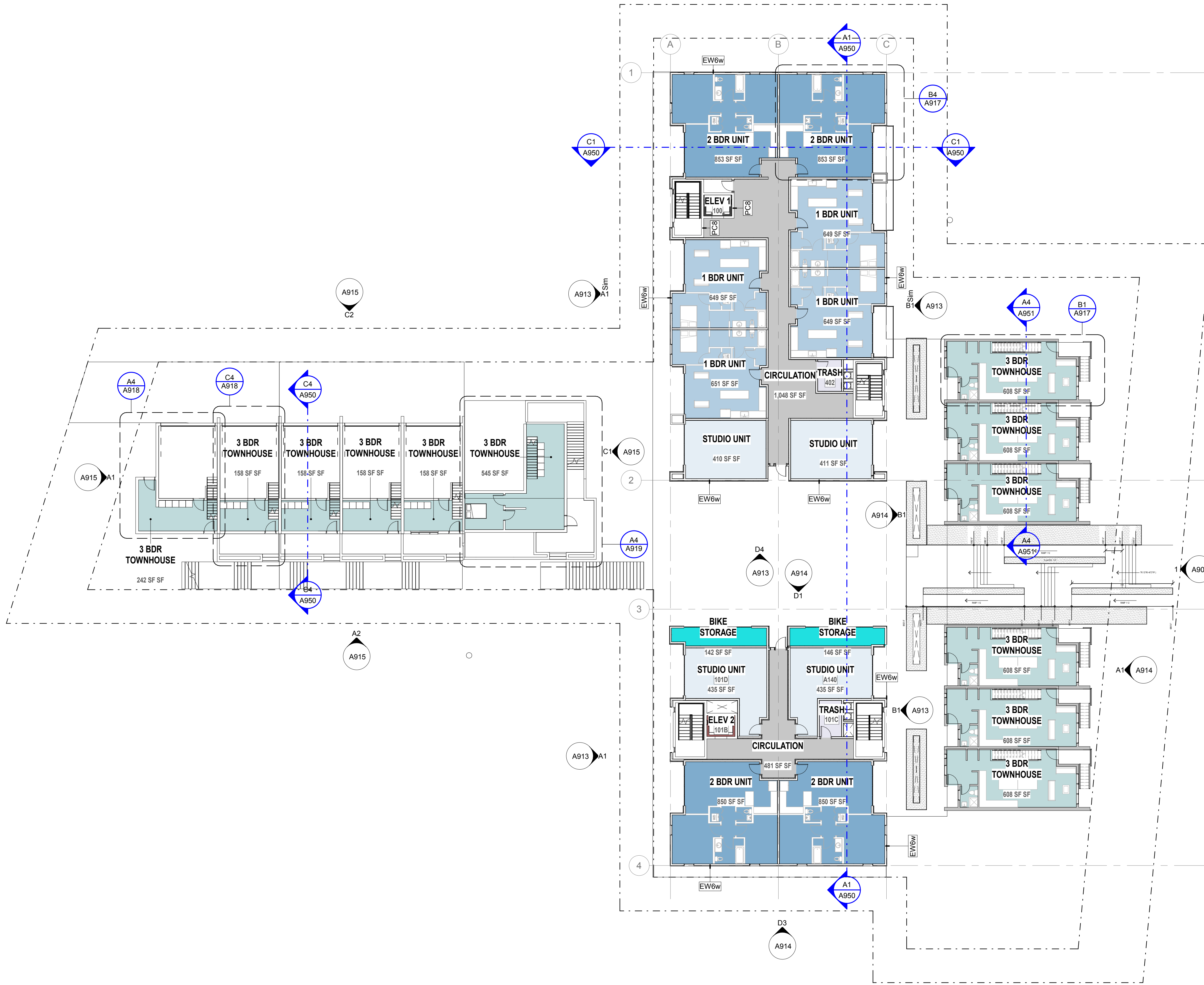
REVISIONS DATE

title:

Floor Plan -
Parking

sheet:

A906



ROOM SCHEDULE		
Name	Count	Area
LEVEL 1 (Empire)		
3 BDR TOWNHOUSE	6	1,460 SF
Level 1 (Townhouse)		
3 BDR TOWNHOUSE	6	1,172 SF
LEVEL 2 (Empire)		
3 BDR TOWNHOUSE	6	3,964 SF
Level 2 (Flats)		
1 BDR UNIT	4	2,598 SF
2 BDR UNIT	4	3,406 SF
STUDIO UNIT	4	1,692 SF
Level 2 (Townhouse)		
3 BDR TOWNHOUSE	6	3,650 SF
LEVEL 3 (Empire)		
3 BDR TOWNHOUSE	5	2,384 SF
Level 3 (Flats)		
1 BDR UNIT	4	2,600 SF
1 BDR UNIT TYPE A	1	840 SF
2 BDR UNIT	5	4,224 SF
STUDIO UNIT	2	877 SF
Level 3 (Townhouse)		
3 BDR TOWNHOUSE	6	3,650 SF
Level 4 (Flats)		
1 BDR UNIT	6	4,169 SF
2 BDR UNIT	6	5,114 SF
level -1 (Empire)		
3 BDR TOWNHOUSE	1	545 SF
Grand total		42,346 SF

UNIT EQUIVALENT = 42,346/2,000 = 21.2

UNIT LEGEND

- 1 BDR UNIT
- 1 BDR UNIT TYPE A
- 2 BDR TOWNHOUSE
- 2 BDR UNIT
- 3 BDR TOWNHOUSE
- BIKE STORAGE
- CIRCULATION
- ELEV 1
- ELEV 2
- STUDIO UNIT
- TRASH

UNIT COUNTS (FLATS)

Name	Count
Level 2 (Flats)	
1 BDR UNIT	4
2 BDR UNIT	4
STUDIO UNIT	4
Level 3 (Flats)	
1 BDR UNIT	4
1 BDR UNIT TYPE A	1
2 BDR UNIT	5
STUDIO UNIT	2
Level 4 (Flats)	
1 BDR UNIT	6
2 BDR UNIT	6
Grand total	36

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

methodstudio
360 W. Aspen Ave.
salt lake city, utah 84101
phone: (801) 532-4422

consultant:

**PROGRESS SET
NOT FOR
CONSTRUCTION**

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM METHOD STUDIO

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 17,0755
date: 4,27,2018

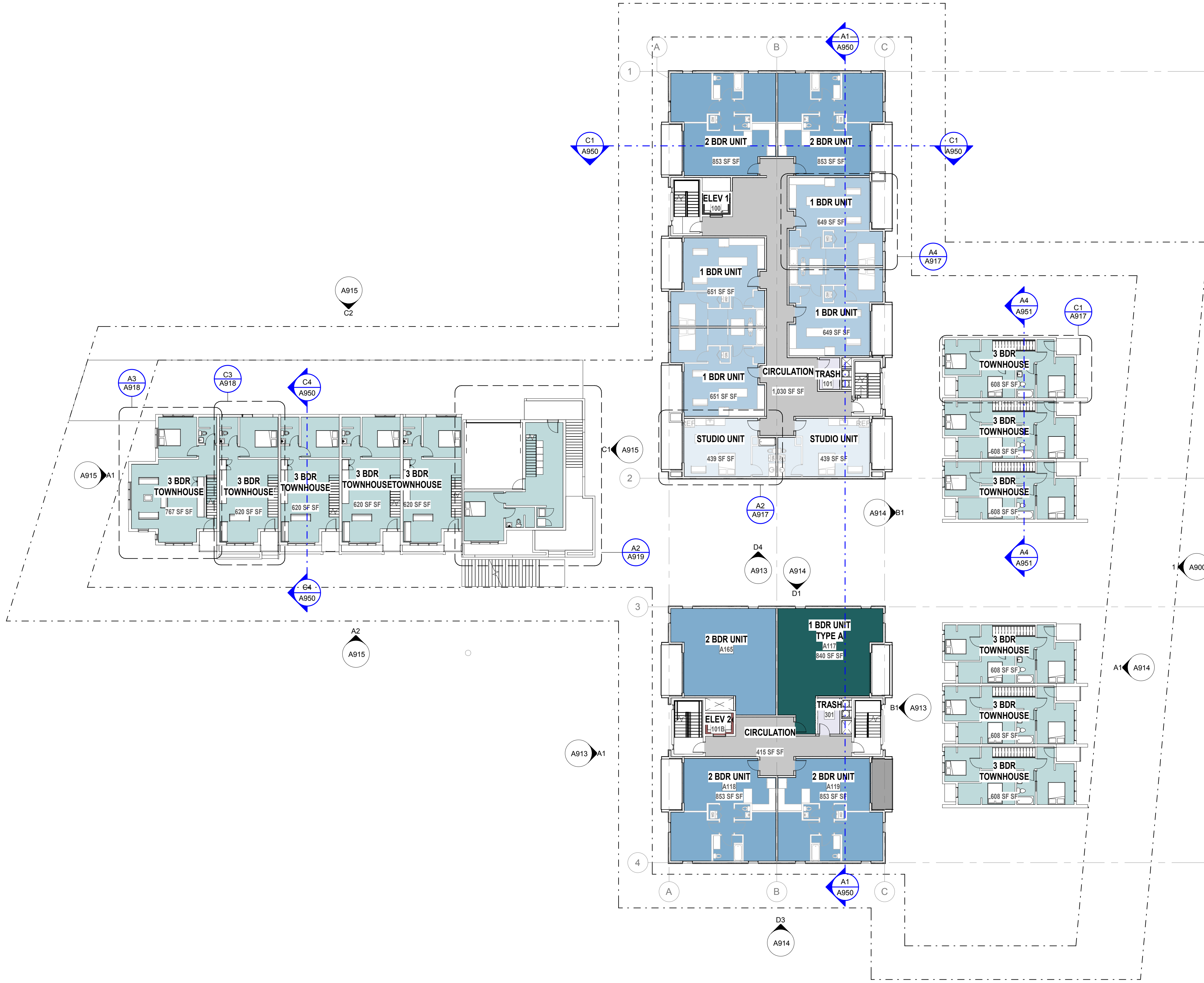
REVISIONS DATE

title:

**Floor Plan -
Level 2**

sheet:

A907



ROOM SCHEDULE		
Name	Count	Area
LEVEL 1 (Empire)		
3 BDR TOWNHOUSE	6	1,460 SF
Level 1 (Townhouse)		
3 BDR TOWNHOUSE	6	1,172 SF
LEVEL 2 (Empire)		
3 BDR TOWNHOUSE	6	3,964 SF
Level 2 (Flats)		
1 BDR UNIT	4	2,598 SF
2 BDR UNIT	4	3,406 SF
STUDIO UNIT	4	1,692 SF
Level 2 (Townhouse)		
3 BDR TOWNHOUSE	6	3,650 SF
LEVEL 3 (Empire)		
3 BDR TOWNHOUSE	5	2,384 SF
Level 3 (Flats)		
1 BDR UNIT	4	2,600 SF
1 BDR UNIT TYPE A	1	840 SF
2 BDR UNIT	5	4,224 SF
STUDIO UNIT	2	877 SF
Level 3 (Townhouse)		
3 BDR TOWNHOUSE	6	3,650 SF
Level 4 (Flats)		
1 BDR UNIT	6	4,169 SF
2 BDR UNIT	6	5,114 SF
level -1 (Empire)		
3 BDR TOWNHOUSE	1	545 SF
Grand total		42,346 SF

UNIT EQUIVALENT = 42,346/2,000 = 21.2

UNIT LEGEND

- 1 BDR UNIT
- 1 BDR UNIT TYPE A
- 2 BDR TOWNHOUSE
- 2 BDR UNIT
- 3 BDR TOWNHOUSE
- BIKE STORAGE
- CIRCULATION
- ELEV 1
- ELEV 2
- STUDIO UNIT
- TRASH

UNIT COUNTS (FLATS)

Name	Count
Level 2 (Flats)	
1 BDR UNIT	4
2 BDR UNIT	4
STUDIO UNIT	4
Level 3 (Flats)	
1 BDR UNIT	4
1 BDR UNIT TYPE A	1
2 BDR UNIT	5
STUDIO UNIT	2
Level 4 (Flats)	
1 BDR UNIT	6
2 BDR UNIT	6
Grand total	36

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

methodstudio
360 W. Aspen Ave.
salt lake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM METHOD STUDIO

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 17,0755
date: 4,27,2018

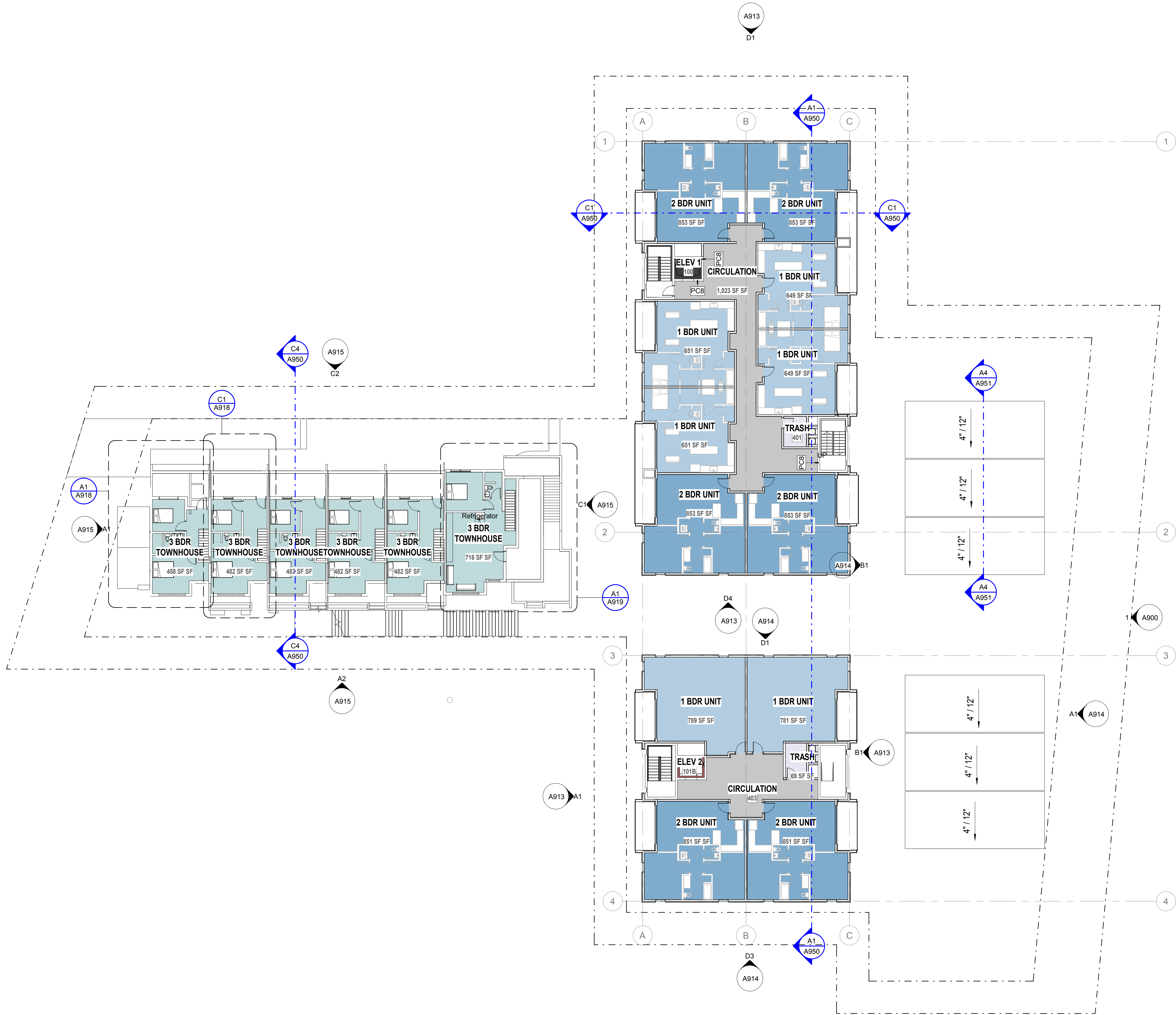
REVISIONS DATE

title:

Floor Plan -
Level 3

sheet:

A908



ROOM SCHEDULE

Name	Count	Area
LEVEL 1 (Empire)		
3 BDR TOWNHOUSE	6	1,460 SF
Level 1 (Townhouse)		
3 BDR TOWNHOUSE	6	1,172 SF
LEVEL 2 (Empire)		
3 BDR TOWNHOUSE	6	3,964 SF
Level 2 (Flats)		
1 BDR UNIT	4	2,598 SF
2 BDR UNIT	4	3,406 SF
STUDIO UNIT	4	1,692 SF
Level 2 (Townhouse)		
3 BDR TOWNHOUSE	6	3,650 SF
LEVEL 3 (Empire)		
3 BDR TOWNHOUSE	5	2,384 SF
Level 3 (Flats)		
1 BDR UNIT	4	2,600 SF
1 BDR UNIT TYPE A	1	840 SF
2 BDR UNIT	5	4,224 SF
STUDIO UNIT	2	877 SF
Level 3 (Townhouse)		
3 BDR TOWNHOUSE	6	3,650 SF
Level 4 (Flats)		
1 BDR UNIT	6	4,169 SF
2 BDR UNIT	6	5,114 SF
level -1 (Empire)		
3 BDR TOWNHOUSE	1	545 SF
Grand total		42,346 SF

UNIT EQUIVALENT = 42,346/2,000 = 21.2

UNIT LEGEND

- 1 BDR UNIT
- 1 BDR UNIT TYPE A
- 2 BDR TOWNHOUSE
- 2 BDR UNIT
- 3 BDR TOWNHOUSE
- BIKE STORAGE
- CIRCULATION
- ELEV 1
- ELEV 2
- STUDIO UNIT
- TRASH

UNIT COUNTS (FLATS)

Name	Count
Level 2 (Flats)	
1 BDR UNIT	4
2 BDR UNIT	4
STUDIO UNIT	4
Level 3 (Flats)	
1 BDR UNIT	4
1 BDR UNIT TYPE A	1
2 BDR UNIT	5
STUDIO UNIT	2
Level 4 (Flats)	
1 BDR UNIT	6
2 BDR UNIT	6
Grand total	36

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

methodstudio
360 W. Aspen Ave.
salt lake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM METHOD STUDIO

project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 17,0755
date: 4,27,2018

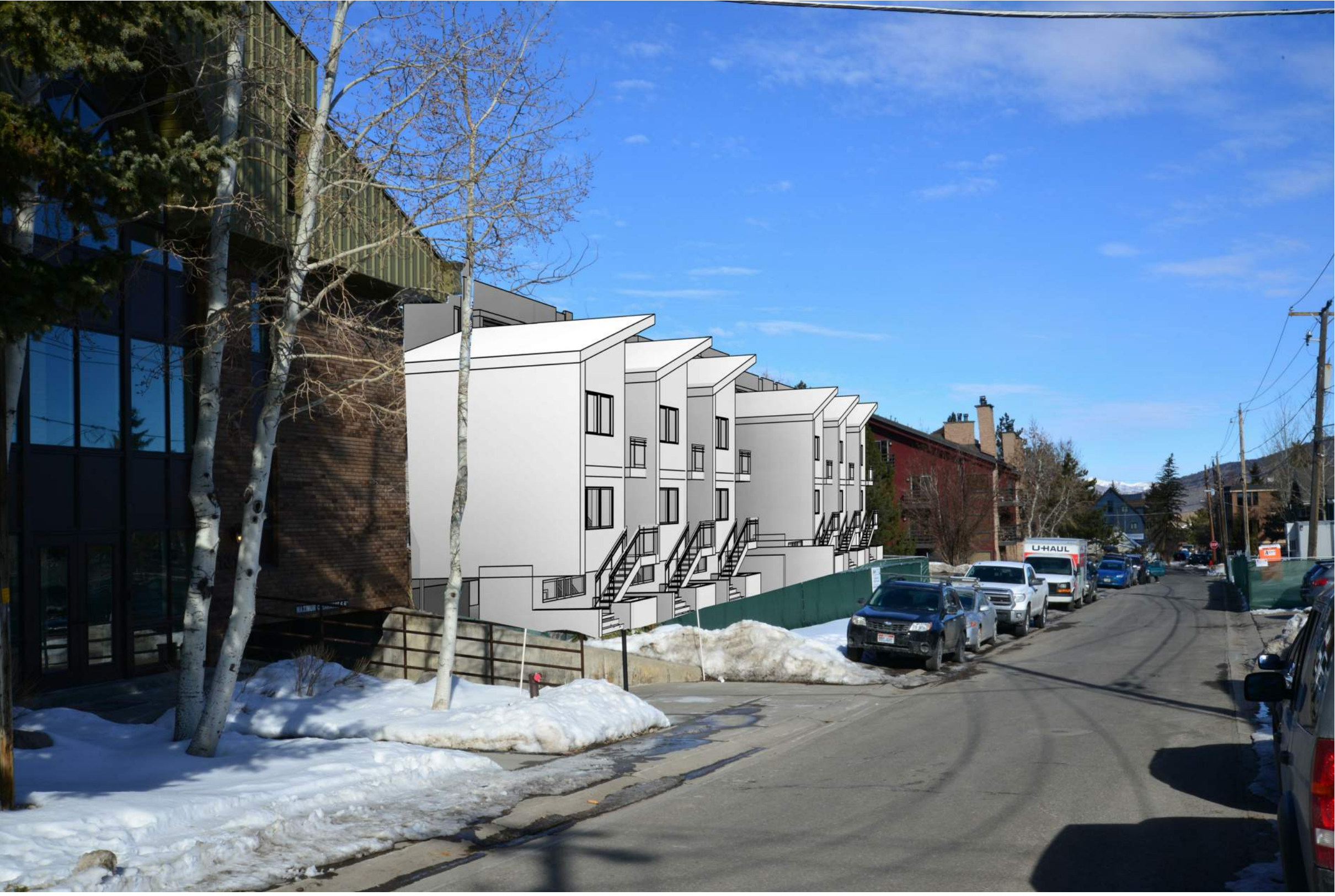
REVISIONS DATE

title:

Floor Plan -
Level 4

sheet:

A909



UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

methodstudio
360 W. Aspen Ave.
salt lake city, utah 84101
phone: (801) 532-4422

consultant:

PROGRESS SET
NOT FOR
CONSTRUCTION

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM METHOD STUDIO

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 17.0755
date: 4.27.2018

#	REVISIONS	DATE
---	-----------	------

title:
Context
Renderings

sheet:

A930

Traffic counts provided by Park City Engineering Department – Woodside ave.

(Correspondence from 3/12/2018)

Hi Jason,

Below is a screenshot of the data used to calculate ADT. The counter was installed Thursday, February 8th in the afternoon so I discarded that day. Unfortunately, the data collected from February 14th through February 21st does not appear to be accurate. The batteries do not tend to perform well during the cold weather and the radar experiences interference during snow events. For this reason, I only included the data from Friday, February 9th through Tuesday, February 13th. The Average Daily Traffic (ADT) was 368 vehicles and the 85th percentile speed is 29 mph. The counter was centered between 14th and 15th street on Woodside so this speed may be of concern.

Best,

Corey

Corey Legge

Engineering Department

Park City Municipal Corporation

Tel. 435.615.5057

☒	2/8/2018	255	x	1.000	x	1.000	x	1.000	=	255	x	1.000	=	255
☒	2/9/2018	413	x	1.000	x	1.000	x	1.000	=	413	x	1.000	=	413
☒	2/10/2018	371	x	1.000	x	1.000	x	1.000	=	371	x	1.000	=	371
☒	2/11/2018	366	x	1.000	x	1.000	x	1.000	=	366	x	1.000	=	366
☒	2/12/2018	364	x	1.000	x	1.000	x	1.000	=	364	x	1.000	=	364
☒	2/13/2018	325	x	1.000	x	1.000	x	1.000	=	325	x	1.000	=	325
☒	2/14/2018	63	x	1.000	x	1.000	x	1.000	=	63	x	1.000	=	63

Use	Date	Volume	x	Axle Correction	x	User Factor	x	Daily Factor	=	ADT	x	Seasonal Factor	=	AADT
☐	2/8/2018	255	x	1.000	x	1.000	x	1.000	=	255	x	1.000	=	255
☒	2/9/2018	413	x	1.000	x	1.000	x	1.000	=	413	x	1.000	=	413
☒	2/10/2018	371	x	1.000	x	1.000	x	1.000	=	371	x	1.000	=	371
☒	2/11/2018	366	x	1.000	x	1.000	x	1.000	=	366	x	1.000	=	366
☒	2/12/2018	364	x	1.000	x	1.000	x	1.000	=	364	x	1.000	=	364
☒	2/13/2018	325	x	1.000	x	1.000	x	1.000	=	325	x	1.000	=	325
☐	2/14/2018	63	x	1.000	x	1.000	x	1.000	=	63	x	1.000	=	63
☐	2/15/2018	31	x	1.000	x	1.000	x	1.000	=	31	x	1.000	=	31
☐	2/16/2018	24	x	1.000	x	1.000	x	1.000	=	24	x	1.000	=	24

Select Times

From:

2 / 9 /2018

3 :00:00 PM

To:

2 /13/2018

6 :00:00 AM

Reset Times

Result

5th = 1 MPH.	10th = 3 MPH.	15th = 5 MPH.	20th = 7 MPH.
25th = 8 MPH.	30th = 10 MPH.	35th = 12 MPH.	40th = 14 MPH.
45th = 15 MPH.	50th = 17 MPH.	55th = 19 MPH.	60th = 21 MPH.
65th = 22 MPH.	70th = 24 MPH.	75th = 26 MPH.	80th = 28 MPH.
85th = 29 MPH.	90th = 31 MPH.	95th = 33 MPH.	

Fehr & Peers Associates, Inc.
Utah / Wasatch Front Specific
Maximum Daily Traffic Capacity Estimates

Suburban
LOS E

	Freeway	Arterial	Collector
2 Lane	NA	15,000	13,500
3 Lane	NA	16,500	15,000
4 Lane	89,000	36,500	28,500
5 Lane	NA	39,000	31,500
6 Lane	140,000	52,000	NA
7 Lane	NA	59,000	NA
8 Lane	186,500	NA	NA

LOS D

	Freeway	Arterial	Collector
2 Lane	NA	11,500	10,500
3 Lane	NA	13,000	11,500
4 Lane	69,500	29,000	22,500
5 Lane	NA	30,500	25,000
6 Lane	109,500	40,500	NA
7 Lane	NA	46,000	NA
8 Lane	146,000	NA	NA

LOS C

	Freeway	Arterial	Collector
2 Lane	NA	10,000	9,000
3 Lane	NA	11,500	10,000
4 Lane	60,000	25,000	19,000
5 Lane	NA	26,500	21,500
6 Lane	94,500	35,000	NA
7 Lane	NA	40,000	NA
8 Lane	126,000	NA	NA

Rural
LOS E

	Freeway	Arterial	Collector
2 Lane	NA	19,500	12,000
3 Lane	NA	21,000	13,500
4 Lane	80,000	33,000	25,500
5 Lane	NA	35,000	28,500
6 Lane	114,500	49,000	NA
7 Lane	NA	53,000	NA
8 Lane	153,000	NA	NA

LOS D

	Freeway	Arterial	Collector
2 Lane	NA	15,500	9,500
3 Lane	NA	16,500	10,500
4 Lane	63,500	26,000	20,500
5 Lane	NA	28,000	22,500
6 Lane	90,500	39,000	NA
7 Lane	NA	42,000	NA
8 Lane	121,000	NA	NA

LOS C

	Freeway	Arterial	Collector
2 Lane	NA	12,000	7,500
3 Lane	NA	13,000	8,500
4 Lane	50,000	20,500	16,000
5 Lane	NA	22,000	18,000
6 Lane	71,500	30,500	NA
7 Lane	NA	33,000	NA
8 Lane	95,500	NA	NA

Urban / CBD
LOS E

	Freeway	Arterial	Collector
2 Lane	NA	12,000	13,500
3 Lane	NA	17,000	15,000
4 Lane	90,000	31,500	29,000
5 Lane	NA	39,500	32,000
6 Lane	142,000	50,000	NA
7 Lane	NA	59,500	NA
8 Lane	189,000	NA	NA

LOS D

	Freeway	Arterial	Collector
2 Lane	NA	10,000	11,000
3 Lane	NA	14,000	12,500
4 Lane	73,500	26,000	23,500
5 Lane	NA	32,500	26,000
6 Lane	115,500	40,500	NA
7 Lane	NA	49,000	NA
8 Lane	154,500	NA	NA

LOS C

	Freeway	Arterial	Collector
2 Lane	NA	8,500	9,500
3 Lane	NA	12,000	10,500
4 Lane	63,500	22,000	20,500
5 Lane	NA	28,000	22,500
6 Lane	100,000	35,000	NA
7 Lane	NA	42,000	NA
8 Lane	133,000	NA	NA



FEHR&PEERS ASSOCIATES, INC.
Transportation Consultants

Assumes phf between 8% and 12%, higher for better LOS and less urban conditions;
 Right turn lanes will increase capacity approximately 5% to 10%;
 Use with caution based on signal spacing, access management and other issues.

For Internal Use

12/14/2000

**PARK CITY MUNICIPAL CORPORATION
STANDARD PROJECT CONDITIONS**

1. The applicant is responsible for compliance with all conditions of approval.
2. The proposed project is approved as indicated on the final approved plans, except as modified by additional conditions imposed by the Planning Commission at the time of the hearing. The proposed project shall be in accordance with all adopted codes and ordinances; including, but not necessarily limited to: the Land Management Code (including Chapter 5, Architectural Review); International Building, Fire and related Codes (including ADA compliance); the Park City Design Standards, Construction Specifications, and Standard Drawings (including any required snow storage easements); and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.
3. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit.
4. All construction shall be completed according to the approved plans on which building permits are issued. Approved plans include all site improvements shown on the approved site plan. Site improvements shall include all roads, sidewalks, curbs, gutters, drains, drainage works, grading, walls, landscaping, lighting, planting, paving, paths, trails, public necessity signs (such as required stop signs), and similar improvements, as shown on the set of plans on which final approval and building permits are based.
5. All modifications to plans as specified by conditions of approval and all final design details, such as materials, colors, windows, doors, trim dimensions, and exterior lighting shall be submitted to and approved by the Planning Department, Planning Commission, or Historic Preservation Board prior to issuance of any building permits. Any modifications to approved plans after the issuance of a building permit must be specifically requested and approved by the Planning Department, Planning Commission and/or Historic Preservation Board in writing prior to execution.
6. Final grading, drainage, utility, erosion control and re-vegetation plans shall be reviewed and approved by the City Engineer prior to commencing construction. Limits of disturbance boundaries and fencing shall be reviewed and approved by the Planning, Building, and Engineering Departments. Limits of disturbance fencing shall be installed, inspected, and approved prior to building permit issuance.
7. An existing conditions survey identifying existing grade shall be conducted by the applicant and submitted to the Planning and Building Departments prior to issuance of a footing and foundation permit. This survey shall be used to assist

the Planning Department in determining existing grade for measurement of building heights, as defined by the Land Management Code.

8. A Construction Mitigation Plan (CMP), submitted to and approved by the Planning, Building, and Engineering Departments, is required prior to any construction. A CMP shall address the following, including but not necessarily limited to: construction staging, phasing, storage of materials, circulation, parking, lights, signs, dust, noise, hours of operation, re-vegetation of disturbed areas, service and delivery, trash pick-up, re-use of construction materials, and disposal of excavated materials. Construction staging areas shall be clearly defined and placed so as to minimize site disturbance. The CMP shall include a landscape plan for re-vegetation of all areas disturbed during construction, including but not limited to: identification of existing vegetation and replacement of significant vegetation or trees removed during construction.
9. Any removal of existing building materials or features on historic buildings shall be approved and coordinated by the Planning Department according to the LMC, prior to removal.
10. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Planning Department for further direction, prior to construction.
11. Final landscape plans, when required, shall be reviewed and approved by the Planning Department prior to issuance of building permits. Landscaping shall be completely installed prior to occupancy, or an acceptable guarantee, in accordance with the Land Management Code, shall be posted in lieu thereof. A landscaping agreement or covenant may be required to ensure landscaping is maintained as per the approved plans.
12. All proposed public improvements, such as streets, curb and gutter, sidewalks, utilities, lighting, trails, etc. are subject to review and approval by the City Engineer in accordance with current Park City Design Standards, Construction Specifications and Standard Drawings. All improvements shall be installed or sufficient guarantees, as determined by the City Engineer, posted prior to occupancy.
13. The Snyderville Basin Water Reclamation District shall review and approve the sewer plans, prior to issuance of any building plans. A Line Extension Agreement with the Snyderville Basin Water Reclamation District shall be signed and executed prior to building permit issuance. Evidence of compliance with the District's fee requirements shall be presented at the time of building permit issuance.

14. The planning and infrastructure review and approval is transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
15. When applicable, access on state highways shall be reviewed and approved by the State Highway Permits Officer. This does not imply that project access locations can be changed without Planning Commission approval.
16. Vesting of all permits and approvals terminates upon the expiration of the approval as defined in the Land Management Code, or upon termination of the permit.
17. No signs, permanent or temporary, may be constructed on a site or building without a sign permit, approved by the Planning and Building Departments. All multi-tenant buildings require an approved Master Sign Plan prior to submitting individual sign permits.
18. All exterior lights must be in conformance with the applicable Lighting section of the Land Management Code. Prior to purchase and installation, it is recommended that exterior lights be reviewed by the Planning Department.
19. All projects located within the Soils Ordinance Boundary require a Soil Mitigation Plan to be submitted and approved by the Building and Planning departments prior to the issuance of a Building permit.

Planning Commission Staff Report

Subject: King's Crown
Author: Francisco Astorga, AICP, Senior Planner
Project Number: PL-19-04214
Date: 22 May 2019
Type of Item: Administrative – Master Planned Development and Conditional Use Permit Modification Request

Recommendation

Staff recommends that the Planning Commission review and hold a public hearing for the Kings Crown Master Planned Development (MPD) and Conditional Use Permit (CUP) **Modification Request**, based on the updated Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the staff report.

Proposal

Applicant requests to modify the approved MPD / CUP as well as the recorded Development Agreement based on the following:

1. Request to modify the elevation of Building B, north elevation / massing, to accommodate amenity area. Elevation was part of the approved MPD / CUP as well as the recorded Development Agreement.
2. Request to modify the opportunity that the applicant presented that excess excavation material from the road construction and the multi-unit buildings was to be transported and deposited at Park City Mountain. The resort is no longer accepting any more material at this stage.
3. Request to modify certain Findings of Fact. The Conditions of Approval are not being affected. The requested Findings of Fact to be modified do not affect the established maximum Unit Equivalent (UE) square footage, but rather deal with Residential Accessory areas (all common spaces) which do not count towards UEs.

Description

Applicant: CRG Development Partners, LLC represented by Rory Murphy
Location: 1201-1299 Lowell Avenue
Zoning: Recreation Commercial District
Adjacent Land Uses: Trails, skiing, open space, and residential.
Reason for Review: MPDs and CUP Modifications / Amendments require Planning Commission public hearing / review / final action

Background/Timeline

- January 10, 2018 - Park City Planning Commission approved the Kings Crown Master Planned Development which included:
 - 30 market rate units totaling 80,963 square feet within three (3) separate multi-unit dwellings (23 flats and 7 townhouses) all to be platted as condominiums.
 - 27 single-family dwelling lots equating to approximately 71,880 square feet.
 - **15 deed-restricted affordable housing units totaling 15,640 square feet in a separate multi-unit dwelling.**
- On this same date the Commission also approved a Conditional Use Permit for the Multi-Unit Dwellings, both market rate and affordable housing units. See [staff report/exhibits](#). The approved Master Planned Development / Conditional Use Permit for Building A, the affordable housing building on proposed Lot 1, included the following:
 - 15 deed-restricted affordable / attainable housing units
 - Square footage
 - Residential: 16,520
 - Owner storage: 880
 - Mechanical: 256
 - Internal circulation (hallways and stairs): 1,833
 - Parking and vehicular circulation: 5,571
 - Overall: 24,180
 - Eighteen (18) parking spaces located in an enclosed underground parking garage
 - Vehicular access off Lowell Avenue through one (1) driveway
 - Five (5) stories above the parking garage
- February 1, 2018 – Park City Council approved the Kings Crown Re-Subdivision Plat per [Ordinance No. 2018-05](#), and [staff report / exhibit](#).
- June 13, 2018 – Park City Planning Commission ratified the Development Agreement required by the approved Master Planned Development, see [staff report/exhibits](#).
- June 14, 2018 – Summit County recorded the Development Agreement -entry no. 01093392.
- May 16, 2018 – Summit County recorded the Plat – entry no. 1091847.
- August 30, 2018 – Park City Housing Authority approved the Affordable Housing Mitigation Plan, see [staff report / exhibits](#) and [meeting minutes \(page 10\)](#), which included a minimum of 8.55 Affordable Unit Equivalents totaling 7,695 square feet. Each Affordable Unit Equivalents is measured as 900 square feet of interior space.

- April 30, 2019 – Park City Planning Department received a complete application for this Modification Request.

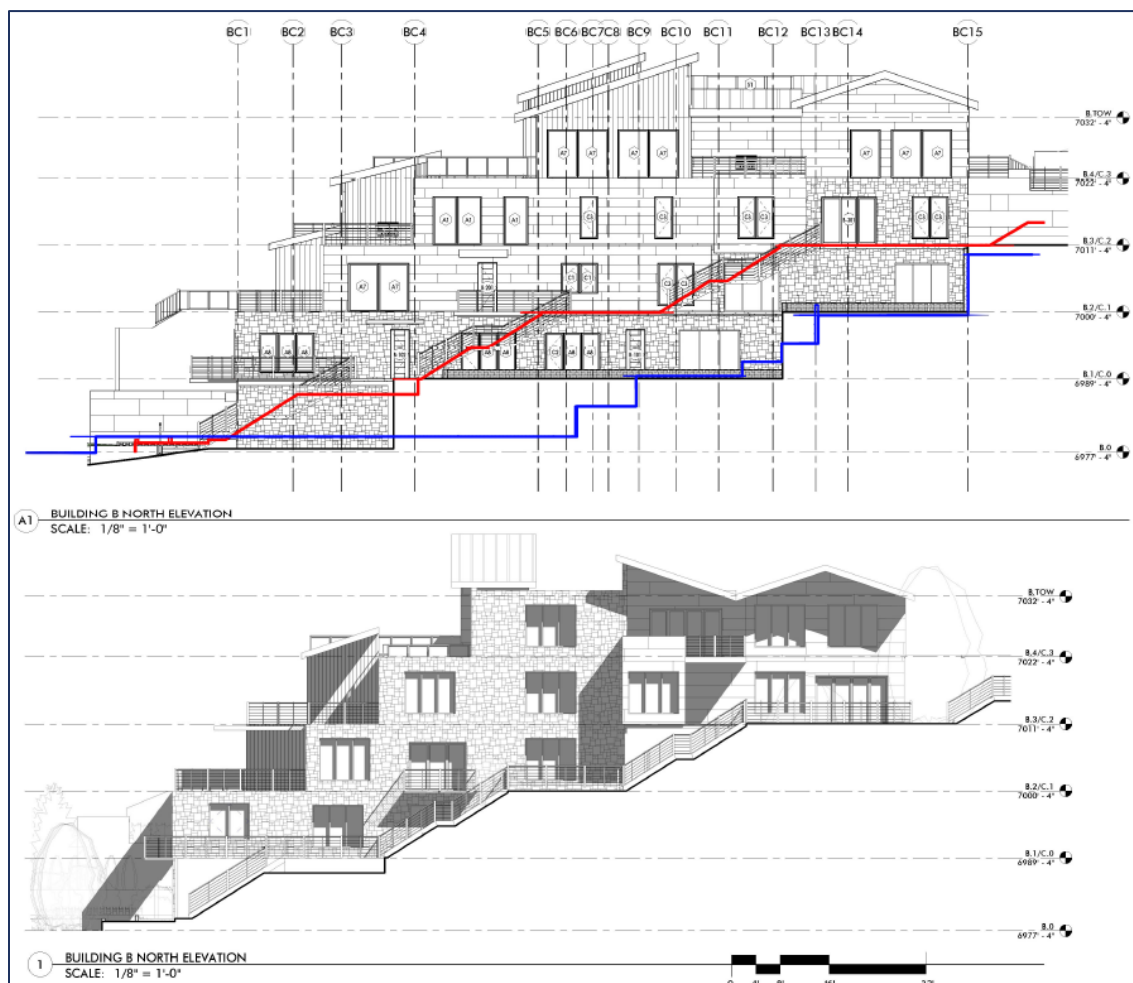
Purpose

The purpose of the Recreational Commercial District is found in [Land Management Code § 15-2.16-1 Purpose](#).

Analysis - Modification no. 1

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

After Staff review of the proposed King's Crown Condominium Plat, separate application being reviewed currently with this one, it was determined that the north elevation of Building B had been modified enough from the massing / elevation as represented in the approved MPD / CUP and recorded Development Agreement. See comparison below which shows the top half with the current proposal while the bottom half shows the approved MPD / CUP elevation.



The applicant shows the exposed additional excavation by placing a red line representing the MPD / CUP grade and the blue line representing the current modification / proposal. Staff determined that because another level is essentially exposed on this side it cannot be considered in general substantial compliance with the approval, and the Commission needs to review it. The building height is measured from existing grade, which does not make the building any taller, but rather this elevation shows another exposed floor.

Staff has analyzed all other elevations being proposed in conjunction with the Condominium Plat application and finds that they are all in general substantial compliance with the approved MPD / CUP elevations. The applicant indicates that this modification is a result of adding a common amenity space to house a pool and lounge area. The applicant does not propose any height or setback exceptions of any sort.

Modification no. 1 Staff Recommendation: Staff finds that the proposed elevation / excavation modification meets the Land Management Code (LMC) as the development meets the maximum building height, and other applicable parameters. Height is measured from existing grade, not final grade. The modification complies with the Findings of Fact, Conclusions of Law, and Conditions of Approval of the approved MPD / CUP, also found in the recorded Development Agreement.

Analysis - Modification no. 2

Request to modify the opportunity that the applicant presented that excess excavation material from the road construction and the multi-unit buildings is / was to be transported and deposited at Park City Mountain. The resort is no longer accepting any more material at this stage. The approved MPD / CUP had the following Findings of Fact regarding excavated material:

- Finding of Fact no. 131:
Applicant proposes to transport the excavated material to the neighboring property without the necessity of using City streets. It is the Applicant's responsibility to seek such permission with the neighboring site.
- Finding of Fact no. 132:
Applicant explains that in the highly unlikely case that they are unable to secure a written agreement with the Park City Mountain, the excavation material would be disposed of by the traditional method used in the vast majority of construction projects to be approved by the City prior to issuance of building permits.

The applicant reports that they have been able to accomplish transporting excavated material to Park City Mountain, specifically onto the King's Crown ski run; however, they no longer have such opportunity and fully request to communicate this to the Planning Commission. Most of King's Crown ski run is not owned by Park City Mountain, but by Nastar LLC. The applicant received permission from both Vail Resorts and Nastar LLC

and accomplished a significant progress. The applicant reports that the affordable housing site (Building A) as well as the road is 100% complete, the townhouse site is 70% complete, and the condo site (Building B, C, and D) is 30% complete. The applicant estimates that overall, the entire site is approximately 80% complete.

Modification no. 2 Staff Recommendation: While the applicant accomplished the majority of the excavation originally set, including excavating the road, all of the affordable building (Building A), some of the condominium buildings (Building B, C, and D), and most of the townhouse area; they have exhausted the previously identified deposit areas as they are unable to continue utilizing the adjacent property (King's Crown ski run). The applicant requests to inform the Planning Commission that they will move forward transporting the remaining materials in the conventional manner utilizing City streets as indicated on Finding of Fact no. 132.

Analysis - Modification no. 3

Request to modify certain Findings of Fact. The Conditions of Approval are not being affected. The requested Findings of Fact to be modified do not affect the established maximum Unit Equivalent (UE) square footage, but rather deals with Residential Accessory areas (all common spaces) which do not count towards UEs.

The applicant proposes to increase the number of units by two (2), from 23 market rate units to 25; however, the overall UE residential square footage actually decreases from 52,843 square feet to 51,468 square feet, which equates to 1,375 square feet less than the maximum UE identified in the approved MPD / CUP. The applicant also included one (1) Affordable housing unit within Building B and increased the parking by six (6) spaces.

The increase in the number of units makes the overall units smaller. The applicant explains that their rationale was to accommodate shifting market considerations but staying within the approved UE residential square footage. Table 1 below is a comparison of Building B/C and D square footage found MPD / CUP Findings of Fact (recorded Development Agreement) and the current modification proposal / Condominium Plat submittal.

Use	Plat Submittal & Requested Modification (square feet)	MPD #'s (square feet)	Change per Use (square feet)
a. Mechanical Spaces			
Bldg. B/C	957	375	+582
Bldg. D	528	166	+362
b. Internal Circulation			
Bldg. B/C	2,664	1,133	+1,531
Bldg. D	2,252	1,827	+425
c. Parking and Circulation			

Bldg. B/C	10,593	9,305	+1,288
Bldg. D	7,865	8,313	-448
d. Owners Storage			
Bldg. B/C	1,310	0	+1,310
Bldg. D	724	0	+724
e. Common Area/Pool			
Bldg. B/C	5,822	0 (originally in Bldg. A)	+5,822
Bldg. D	0	0	NA
f. Common Entertainment	(in above number)	0	
g. Residential Units			
Bldg. B/C	27,218	28,253	-1,035
Bldg. D	24,250	24,590	-340
h. Deed-Restricted Unit			
Bldg. B	717	0	+717
Totals	84,900	73,962	10,938

The applicant provided the following explanation on each listed use on Table 1:

- a. *The increase of 944 square feet of mechanical space is due to the requirements of the mechanical system in the buildings. This is a result of progressing from schematic drawings to construction drawings.*
- b. *The internal circulation increased by 1,956 square feet due to a correction on how stairwells are calculated and an addition of a pedestrian corridor connecting the buildings.*
- c. *The parking/circulation decreased by 840 square feet.*
- d. *We added storage areas of 2,034 square feet. These are common areas and added to accommodate that need.*
- e. *The most significant addition was the common amenity/entertainment space of 5,822 square feet from the rear of Building A to the basement of Building B.*
- f. *See item e above.*
- g. *The ERU's decreased by 1,691 square feet.*
- h. *We added a deed-restricted affordable housing unit of 717 square feet.*

The net increase consisting of 10,938 square feet is classified as Residential Accessory space which includes mechanical space, circulation, parking, storage, etc., all to be platted as common area. Residential Accessory space does not count as UEs. Also affordable housing units do not count towards UEs. The modification which decreases the UE square footage from 52,843 to 51,468 complies with the original approval. The modification amends the following Findings of Fact shown in red below:

- Finding of Fact no. 10:
*The MPD includes ~~seven (7)~~ **eight (8)** deed restricted affordable housing condominium units (~~8.55~~ **8.85** affordable unit equivalents).*
- Finding of Fact no. 13:

The MPD includes ~~23-25~~ market rate condominiums, 7 market rate townhomes, and 27 market rate single family detached houses.

- Finding of Fact no. 23:
Building B/C has ~~12-14~~ residential units.
- Finding of Fact no. 24:
Building B/C has the following square footage:
 - a. Residential: ~~28,253-27,218~~ (~~14.13-13.61~~ residential Unit Equivalents)
 - b. Mechanical: ~~375-957~~
 - c. Internal circulation (hallways, stairs, and elevator): ~~1,133-2,664~~
 - d. Parking and vehicular circulation: ~~9,305-10,593~~
 - e. Common area/pool: 5,822
 - f. Owners storage (platted common): 1,310
 - g. Affordable housing unit (platted common): 717
 - e.h. Overall: ~~39,066-49,281~~
- Finding of Fact no. 25:
Building B/C has ~~21-25~~ parking spaces located in enclosed underground parking garages.
- Finding of Fact no. 31:
Building D has the following square footage:
 - a. Residential: ~~24,590-24,250~~ (~~12.30-12.13~~ residential Unit Equivalents)
 - b. Mechanical: ~~166-528~~
 - c. Internal circulation (hallways, stairs, and elevator): ~~1,827-2,252~~
 - d. Parking and vehicular circulation: ~~8,313-7,865~~
 - e. Owner's storage (platted common): 724
 - e.f. Overall: ~~34,896-35,619~~
- Finding of Fact no. 66:
The applicant proposes the construction of the following ~~30-32~~ residential units and the allotment of 27 lots:
 - a. ~~12-14~~ flats within multi-unit Building B/C totaling ~~27,683-27,218~~ square feet (~~13.84-13.61~~ residential Unit Equivalents).
 - b. 11 flats within multi-unit Building D totaling ~~24,590-24,250~~ square feet (~~12.30-12.13~~ residential Unit Equivalents).
 - c. 7 townhouses within the Townhome Building totaling 29,005 square feet (14.50 residential Unit Equivalents).
 - d. 27 lots to accommodate one (1) future single-family dwelling on each lot which would be approximately 71,880 square feet (35.94 residential Unit Equivalents)

- Finding of Fact no. 74:
The applicant does not request to decrease the required number of off-street parking spaces; therefore, no parking analysis has been submitted. See building by building requirement:
 - a. Affordable Housing Building A requires 18 parking spaces based on the size of the units. The proposed building contains 18 parking spaces.*
 - b. Building B/C requires ~~21~~24 parking spaces based on the size of the units. The proposed building contains ~~21~~25 parking spaces.*
 - c. Building D requires ~~21~~20 parking spaces based on the size of the units. The proposed building contains 22 parking spaces.*
 - d. Townhome building requires 14 parking spaces based on the size of the units, two (2) parking spaces per unit. Proposed building contains 14 parking spaces.*
 - e. Single-family dwelling residential lots require 54 parking spaces, based on unit count. These 27 residential lots would require a minimum of 2 parking spaces per unit.*

The applicant explains that the additional square footage is almost exclusively associated with the amenity space removed from Building A, which consisted of shifting the common outdoor area / pool from Building A, adding the internal hallway in the back of the buildings, and adding owner storage components.

The amenity space was added in the back of Building B. The hallway was added in the back of the buildings B, C and D to increase pedestrian circulation between the three (3) buildings. The owner storage was primarily added to back of the garage. All of these elements are buried in the back of the buildings and do not affect the visual appearance of the building to the general public with the exception of the side elevation / massing of Building B as explained under Modification no. 1 within this staff report.

Modification no. 3 Staff Recommendation: Staff finds that the proposed modifications to the outlined Findings of Fact meet the LMC parameters for MPDs as well as the mitigating CUP criteria. Staff does not find that any other Findings of Fact need to be amended.

Affordable Housing

The affordable housing component is based on the number of units. The affordable housing requirement for residential development is 15% of the number of units. The proposed modification of two (2) units (from 57 overall to 59) increases the Affordable Unit Equivalent (AUE) requirement from 8.55 (15% of 57) to 8.85 (15% of 59). The applicant proposes to incorporate Unit #B101 within Building B as affordable housing unit, designated as common area, consisting of 717 square feet.

The approved MPD and Housing Mitigation Plan included 8.55 AUEs in the form of seven (7) deed-restricted private units. The proposed modification requires 8.85 AUEs or a minimum of 7,965 square feet, as one (1) AUE equals 900 square feet of net livable space). The proposed modification proposes a total of 8,429 total net square feet of

affordable housing equating to 9.37 AUEs in the form of eight (8) deed-restricted units as shown on the following table:

	No. of deed restricted AH Units	SF	AUEs	Platted Designation
Approved MPD / CUP	7	7,712	8.56	Private
Proposed Modification	1	717	0.80	Common
Total	8	8,429	9.37	Private & Common
<i>Additional attainable</i>	8	8,231		<i>Private</i>

The Kings Crown Development also included eight (8) additional attainable housing units. The City's Housing Dept. has prepared an amendment to the approved Affordable Housing Mitigation plan subject to Housing Authority Approval.

Overall Staff Recommendation of the three (3) Proposed Modifications: Staff finds that the proposed modifications comply with the LMC parameters for MPDs and the mitigating CUP criteria.

Department Review

This project has gone through interdepartmental review. No further issues were brought up at that time.

Notice

On May 8, 2019, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record and the Utah Public Notice Website on May 4, 2019, according to requirements of the LMC.

Public Input

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

Alternatives

- The Planning Commission may approve the proposed Modification Request, as conditioned or amended; or
- The Planning Commission may deny the proposed Modification Request, and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on the proposed Modification Request, and request additional information or analysis.

Summary Recommendations

Staff recommends that the Planning Commission review and hold a public hearing for the Kings Crown Master Planned Development (MPD) and Conditional Use Permit (CUP) Modification Request, based on the updated Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the staff report.

Findings of Fact

1. The applicant requests to modify the approved MPD / CUP as well as the recorded Development Agreement based on three (3) modifications.
2. Modification no. 1: Request to modify the elevation / massing of Building B, north elevation, to accommodate amenity area. This elevation, as well as others, was part of the approved MPD / CUP as well as the recorded Development Agreement.
3. The proposed elevation / excavation modification meets the Land Management Code as the development meets the maximum building height, and other applicable parameters.
4. The modification complies with the Findings of Fact, Conclusions of Law, and Conditions of Approval of the approved MPD / CUP, also found in the recorded Development Agreement.
5. Modification no. 2: Request to modify the opportunity that the applicant presented that excess excavation material from the road construction and the multi-unit buildings is / was to be transported and deposited at Park City Mountain. The resort is no longer accepting any more material at this stage.
6. The applicant has been able to accomplish transporting excavated material to Park City Mountain, specifically onto the King's Crown ski run; however, they no longer have such opportunity.
7. The applicant requests to inform the Planning Commission that they will move forward transporting the remaining materials in the conventional manner utilizing City streets.
8. Modification no. 3: Request to modify certain Findings of Fact. The Conditions of Approval are not being affected. The requested Findings of Fact to be modified do not affect the established maximum Unit Equivalent (UE) square footage, but rather deals with Residential Accessory areas (all common spaces) which do not count towards UEs.
9. The applicant proposes to increase the number of units by two (2), from 23 market rate units to 25; however, the overall UE residential square footage actually decreases from 52,843 square feet to 51,468 square feet, which equates to 1,375 square feet less than the maximum UE identified in the approved MPD / CUP.
10. The modification includes one (1) Affordable housing unit within Building B and increased the parking by six parking (6) spaces.
11. The net increase of square footage consisting of 10,938 is classified as Residential Accessory Uses which includes mechanical space, circulation, parking, storage, etc., all to be platted as common area.
12. Residential Accessory space does not count as UEs.
13. Affordable housing units do not count towards UEs.
14. The modification which decreases the UE square footage from 52,843 to 51,468 complies with the original approval.
15. The modification amends Findings of Fact 10, 13, 23, 24, 25, 31, 66, and 74 as shown as shown on Exhibit C.
16. The proposed modifications to the Findings of Fact meet the LMC parameters for MPDs as well as the mitigating CUP criteria.

17. The proposed three (3) modifications comply with the LMC parameters for MPDs and the mitigating CUP criteria.

Master Planned Development Conclusions of Law

1. The modified / amended MPD, as conditioned:
 - a. complies with all the requirements of the Land Management Code;
 - b. meets the minimum requirements of Section 15-6-5 herein;
 - c. provides the highest value of Open Space, as determined by the Planning Commission;
 - d. strengthens and enhances the resort character of Park City;
 - e. compliments the natural features on the Site and preserves significant features or vegetation to the extent possible;
 - f. is Compatible in Use, scale, and mass with adjacent Properties, and promotes neighborhood Compatibility, and Historic Compatibility, where appropriate, and protects residential neighborhoods and Uses;
 - g. provides amenities to the community so that there is no net loss of community amenities;
 - h. is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time the Application was filed;
 - i. meets the Sensitive Lands requirements of the Land Management Code. The project has been designed to place Development on the most developable land and least visually obtrusive portions of the Site;
 - j. promotes the Use of non-vehicular forms of transportation through design and by providing trail connections;
 - k. has been noticed and public hearing held in accordance with this Code.
 - l. incorporates best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application;
 - m. addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies;
 - n. addresses and mitigates Historic Mine Waste and complies with the requirements of the Park City Soils Boundary Ordinance; and
 - o. addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan.

Conditional Use Permit Conclusions of Law

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

Conditions of Approval

1. Once the Planning Commission has approved the modified MPD, the approval shall be put in the form of a Development Agreement. The modified Development Agreement must be submitted to the Planning Department for ratification by the Planning Commission within 6 months of this approval. The modified Development Agreement shall be signed by the Mayor on behalf of the City Council and recorded with the Summit County Recorder.
2. An updated Affordable Housing Plan shall be approved by the Park City Housing Authority prior to issuance of any building permits for units within the MPD and deed restrictions shall be recorded, if applicable.
3. All conditions of approval of the approved Kings Crown MPD / CUP shall continue to apply.

Exhibits

Exhibit A – Applicant's Modification Request

Exhibit B – Building B North Elevation Comparison

Exhibit C – Kings Crown MPD / CUP Amended Findings of Fact

Exhibit D – **DRAFT** Kings Crown Affordable Housing Mitigation Plan - Amended

Exhibit A – Applicant's Modification Request

April 30, 2019

To: Mr. Francisco Astorga, Senior Planner
Mr. Bruce Ericksen, Planning Director
Park City Planning Department
Park city Municipal Corporation
445 Marsac Avenue
PO Box 1480
Park City, UT 84060

From: Rory Murphy, CRG Development LLC

RE: King's Crown Condominium Request for Modification of Approval

Dear Francisco and Bruce,

We are submitting this Request for Modification of Approval to the Planning Commission for their consideration to amend the King's Crown Development Approval for the MPD/CUP dated January 22nd, 2018. Specifically, we are requesting two modifications of the Development Agreement. One is a small modification of the north elevation massing of Building B (please see attached Exhibit A) to accommodate an amenity area. The other is a request to modify the requirement that all excavation material from the road construction and the multi-family buildings be transported and deposited at the Park City Resort.

North Elevation Mass Building B.

After Staff review of the proposed King's Crown Condominium Plat, it was determined that the north elevation of Building B had been modified enough from the massing proposed in the MPD/CUP that it was felt the Planning Commission should review this proposal. The massing differs on the north side of the building (Exhibit A). The blue line on the Exhibit shows the existing elevation of Building A. The street front massing has not increased. The area in question is located adjacent to Building A and is almost entirely hidden from street view by Building A. We did not add any additional sellable square footage and, in fact, decreased it by 1,691 square feet. As mentioned above, this modification was the result of adding a common amenity space to house a pool and lounge area. We are not proposing any height exceptions or set back exceptions.

The amenity area was anticipated in the original Development Agreement. We had originally placed a pool and lounge area directly behind Building A in the MPD/CUP application. Our neighbor, the Marriott Mountainside (Mark Harney, General Manager, 435-940-2026), subsequently raised concerns to us that placing the pool and lounge area where it was originally approved would be disruptive to their guests. After consideration, we agreed and instead moved it to the proposed area in Building B. The resulting

Exhibit A – Applicant’s Modification Request

square footage did increase the north profile of Building B, albeit towards the rear of the building. We feel that this is a reasonable modification of the MPD/CUP that accommodates the concerns raised by our neighbors but still allows us to provide an amenity area for our owners. It does not request any Code exceptions.

The second issue is a request to transport the excavation materials in a conventional manner. The applicant had originally proposed to transport its excavation material for the road and the multi-family buildings to areas on the Park City Resort. While this has largely been accomplished, circumstances have changed and the ability to continue to transport soils to the Park City Resort has been closed. This has occurred for two material and uncontrollable third-party reasons that have changed since the MPD/CUP approval last year. There are two landowners whose land must be utilized to transport the material to the Resort. They are Nastar LLC and Vail Resorts. The other landowners had originally been receptive to the import of soils. The principal of Nastar died unexpectedly last year and the long-standing excellent relationship with Nastar has since been more challenging. Secondly, Vail Resorts recently announced plans to move forward with its base area development and is focused on its own needs relative to displaced excavation materials.

We accomplished the majority of the goal we had originally set out to do. We have excavated the road, all of the affordable building, some of the condominium buildings and most of the town home area. We exhausted the previously identified deposit areas and have been unable to secure additional areas to deposit the excavation materials. This was not what we had intended, but are in an untenable position. We respectfully request that the Planning Commission consider our situation and allow us excavate and transport the remaining materials in a conventional manner.

Description of Additional Square Footage

We are proposing to increase the number of units from 23 to 25, but have decreased the overall UE square footage for residential units (from 52,843 square feet to 51,152 square feet). This equates to 1,691 square feet less than the entitlement. We have also included a deed-restricted unit within the building and increased the parking by five spaces.

The increase in the number of units made the overall units smaller. The rationale was to accommodate shifting market considerations but stay within the approved UE’s. It is our position that if this is concern to the Planning Staff or the Planning Commission, we are willing to combine units to decrease the number to the original approval if need be. We would still propose to keep the deed-restricted unit.

Table 1. Square footage comparison of all other components for Building B/C and D frpm DA MPD/CUP and Condominium Plat submittal.

Use	Plat Submittal (square feet)	MPD #'s (square feet)
a. Mechanical Spaces		
B/C	957	375

Exhibit A – Applicant's Modification Request

D	528	166
b. Internal Circulation		
B/C	2,664	1,133
D	2,252	1,827
c. Parking and Circulation		
B/C	10,593	9,305
D	7,865	8,313
d. Owners Storage		
B/C	1,310	0
D	724	0
e. Common Area/Pool		
B/C	5,822	0 (originally in Bldg. A)
D	0	0
f. Common Entertainment	(in above number)	0
g. ERU's (residential)		
B/C	27,130	28,253
D	24,022	24,590
h. Deed-Restricted Unit	717	0
Totals	83,865	73,962

- a. The increase of 944 square feet of mechanical space is due to the requirements of the mechanical system in the buildings. This is a result of progressing from schematic drawings to construction drawings.
- b. The internal circulation increased by 1,956 square feet due to a correction on how stairwells are calculated and an addition of a pedestrian corridor connecting the buildings.
- c. The parking/circulation decreased by 840 square feet.
- d. We added storage areas of 2,034 square feet. These are common areas and added to accommodate that need.
- e. and f. The most significant addition was the common amenity/entertainment space of 5,822 square feet from the rear of Building A to the basement of Building B.
- g. The ERU's decreased by 1,691 square feet.
- h. We added a deed-restricted affordable housing unit of 717 square feet.

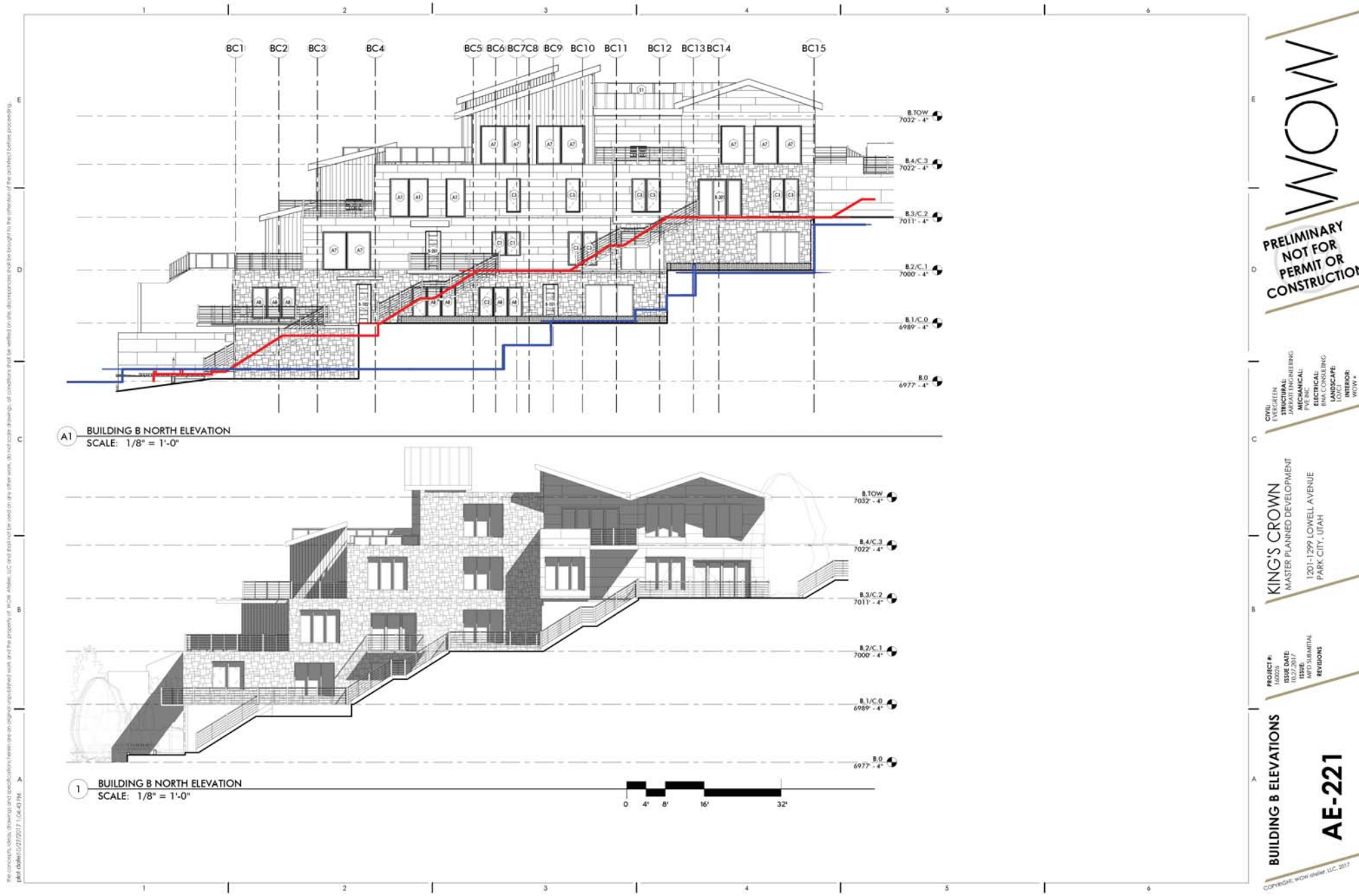
The additional square footage does not result in ANY additional sellable square footgae and is almost exclusively associated with the amenity space removed from Building A. The primary drivers were shifting the common area/pool from Building A, adding the internal hallway in the back of the buildings and adding owner storage components. The amenity space was added in the back of Building B. The hallway was added in the back of the buildings B, C and D to increase pedestrian circulation between the three buildings was also for safety. The owner storage was primarily added to back of the garage. All of these elements are buried in the back of the buildings and do not affect the visual appearance of the building to the general public (Please see Exhibit E for a clear example of how this is incorporated into the buildings). The additional mechanical space was simply the result of going from schematic design to Construction Drawings and the required systems needed additional space. The residential square footage, the only component that is sellable and is a financial positive, was decreased overall.

Exhibit A – Applicant's Modification Request

Please let us know if you have any additional questions or comments. We appreciate your consideration of our changes and believe that it is within the confines of what was conceptualized and approved. Most importantly, we decreased the ERU's and maintained the original massing of the building.

Sincerely,
Rory Murphy, CRG Development, LLC

Exhibit B – Building B North Elevation Comparison



Master Planned Development & Conditional Use Permit Findings of Fact:

1. The subject site is located at 1201 – 1299 Lowell Avenue.
2. The subject site is within the RC, ROS, and SLO District.
3. The proposed development takes place roughly over 30% of the property, all contained within the RC District located adjacent to Lowell Avenue towards the northeast of the subject site.
4. The applicant proposes to build three (3) multi-unit buildings with access off Lowell Avenue, a private road/drive to be known as Rothwell Road, and a townhouse building with access off Rothwell Road.
5. The proposed private road/drive begins at the 12th Street / Lowell Avenue intersection which then curves up to a hammer-head turn around.
6. Rothwell Road climbs up approximately sixty feet (60') and is approximately 548 feet long.
7. The applicant also proposes to develop 27 single-family lots, 4 of which would be accessed off Lowell Avenue, and the remaining 24 would be accessed off Rothwell Road (15 on the west side of the private road and 8 on the east side of the private road).
8. The applicant does not plan on building the 27 houses, but to develop the lots to be able to sell them individually.
9. The MPD includes a total of 32 lots.
10. **The MPD includes ~~seven (7)~~ eight (8) deed restricted affordable housing condominium units (8.558.85 affordable unit equivalents).**
11. The MPD includes eight (8) additional non-required deed restricted affordable housing condominium units (9.07 affordable unit equivalents).
12. The MPD includes 11.2 acres of platted open space in the form of large tracts of contiguous natural open space that does not include open space area around the units, equating to 74.6%. The total open space percentage is 83.9.
13. **The MPD includes 23-25 market rate condominiums, 7 market rate townhomes, and 27 market rate single family detached houses.**
14. Building A is a multi-unit dwelling, listed as a conditional use.
15. Building A has 15 residential affordable housing units.
16. Building A has the following square footage:
 - a. Residential: 16,520
 - b. Mechanical: 256
 - c. Internal circulation (hallways and stairs): 1,833
 - d. Parking and vehicular circulation: 5,571
 - e. Overall: 24,180
17. Building A has 18 parking spaces located in an enclosed underground parking garage.
18. Building A has vehicular access off Lowell Avenue through one (1) driveway.
19. Building A has 5 stories above the parking garage.
20. Building A is on proposed lot 1.
21. Affordable housing residential units do not count towards residential Unit Equivalents.
22. Building B/C is a multi-unit dwelling, listed as a conditional use.
23. **Building B/C has 42-14 residential units.**

24. **Building B/C has the following square footage:**
 - a. **Residential:** ~~28,253~~ 27,218 (~~14.13~~ 13.61 residential Unit Equivalents)
 - b. **Mechanical:** ~~375~~ 957
 - c. **Internal circulation (hallways, stairs, and elevator):** ~~1,133~~ 2,664
 - d. **Parking and vehicular circulation:** ~~9,305~~ 10,593
 - e. **Common area/pool:** 5,822
 - f. **Owners storage (platted common):** 1,310
 - d.g. **Affordable housing unit (platted common):** 717
 - e.h. **Overall:** ~~39,066~~ 49,281
25. **Building B/C has 24-25 parking spaces located in enclosed underground parking garages.**
26. Building B/C has vehicular access off Lowell Avenue through two (2) separate driveways.
27. Building B/C has 4 stories above the parking garage
28. Building B/C is on proposed lot 2
29. Building D is a multi-unit dwelling, listed as a conditional use.
30. Building D has 11 residential units
31. **Building D has the following square footage:**
 - a. **Residential:** ~~24,590~~ 24,250 (~~12.30~~ 12.13 residential Unit Equivalents)
 - b. **Mechanical:** ~~166~~ 528
 - c. **Internal circulation (hallways, stairs, and elevator):** ~~1,827~~ 2,252
 - d. **Parking and vehicular circulation:** ~~8,313~~ 7,865
 - d.e. **Owner's storage (platted common):** 724
 - e.f. **Overall:** ~~34,896~~ 35,619
32. Building D has 22 parking spaces located in an enclosed underground parking garage.
33. Building D has vehicular access off Lowell Avenue through one (1) driveway.
34. Building D has 4 stories above the parking garage.
35. Building D is on proposed lot 2.
36. Townhomes Building is a multi-unit dwelling, listed as a conditional use.
37. Townhomes Building has 7 residential units
38. Townhomes Building is 29,005 (14.50 residential Unit Equivalents).
39. Townhomes Building has 14 parking spaces, 2 within each parking garage.
40. Townhomes Building has vehicular access off proposed private drive through individual driveways.
41. Townhomes Building has 3 stories above the garage level.
42. Townhomes Building is on proposed lot 30
43. Single-family dwellings are an allowed use within the District.
44. The applicants request to plat 27 lots to accommodate one (1) single-family dwelling on each lot.
45. The approximate buildable square footage of the single family dwellings is 71,880 (35.94 residential Unit Equivalents).
46. The single-family dwellings require 54 parking spaces, 2 within each lot as required.
47. The single-family dwellings have vehicular access off proposed private drive through individual driveways and four (4) off Lowell Avenue.

48. The single family lots are on proposed lots 3-29.
49. The applicant proposed two (2) lots to be re-platted as open space.
50. Proposed open space Lot 31 is 2,106.4 square feet with retaining walls and stair access to adjacent property to the south.
51. Proposed open space Lot 32 is 487,798.29 square feet (11.2 acres).
52. Proposed open space Lot 32 is to house an accessory building, 750 square feet, consisting of restroom and lockers for the exclusive use of property owners.
53. The proposed accessory building on Lot 32 is located on the RC District.
54. Accessory buildings are an allowed use with the RC District.
55. Restrooms/lockers are considered residential accessory space and does not count towards Unit Equivalents.
56. The site contains a total of 653,860 sf. (15.01 acres) broken down in the following manner:
 - a. RC District: 199,867 sf. (4.59 acres)
 - b. RC District within the SLO Zone: 78,654 sf. (1.81 acres)
 - c. ROS District: 84,194 sf. (1.93 acres)
 - d. ROS District within the SLO Zone: 291,145 sf. (6.68 acres)
57. The applicant proposes to build solely within the zoning boundaries of the RC District. The applicant does not request to build within the boundary of the RC District/SLO, or within the ROS District, and these areas would be dedicated as open space.
58. Within the RC District, sites with multi-unit dwellings receive a maximum floor area ratio (FAR) of 1.0.
59. The portion of the site in the RC District has a maximum floor area of 199,867 sf. for multi-unit dwellings.
60. The RC District does not provide a FAR standard for single-family dwelling lots, but rather, a minimum lot area requirement of 1,875 sf.
61. The proposal contains a total FAR of 0.41 ($80,963 \div 199,867$) for multi-unit dwellings.
62. In applying the FAR at its maximum, the site would have a remaining 118,904 sf. in density ($199,867 - 80,963$).
63. In applying the floor area not used for multi-unit dwelling for single-family dwellings, this would create approximately 63 residential lots (applying the minimum lot area of 1,875 square feet).
64. The applicant requests to re-subdivide 27 single-family lots in conjunction with their 80,963 sf. of multi-unit dwellings.
65. A residential Unit Equivalent is 2,000 square feet.
66. **The applicant proposes the construction of the following 30-32 residential units and the allotment of 27 lots:**
 - a. **12-14 flats within multi-unit Building B/C totaling 27,683-27,218 square feet (13.84-13.61 residential Unit Equivalents).**
 - b. **11 flats within multi-unit Building D totaling 24,590-24,250 square feet (12.30-12.13 residential Unit Equivalents).**
 - c. 7 townhouses within the Townhome Building totaling 29,005 square feet (14.50 residential Unit Equivalents).
 - d. 27 lots to accommodate one (1) future single-family dwelling on each lot which would be approximately 71,880 square feet (35.94 residential Unit

Equivalents).

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

- existing multi-family.
78. The proposed plan uses the massing of the buildings to mitigate the need for retaining walls by burying the buildings into the hillside. The balance of the required retaining walls has been stepped in shorter wall sections to reduce/eliminate tall retaining walls.
 79. Roads and utility lines are proposed to work with the existing grades to the greatest extent possible, as indicated on the civil site and grading plans. Areas of the deepest cuts are mitigated by using the townhome buildings to step up the hill.
 80. All trails proposed with the MPD are incorporated into open space elements and in some areas are maintained and improved in their existing locations. Trail easements will be platted on the final recorded subdivision plats. Staff recommends adding a public recreation easement on Rothwell Road (private road) connecting to trail network on the mountain.
 81. The City requests to secure a recreational public access easement from Lowell Avenue, up the roadway to the stairwell shown on the plans, to allow for public trail access.
 82. The City requests to prepare a public trail plan for the open space parcel, provide for trail 'corridors' subject to final alignment, which would be part of the recorded development agreement. The applicant stipulates to this condition of approval.
 83. There are sufficient areas adjacent to the streets, driveways, and parking areas to store snow.
 84. The MPD shall comply with the trash storage and collection and recycling regulations contained herein.
 85. There are no commercial or non-residential uses with this project, and all off-street parking requirements are met within the project. The bus stop/ transportation area is located yards away from the project at the resort base. The applicant is considering placing an e-bike sharing station on site on Lowell Avenue for public use.
 86. The submitted landscape plans specify the maximum area allowed for lawn or turf is limited to fifty percent (50%) of the total Area allowed to be disturbed and not covered by Buildings and other hard surfaces.
 87. Drought tolerant species and species native to the area are stipulated in the Guidelines. Native rock and boulders are stipulated as allowed within the LMC.
 88. Lighting is proposed to comply with requirements of LMC Chapter 15-5, Architectural Review and is further spelled out in the Guidelines.
 89. No development within the MPD is located within the SLO with the exception of trails, which are an allowed use in the SLO.
 90. The proposal includes 200% of the required Affordable Housing as required by the current housing resolution (03-2017).
 91. The current affordable housing proposal, which is developed through the Affordable Housing Staff and the Affordable Housing Authority (The City Council), is shown on a table within this staff report. The Staff and the Affordable Housing Authority retain the final say on these figures.
 92. The proposal does not create additional demands for child care.
 93. An environmental survey ([Exhibit P - Environmental Survey](#)) was prepared

- revealing no environmental contaminants on the property.
94. A mine site study ([Exhibit Q - Mine Site Studies](#)) was conducted and determined that there were no mining related activities on the property.
 95. The proposal fulfills the following goals and objectives of the General Plan.
 96. A cultural survey ([Exhibit O - Cultural Survey](#)) was prepared revealing the only significant historical element on site was the Crescent Tramway, which will remain as the existing ski/ bike trail on the property. There are no historic structures on site.
 97. LMC § 15-6-4 (G) states that once the Planning Commission has approved an MPD, the approval shall be put in the form of a Development Agreement and shall be submitted to the Planning Department within six (6) months of MPD approval, for ratification by the Planning Commission..
 98. Multi-unit dwellings and Master Planned Developments are listed as a conditional uses in the RC District.
 99. The applicant proposes the construction of four (4) multi-unit dwelling buildings which includes one (1) building housing the affordable housing units that exceeds the required affordable housing requirements.
 100. There are certain uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.
 101. A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed Use in accordance with applicable standards.
 102. The project is located on Lowell Avenue, between 12th and 13th Street.
 103. The four (4) multi-unit dwellings are located at the lower portion of the subject site.
 104. A traffic study (Triton Engineering, June, 2017) was provided by the applicant and reviewed by the City indicating that study intersections are anticipated to continue operating at acceptable levels of service.
 105. Capacity of existing streets can handle anticipated normal traffic especially based on the fact that maximum density is not being pursued by the applicant.
 106. Utilities necessary for these proposed uses are available at or near the site.
 107. Final utility plans, including grading and storm water run-off plans will be required at time of building permit review.
 108. The proposed plans have been reviewed by the City and the Park City Fire District for compliance and meet the requirements for emergency vehicle access based on the close proximity to Lowell Avenue and the direct connection of the private drive.
 109. The proposed conditional use meets all LMC parking regulations.
 110. The internal circulation plan incorporated on the site plan showing proposed access to existing trails as well community access point to the trails and ski runs.
 111. Adjoining uses mirror the uses proposed in this project, and no separation is required. In fact, the project is providing community access through to adjacent open space.
 112. The project has been designed to mirror the existing neighborhood development

patterns.

113. The larger mass buildings are located adjacent to the larger buildings on Lowell, and the project homes mirror the East side of Lowell, with the townhomes continuing the townhome pattern as well.
114. As designed, approximately 82 percent of the project is contiguous open space, with access to skiing and bike trails.
115. All signs and lighting for the project will be approved through the Master Sign Plan application process and through building department review for compliance with the LMC.
116. The physical design of the proposed additions and new buildings, in terms of mass, scale, style, design and architectural detailing.
117. The proposed buildings complement the existing neighborhood in architectural character, materials, colors, mass and scale.
118. Proposed materials consist of metal and membrane roofing, wood and metal siding, natural stone and other elements consistent with the existing buildings.
119. This project will not create any of the conditions listed that are not normally associated in the residential nature of the proposed use.
120. There will be no commercial delivery or service vehicles to the project as the entire project is residential. Typical residential delivery service will utilize residential streets and driveways.
121. Trash and Recycling will mirror the existing Old Town pattern and usage with small residential trash bins, and shall comply with the required regulation listed under Master Planned Developments.
122. All condominiums will be sold as wholly owned condominiums and be required to follow local guidelines relative to other uses, the same applies to the single-family lots.
123. The proposed development is not within any environmentally sensitive lands, physical mine hazards, historic mine waste, or Park City Soils Ordinance.
124. The site is within steep slopes found throughout the site.
125. The overall proposal, both Multi-Unit Dwellings (conditional use) and single-family detached houses (allowed use) takes place over approximately 30% of the entire site.
126. The Applicant provided [Exhibit R - Proposed Export Fill Placement Exhibit and Possible Fill Locations, with the](#) placement, volume and height of on-mountain waste rock on a map showing the placement areas for waste rock
127. Applicant indicates a verbal agreement with Park City Mountain representatives to place the material from the multi-unit buildings and road construction on Park City Mountain.
128. [Exhibit R - Proposed Export Fill Placement Exhibit and Possible Fill Locations](#) also shows the proposed study of the corresponding volumes and depths of the waste material on adjacent property.
129. Applicant indicates that all waste material must be certified as environmentally clean, compacted in no more than 2-foot lifts (to achieve a 90%+ compaction) covered with six inches (6") of topsoil, seeded with a native grass mix and sod placed over the grass seeds.
130. Applicant demonstrates that the maximum depth would be 5 feet, tapering off to

0 feet.

131. Applicant proposes to transport the excavated material to the neighboring property without the necessity of using City streets. It is the Applicant's responsibility to seek such permission with the neighboring site.
132. Applicant explains that in the highly unlikely case that they are unable to secure a written agreement with the Park City Mountain, the excavation material would be disposed of by the traditional method used in the vast majority of construction projects to be approved by the City prior to issuance of building permits.
133. The applicant estimates 14,400 cubic yards of material (includes swell) which would equate to 1,440 truckloads (at 10 yds. / truck).
134. As a Condition of Approval, the applicant has indicated that they would not undergo excavation or footings and foundation work on the multi-family buildings or the access road during the winter season from Christmas through April 1st.
135. Applicant has indicated that they will instruct construction staff to keep delivery trucks off the streets during the peak busy times of between 8:30 am and 10:00 am as well as the peak afternoon times of 3:30 pm through 4:30 pm.
136. Applicant agrees to not deliver materials during the busiest tourist times of Christmas week, MLK weekend, Sundance week, MLK weekend, President's Day weekend, Arts Fest, July 4th weekend, Miner's Day weekend, and Tour de Utah.
137. Applicant has provided the approximate excavation quantities of the 27 single-family dwellings which would be approximately 7500 cubic yards.
138. The applicant does not plan on building the 27 single-family dwellings but plans to sell the lots to individuals and/or builders.
139. The Chief Building official has studied the applicant's preliminary Construction Mitigation Plan and finds that the proposal is in compliance with current Building Department policies.
140. Construction Mitigation Plan will be finalized by the Building Dept. once building permits are submitted by the applicant.
141. The applicant stipulates to the conditions of approval.
142. The discussion in the Analysis section is incorporated herein.

Master Planned Development Conclusions of Law

- A. The MPD, as conditioned, complies with all the requirements of the Land Management Code;
- B. The MPD, as conditioned, meets the minimum requirements of Section 15-6-5 herein;
- C. The MPD, as conditioned, provides the highest value of Open Space, as determined by the Planning Commission;
- D. The MPD, as conditioned, strengthens and enhances the resort character of Park City;
- E. The MPD, as conditioned, compliments the natural features on the Site and preserves significant features or vegetation to the extent possible;

- F. The MPD, as conditioned, is Compatible in Use, scale, and mass with adjacent Properties, and promotes neighborhood Compatibility, and Historic Compatibility, where appropriate, and protects residential neighborhoods and Uses;
- G. The MPD, as conditioned, provides amenities to the community so that there is no net loss of community amenities;
- H. The MPD, as conditioned, is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time the Application was filed.
- I. The MPD, as conditioned, meets the Sensitive Lands requirements of the Land Management Code. The project has been designed to place Development on the most developable land and least visually obtrusive portions of the Site;
- J. The MPD, as conditioned, promotes the Use of non-vehicular forms of transportation through design and by providing trail connections; and
- K. The MPD has been noticed and public hearing held in accordance with this Code.
- L. The MPD, as conditioned, incorporates best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application.
- M. The MPD, as conditioned, addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies.
- N. The MPD, as conditioned, addresses and mitigates Historic Mine Waste and complies with the requirements of the Park City Soils Boundary Ordinance.
- O. The MPD, as conditioned, addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan.

Conditional Use Permit Conclusions of Law:

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

Master Planned Development & Conditional Use Permit Conditions of Approval:

- 1. All standard project conditions shall apply.
- 2. A Construction Mitigation Plan (CMP) shall be submitted and approved by the City for compliance with the Municipal Code, as a condition precedent to issuance of any grading or building permits. The CMP shall be updated as necessary to identify impacts and propose reasonable mitigation of these impacts on the site, neighborhood, and community due to construction of this project. The CMP shall include information about specific construction phasing, traffic, parking, service and delivery, stock-piling of materials and staging of work,

- work hours, noise control, temporary lighting, trash management and recycling, mud and dust control, construction signs, temporary road and/or trail closures, limits of disturbance fencing, protection of existing vegetation, erosion control. Storm-water management, and other items as may be required by the Building Department. The immediate neighborhood and community at large shall be provided notice at least 24 hours in advance of construction work impacting private driveways, street closures, and interruption of utility service.
3. A storm water run-off and drainage plan shall be submitted with the building plans and approved prior to issuance of any building permits. The plan shall follow Park City's Storm Water Management Plan and the project shall implement storm water Best Management Practices. Post development drainage shall not exceed predevelopment drainage conditions and special consideration shall be made to protect any wetlands delineated on and adjacent to the site.
 4. The project is over 1.0 acres and will be required to meet the requirements of Park City's municipal separate storm sewer system (MS4) storm-water program.
 5. Final utility plans, consistent with preliminary utility plans reviewed by the Planning Commission during the MPD review, shall be submitted with the final subdivision plat.
 6. Dry utility infrastructure must be located on the property and shown on the building plans prior to building permit issuance to ensure that utility companies verify that the area provided for their facilities are viable and that exposed meters and boxes can be screened with landscaping.
 7. The Snyderville Basin Water Reclamation District's review and approval of the utility plans and final subdivision plat, for conformance with the District's standards for review, is a condition precedent to plat recordation and building permit issuance.
 8. An Affordable Housing Plan shall be approved by the Park City Housing Authority prior to issuance of any building permits for units within the MPD and deed restrictions shall be recorded.
 9. As a condition precedent to receiving a certificate of occupancy for any market rate unit the City shall be provided with proof of compliance with the approved Affordable Housing Plan.
 10. A master sign plan for the project shall be submitted, reviewed for compliance with the Park City Sign Code, and approved by the City, as a condition precedent to issuance of any individual sign permits.
 11. Approval of this Master Planned Development is subject to LMC Chapter 6- Master Planned Developments and shall expire two years from the date of execution of the Development Agreement unless Construction, as defined by the Uniform Building Code, has commenced on the project.
 12. Once the Planning Commission has approved an MPD, the approval shall be put in the form of a Development Agreement. The Development Agreement must be submitted to the Planning Department for ratification by the Planning Commission within 6 months of this approval. The Development Agreement shall be signed by the Mayor on behalf of the City Council and recorded with the Summit County Recorder.

13. Timing of completion of all required items and public benefits shall be further described and stated in the Development Agreement.
14. Vegetation and landscaping will be planted in such a manner that screening of adjacent properties is to be consistent with approved landscape plans. The applicant recognizes that the City Engineer have final authority on landscape placement in required easement areas.
15. All interior roads shall be constructed to Park City Engineering standards. Final grades, storm drainage and width to be approved by the City Engineer.
16. Interior roads are proposed to be private and maintained by the HOA.
17. An HOA shall be in place to maintain and govern the property.
18. An open space use plan shall be approved by the Park City Planning Department and shall be included as part of the development agreement. Such uses shall be consistent with the LMC and shall include ski runs, hiking/biking trails and related ski improvements such as snow making and signage as needed and appropriate.
19. A trails master plan that is consistent with the city's needs and desires shall be forwarded by the City Trails personnel and approved by both the applicant and the Park City Planning Department, which would be part of the recorded development agreement.
20. The applicant shall allow a recreational public access easement from Lowell Avenue, up the roadway to the stairwell shown on the plans, to allow for public trail access, and shall be shown on the plat.
21. The proposal shall comply with all Architectural Design Guidelines outlined in LMC § 15-5-5 which includes prohibited architectural styles and motifs, prohibited siding materials, design ornamentation, number of exterior wall materials, roofing materials, roof shapes, solar panels and skylights, window treatments, Lighting, trash and recycling enclosures, mechanical equipment, patios and driveways, and landscaping. Materials color samples and final design details shall be approved by staff prior to building permit issuance and shall be in substantial compliance with the elevations reviewed by the Planning Commission on January 10, 2018.
22. The proposal shall comply with the trash storage and collection parameters with the language outlined in LMC § 15-5-5(G).
23. The proposal shall not undergo excavation or footings and foundation work on the multi-family buildings or the access road (Rothwell Road) during the winter season from Christmas (December 25) through April 1st.
24. Materials shall not be delivered during the busiest tourist times of Christmas week, MLK weekend, Sundance week, MLK weekend, President's Day weekend, Arts Fest, July 4th weekend, Miner's Day weekend, and Tour de Utah.
25. The final building plans and construction details for the project shall substantially comply with the drawings reviewed by the Planning Commission on January 10, 2018.
26. The applicant shall record a plat prior to selling individual units.
27. A deed restriction all affordable housing units shall be recorded prior building permit issuance.
28. The CCRs shall be submitted with the plat for review and approval by the City prior to final plat recordation.

29. The CCRs submitted with condominium plats that include any deed restricted affordable housing units shall limit the HOA dues related to the deed restricted employee housing unit in order to ensure that the units remain affordable. The CCRs shall reflect a lower par-value to reflect the reduced cost of the units (or exempt the units from HOA fees) to ensure that the units don't lose their affordability due to HOA fees. The CCRs shall be submitted with the condominium plat for review and approval by the City prior to final condominium plat recordation.
30. The Conditional Use Permit shall expire on January 10, 2019, unless an extension is requested in writing prior to expiration date and the extension is granted by the Planning Director.
31. A final water efficient landscape and irrigation plan that indicates required storm water facilities and snow storage areas, and that meets the defensible space requirements and mitigates for removal of significant vegetation, shall be submitted with the building permit application for approval by the Planning, Building, and Engineering Department, and shall be in substantial conformance with the plans reviewed by the Planning Commission on January 10, 2018.
32. All requirements and conditions of the Snyderville Basin Water Reclamation District shall be met prior to building permit issuance.
33. This development is part of a common development that is greater than one (1) acre. This development shall meet the MS4 storm water requirements.



~~September 11, 2018~~

May 8, 2019 Amendment subject to Housing Authority Approval

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

NOTICE OF CITY COUNCIL ACTION - AMENDED

Description: Affordable Housing Mitigation Plan - Amended
Project Title: Kings Crown at Park City
Date of Action: ~~August 30, 2018~~ May 30, 2019

Summary of Recommendation

On August 30, 2018 Park City Housing Authority approved a recommendation made by the Planning Commission to approve a Housing Mitigation Plan proposed by CRH Partners, LLC. The Mitigation Plan proposes the construction and sale of 15 affordable/attainable deed restricted condominiums at Kings Crown at Park City. Seven units priced affordable to households earning an average of 76% of AMI are in fulfillment of the affordable housing obligation at Kings Crown at Park City. Eight attainable units priced affordable to 150% of AMI (in accordance with HUD Income Limits) are in excess of the generated housing obligation. Completed units will include one 1-bedroom unit, eight 2-bedroom units and six 3-bedroom units.

Findings of Fact:

1. The applicable Development Agreement was recorded June 14, 2018 for the Kings Crown Master Planned Development (MPD).
2. Housing Resolution 03-2017 Section 8 requires that affordable housing shall be provided equal to 15% of the market residential units in an MPD. The total residential units proposed in the MPD are fifty-seven (~~59~~7), 15% of which equals ~~8.55~~ 8.55 Affordable Unit Equivalents (AUEs). This requirement is met by providing ~~8.58~~ 9.38 AUEs (~~7721~~ 8438 SF) of affordable housing averaging less than 80% of AMI. Each AUE is measured as 900 square feet of interior space.

3. The Housing Mitigation Plan was recommended for approval by the Planning Commission to the Park City Housing Authority on August 8, 2018. The plan was modified slightly after Planning Commission but the terms are substantially the same. The final version for approval is attached as Exhibit A with red-lined amendments to correct square footage and approved changes in the agreement.
4. The Applicant proposes a plan to build ~~7721~~8438 SF of affordable housing comprised of seven (7) two and three bedroom units varying in size from 997 SF to 1,377 SF all within one building. In addition, the Applicant proposes to build an additional eight (8) attainable units (150% AMI, HUD Income Limits) in the same building of one to three bedroom units. In addition, one unit of 717 SF will be included in a second building.
5. The Applicant proposes to price the seven affordable units at an average household AMI of 76% (\$57,834 to \$85,680 annual household income based on the Resolution definition of household size) and the remaining eight units attainable to 150% to 200% of AMI depending on HUD defined household size (\$128,520 to ~~\$160,650~~\$219,600 annual household income). The 717 SF one-bedroom unit in Building B will be platted as common area and rent will be set affordable to a household at 50% of AMI (\$43,920 maximum income for a family of two and \$1,098 monthly rent in 2019).
6. Under Section 9 of the Housing Resolution, Applicant is requesting to use Alternative Distribution Ratios so that instead of building 4 townhomes, 1 single family home and 3.5 condominiums, they build ~~45~~16 affordable/attainable Units in ~~one~~two buildings.
7. Housing Resolution 03-2017 allows for waivers by the Housing Authority.
8. Unit descriptions as required by Housing Resolution 03-2017, Section 13 are attached here as Exhibit C.
9. The Applicant has requested the Housing Authority waive pursuant to Section 19 of Housing Resolution 03-2017 requirements related to construction timing and delivery of the affordable housing units, specifically Sections 11 (Timing of Occupancy) which states that the affordable units must be delivered in proportional timing to the market units & 14A (Construction of Market Units) which states that Affordable units shall be made available for occupancy on approximately the same schedule as a project's market units; except that Certificates of Occupancy ... for the last ten percent of the market units shall be withheld until Certificates of Occupancy have been issued for all of the inclusionary units.
10. The waiver provision states that the City Council may waive all or part of the requirements of this Resolution in exchange for enhanced project affordability or livability including but not limited to the incorporation of sustainable building practices and systems in the unit design and development.).
11. Applicant proposes 8 additional attainable units in order to enhance project affordability, pricing the affordable units with an overall average of 76% of AMI. The Applicant will build the affordable/attainable building to green building standards in compliance with Section 9.B.5 of Housing Resolution 03-2017.
12. In addition, in order to meet the spirit of the housing resolution timing requirements, applicant proposes that:

- a. CRH will post a Performance Bond in an amount equal to the construction cost and in a form acceptable to the City for the completion of the Affordable Housing building.
- b. If the construction timing of the affordable housing building deviates more than 120 days from the proposed construction, the Applicant shall appear before the Park City Housing Authority within 30 days to explain the timing discrepancy and propose a remedy. The Housing Authority shall at that time have the right to require that the applicant post a 100% cash (or cash equivalent) guarantee for the remaining portion of the affordable housing building to be constructed.

Conclusions of Law:

1. The conditions of the Development Agreement between CRH Partners, LLC and Park City Municipal Corporation recorded on June 14, 2018 related to Affordable Housing has been met by this plan
2. This plan complies with Park City Housing Resolution 03-2017.
3. Housing Authority approves a waiver of the Housing Resolution timing of construction and delivery of the affordable housing units.

Conditions of Approval:

1. The Affordable Housing building will be the first building to draw a building permit.
2. No Certificate of Occupancy will be granted for the Crown Homes (market townhomes) prior to receiving the CO for the affordable/attainable building.
3. CRH will post a Performance Bond equal to the cost of construction and in a form acceptable to the City for the construction of the Affordable Housing building.
4. If the construction timing of the affordable housing building deviates more than 120 days from the proposed construction, the Applicant shall appear before the Park City Housing Authority within 30 days to explain the timing discrepancy and propose a remedy. The Housing Authority shall at that time have the right to require that the applicant post a 100% cash (or cash equivalent) guarantee for the remaining portion of the affordable housing building to be constructed.
5. Units will be sold at pricing as follows:

Unit #	Sq Ft	# of Bedrms	Sales Price	Max Hshold Income
A-101	1,349	3	\$ 303,647	\$ 85,680
A-102 ADA	1,000	2	\$ 197,881	\$ 57,834
A-201	1,000	2	\$ 239,122	\$ 67,473
A-202	998	2	\$ 239,122	\$ 67,473
A-203	1,377	3	\$ 303,647	\$ 85,680

Exhibit D – DRAFT Kings Crown Affordable Housing Mitigation Plan - Amended

A-303	1,000	2	\$ 263,841	\$ 77,112
A-304	997	2	\$ 263,841	\$ 77,112
affordable units total	7,721		\$ 1,811,101	
max total sales price @ 80% AMI			\$ 1,901,120	
average % AMI sales price			76%	
A-301	989	2	\$ 512,404	\$ 144,585
A-302	987	2	\$ 512,404	\$ 444,585 175,680
A-401	671	1	\$ 455,470	\$ 428,520 153,720
A-402	959	2	\$ 512,404	\$ 444,585 175,680
A-403	1,174	3	\$ 569,338	\$ 460,650 219,600
A-404	1,189	3	\$ 569,338	\$ 460,650 219,600
A-501	1,160	3	\$ 569,338	\$ 460,650 219,600
A-502	1,163	3	\$ 569,338	\$ 460,650 219,600
attainable units total @ 150% AMI per HUD income limits	8,292		\$ 4,270,034	
additional storage	736			
Total	16,749			

- Deed Restrictions shall be recorded against all ~~15~~ 16 units in a form approved by the City Attorney.
- CCRs for the Affordable/Attainable building will include a provision that HOA fees won't increase more than three percent (3%) per year.
- Initial HOA dues shall not exceed an average of \$250 per month per unit excluding utilities and internet and/or an average of \$370 per month per unit including utilities and internet.
- Units within Building A, the affordable/attainable building shall be sold ~~to eligible households~~ and the one unit in Building B will be rented to eligible households defined in the recorded Deed Restrictions.
- All sales shall be approved in writing by the City Affordable Housing Office.
- Housing Authority waived the Housing Resolution 03-2017 construction timing and delivery of the affordable housing units Sections 11 and 14.A.

Attached:

Exhibit D – DRAFT Kings Crown Affordable Housing Mitigation Plan - Amended

Exhibit A = Housing Mitigation Plan proposed by CRH Partners LLC., dated July 16, 2018 and amended with agreed-upon changes in red as well as proposed 2019 amendment dated April 25, 2019.

Exhibit B = Project Site Plan: Affordable Housing Building is Building A on Lot 1

Exhibit C = Floor Plans for Building A, Affordable and Attainable Housing Building

Exhibit D = Floor Plans for Building B identifying the 717 SF AUE platted as common area.

Sincerely,

Rhoda Stauffer
Affordable Housing Program

Planning Commission Staff Report

Subject: Kings Crown Condominiums
Author: Francisco Astorga, AICP, Senior Planner
Project Number: PL-19-04159
Date: 22 May 2019
Type of Item: Legislative – Condominium Plat

Recommendation

Staff recommends that the Planning Commission review and hold a public hearing for the Kings Crown Condominiums located at located at 1271 Lowell Avenue, and consider forwarding a positive recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Proposal

Applicant requests approval of a Condominium Plat for Buildings B, C, and D within Kings Crown to plat twenty-five (25) private market rate residential condominium units, one (1) common affordable housing unit, as well as accompanying mechanical space, internal circulation, parking, storage, swimming pool, etc., all to be designated common space. The Condominium Plat would allow the applicant to sell each unit individually and is subject to the amended Kings Crown Master Planned Development / Conditional Use Permit, and amended Affordable Housing Mitigation Plan, also included in this packet.

Description

Applicant: CRG Development Partners, LLC represented by Rory Murphy
Location: 1271 Lowell Avenue
Zoning: Recreation Commercial (RC) District
Adjacent Land Uses: Trails, skiing, open space, and residential.
Reason for Review: Condominium Plat applications require Planning Commission public hearing / review / recommendation to the City Council, and City Council public hearing / review / final action

Background/Timeline

- January 10, 2018 - Park City Planning Commission approved the Kings Crown Master Planned Development / Conditional Use Permit. See [staff report/exhibits](#).
- February 1, 2018 – Park City Council approved the Kings Crown Re-Subdivision Plat per [Ordinance No. 2018-05](#), and [staff report/exhibit](#).

- June 13, 2018 – Park City Planning Commission ratified the Development Agreement required by the approved Master Planned Development, see [staff report/exhibits](#).
- June 14, 2018 – Summit County recorded the Development Agreement -entry no. 01093392.
- May 16, 2018 – Summit County recorded the Plat – entry no. 1091847.
- August 30, 2018 – Park City Housing Authority approved the Affordable Housing Mitigation Plan, see [staff report/exhibits](#) and [meeting minutes \(page 10\)](#).
- March 19, 201 – Park City Planning Department received a complete application for this Condominium Plat.
- May 22, 2019 – Park City Planning Commission reviews and takes final action on modifying the approved Master Planned Development and Conditional Use Permit.

Purpose

The purpose of the Recreational Commercial District is found in [Land Management Code § 15-2.16-1 Purpose](#).

Analysis

The proposed Condominium Plat memorializes private, common, and limited common area that would that allows the units to be sold individually. The proposed Condominium Plat consists of twenty-five (25) market-rate units within the Kings Crown Building B, C, and D, to be platted as the Kings Crown Condominiums. The unit boundaries of each private unit will be set forth on the recorded plat.

The size of the private units within the multi-unit dwelling ranges from 926 – 4,641 square feet. See table below showing the dwelling unit no., private square footage, and limited common area:

Unit #	Unit Square Footage	Limited Common Area Appurtenant With Each Private Unit (deck)
B101	717	169
B102	1,160	313
B103	1,620	127
B201	1,946	529
B202	1,681	218
B301	2,705	556
B302	1,794	300
B401	3,666	1,221
C101	1,814	408

C102	1,779	147
C201	1,844	486
C202	1,705	222
C301	1,861	271
C302	1,782	243
C401	1,861	1,004
D101	2,306	410
D102	1,275	331
D103	1,288	70
D104	2,072	465
D201	2,156	310
D202	2,547	540
D203	2,530	295
D301	2,031	441
D302	1,349	460
D303	1,827	759
D401	4,869	1646
Total Private	51,468	

Note: Unit B101 in *red italics* is a common platted affordable housing unit; the rest are private market rate units.

Common areas include mechanical spaces, internal circulation, parking garage and circulation, swimming pool, spa, gym area, entertainment area, exterior walls and internal bearing walls/columns, footing and foundation, roof, etc. Limited common areas include several exterior decks throughout the three (3) buildings.

Staff finds good cause for this Condominium Plat as it reflects compliance with the amended Master Plan Development and Conditional Use Permit, approved Re-Subdivision Plat, and amended Affordable Housing Mitigation Plan.

Process

The approval of this Condominium Plat application by the City Council constitutes Final Action that may be appealed following the procedures found in Land Management Code § 15-1-18.

Department Review

This project has gone through interdepartmental review. No further issues were brought up at that time.

Notice

On May 8, 2019, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record and the Utah Public Notice Website on May 4, 2019, according to requirements of the LMC.

Public Input

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

Alternatives

- The Planning Commission may forward a positive recommendation to the City Council for the proposed Condominium Plat, as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for the proposed Condominium Plat, and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on the proposed Condominium Plat, and request additional information or analysis in order to make a recommendation.

Significant Impacts

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

Consequences of Not Taking Recommended Action

Once the building is finished the property owner would not be able to sell each unit individually.

Summary Recommendations

Staff recommends that the Planning Commission review and hold a public hearing for the Kings Crown Condominiums located at located at 1271 Lowell Avenue, and consider forwarding a positive recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Exhibits

Exhibit A – Draft Ordinance

Attachment 1 – Proposed Condominium Plat

Exhibit B – Applicant's Project description

Exhibit C – Survey

Exhibit D – Aerial Photograph

Exhibit E – Site Photographs

Exhibit A – Draft Ordinance

Ordinance No. 19-XX

AN ORDINANCE APPROVING THE KINGS CROWN CONDOMINIUMS, LOCATED AT 1271 LOWELL AVENUE, PARK CITY, UTAH.

WHEREAS, the property owners of the property located at 1271 Lowell Avenue have petitioned the City Council for approval of the Condominium Plat; and

WHEREAS, on May 4, 2019, proper legal notice was published according to requirements of the Land Management Code; and

WHEREAS, on May 8, 2019, the site was properly noticed and posted according to the requirements of the Land Management Code; and courtesy letters were sent to surrounding property owners; and

WHEREAS, the Planning Commission held a public hearing on May 22, 2019, to receive input on the Condominium Plat; and

WHEREAS, the Planning Commission on May 22, 2019, forwarded a recommendation to the City Council; and,

WHEREAS, on June 20, 2019, the City Council held a public hearing to receive input on the Condominium Plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Kings Crown Workforce Housing Condominiums Plat, located at 1271 Lowell Avenue.

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

SECTION 1. APPROVAL. The Kings Crown Condominiums Plat as shown in Attachment 1 is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The site is located at 1271 Lowell Avenue, Lot 2 of the Kings Crown Re-Subdivision.
2. The site is located within the Recreation Commercial District.
3. On January 10, 2018 the Park City Planning Commission approved the Kings Crown Master Planned Development and a Conditional Use Permit for Multi-Unit Dwellings throughout the development for market rate and affordable housing units.
4. On February 1, 2018 the Park City Council approved the Kings Crown Re-Subdivision Plat per Ordinance No. 2018-05.

5. On June 13, 2018 the Park City Planning Commission ratified the Development Agreement required by the approved Master Planned Development.
6. On June 14, 2018 Summit County recorded the Development Agreement -entry no. 01093392.
7. On May 16, 2018 Summit County recorded the Kings Crown Re-Subdivision Plat – entry no. 1091847.
8. On August 30, 2018 the Park City Housing Authority approved the Kings Crown Affordable Housing Mitigation Plan.
9. On March 19, 2019 the Park City Planning Department received a complete Condominium Plat.
10. On May 22, 2019 the Planning Commission amended the MPD and CUP.
11. The proposed Condominium Plat memorializes common, limited common, and private areas that would that allows the units to be sold individually.
12. The proposed Condominium Plat consists of twenty-five (25) market rate units within the Kings Crown Building B, C, and D, to be platted as Kings Crown Condominiums.
13. The unit boundaries of each private unit would be set forth on the recorded plat.
14. The size of the private units within the multi-unit dwelling ranges from 1,160 – 4,869 square feet.
15. Common areas include mechanical spaces, internal circulation, parking garage and circulation, swimming pool, spa, gym area, entertainment area, exterior walls and internal bearing walls/columns, footing and foundation, roof, etc.
16. Limited common areas include several exterior decks throughout the three (3) buildings.
17. The recordation of this Condominium Plat would allow the applicant to sell each unit.
18. There is Good Cause for this Condominium Plat as it reflects compliance with the amended Master Plan Development and Conditional Use Permit, approved Re-Subdivision Plat, and amended Affordable Housing Mitigation Plan.

Conclusions of Law:

1. There is good cause for this Condominium Plat.
2. The Condominium Plat is consistent with the Park City Land Management Code and applicable State law regarding Condominium Plats.
3. Neither the public nor any person will be materially injured by the proposed Condominium Plat.
4. Approval of the Condominium Plat, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat and CCRs for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant shall record the Plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this

approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.

3. A plat note shall state that all conditions of approval of the amended Master Planned Development, Conditional Use Permit, Kings Crown Re-Subdivision Plat Ordinance No. 2018-05, and amended Housing Mitigation Plan shall continue to apply.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 20th day of June, 2019.

PARK CITY MUNICIPAL CORPORATION

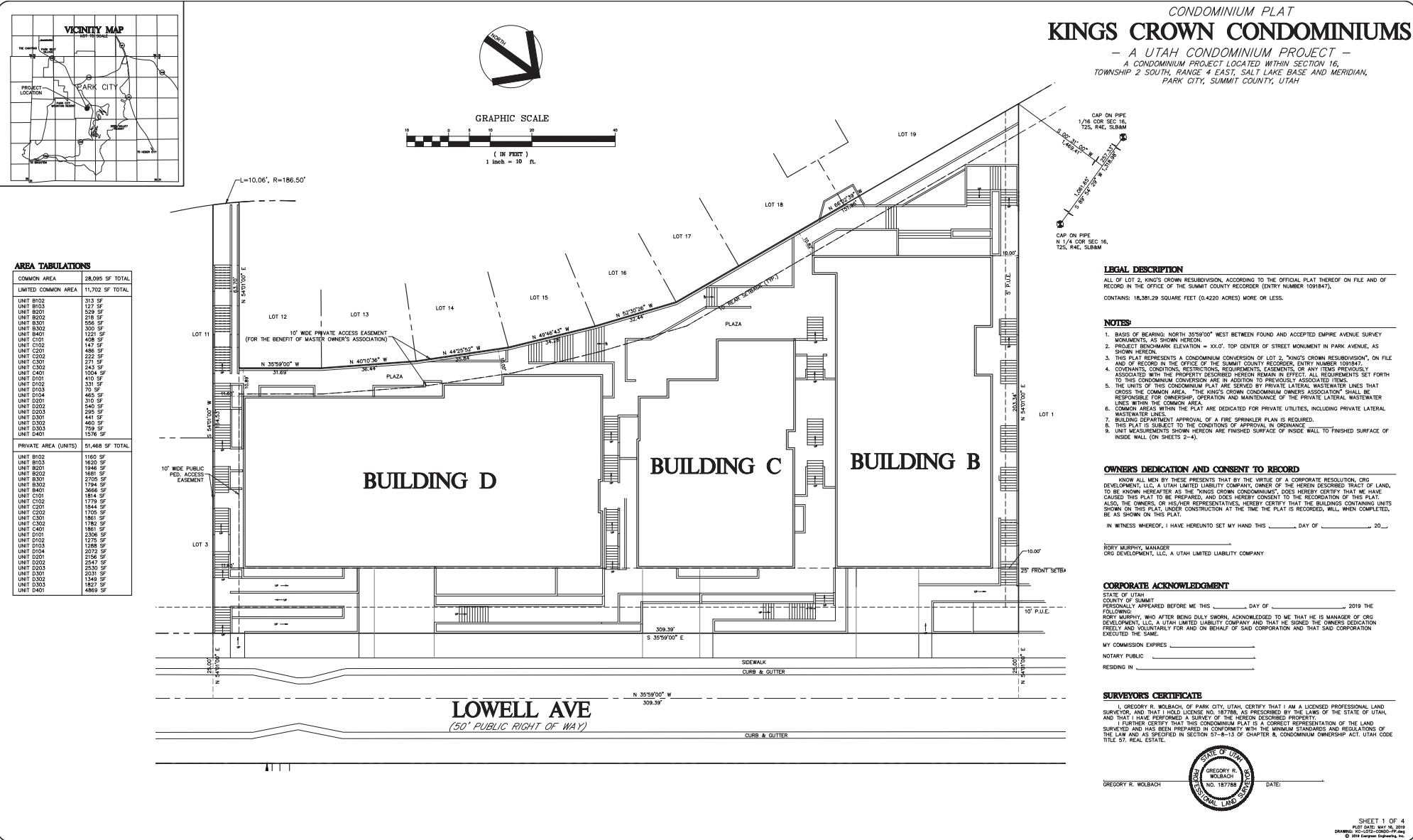
Andy Beerman, MAYOR

ATTEST:

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

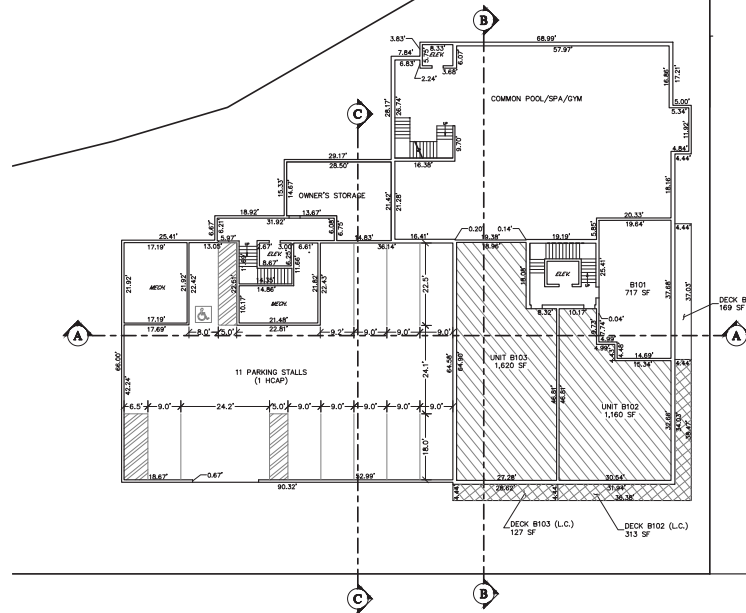
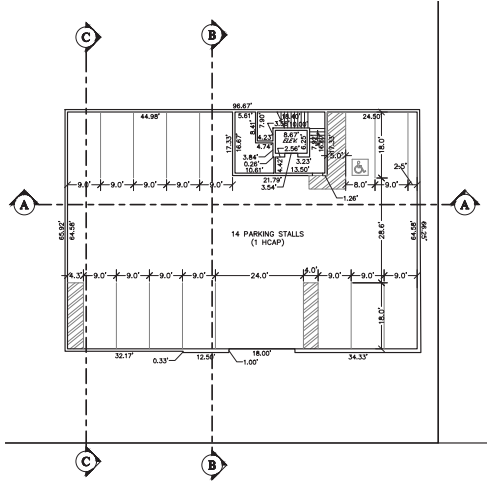
Mark Harrington, City Attorney



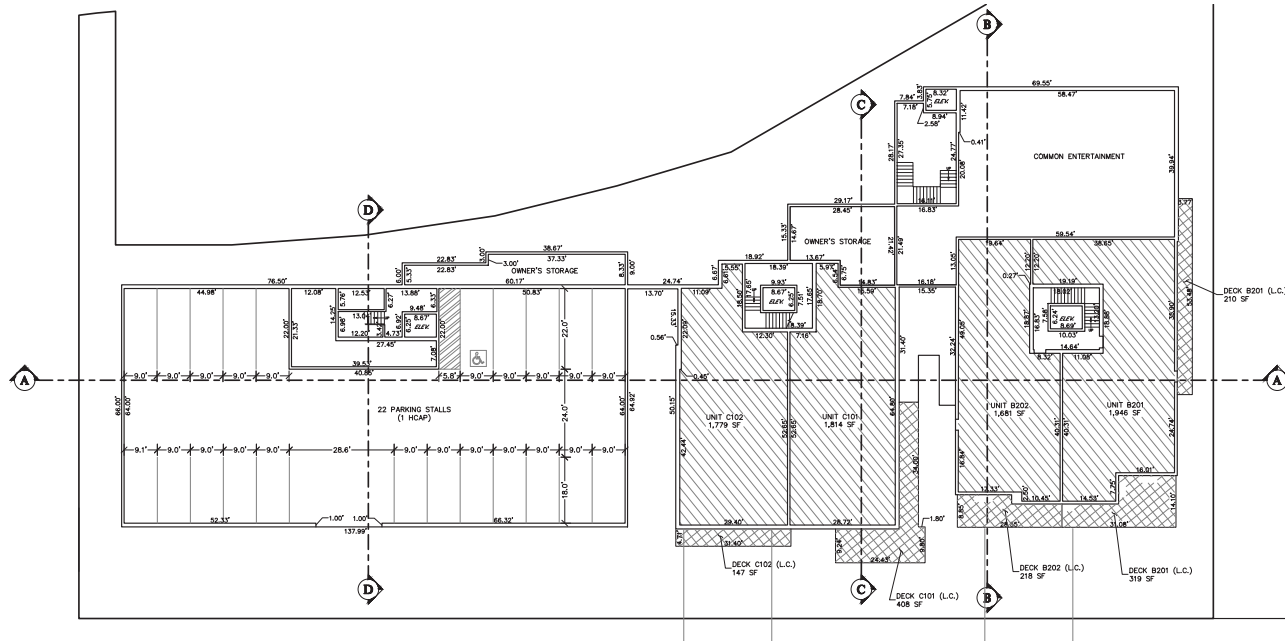
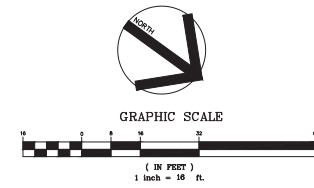
Evergreen Engineering, Inc. Civil Engineering • Land Surveying • Land Planning P.O. Box 2861 • Park City • Utah • 84060 Phone: 801-521-5482 E-mail: amarone@evergreen-eng.com	CITY ENGINEER THIS PLAT IS IN CONFORMANCE WITH INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPARTMENT ON THIS DAY OF _____ A.D. 2019. CITY ENGINEER _____	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____ A.D. 2019. BY: SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	CITY PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION ON THIS _____ DAY OF _____ A.D. 2019. CHAIR _____	APPROVAL AS TO FORM APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 2019. CITY ATTORNEY _____	COUNCIL APPROVAL & ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____ A.D. 2019 MAYOR _____	CERTIFICATE OF ATTEST I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____ A.D. 2019 CITY RECORDER _____	RECORDED Nº. _____ STATE OF _____ COUNTY OF _____ RECORDED AND FILED AT THE REQUEST OF: _____ COUNTY RECORDER _____
--	--	---	---	--	---	--	---

Attachment 1 – Proposed Condominium Plat

LEVEL 1 BUILDING B PARKING LEVEL



LEVEL 2 BUILDING B UNITS B102, B103 COMMON B101, LOWER AMENITY BUILDING C PARKING LEVEL



LEVEL 3 BUILDING B UNITS B201, B202 UPPER AMENITY BUILDING C UNITS C101, C102 BUILDING D PARKING LEVEL

HATCHING LEGEND

- COMMON AREA
- LIMITED COMMON AREA
- PRIVATE AREA

PLAT DATE: MAY 16, 2019

NO. _____ RECORDED
DATE _____
STATE OF _____
CITY OF _____
RECORDED AT THE REQUEST OF _____
FFS _____ CITY RECORDER _____

Evergreen Engineering, Inc.
Civil Engineering • Land Surveying • Land Planning
Professional Seal: State of Utah • No. 84680
Phone: 801-527-5482
E-mail: info@evergreen-eng.com

DATE	BY	COMMENTS

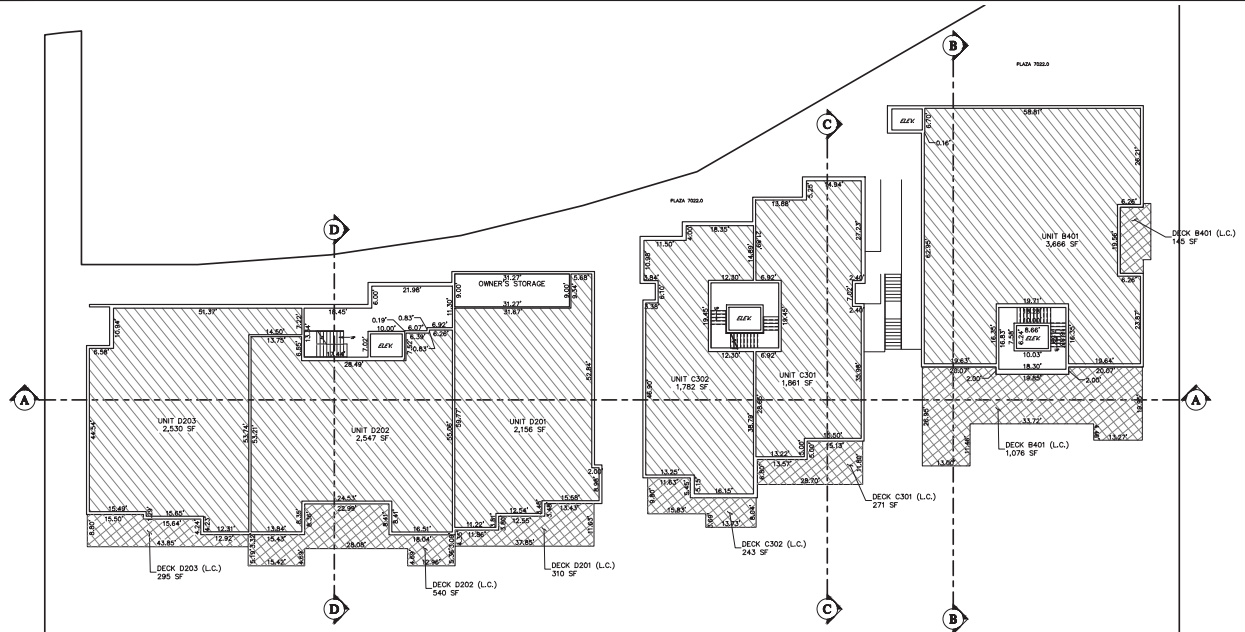
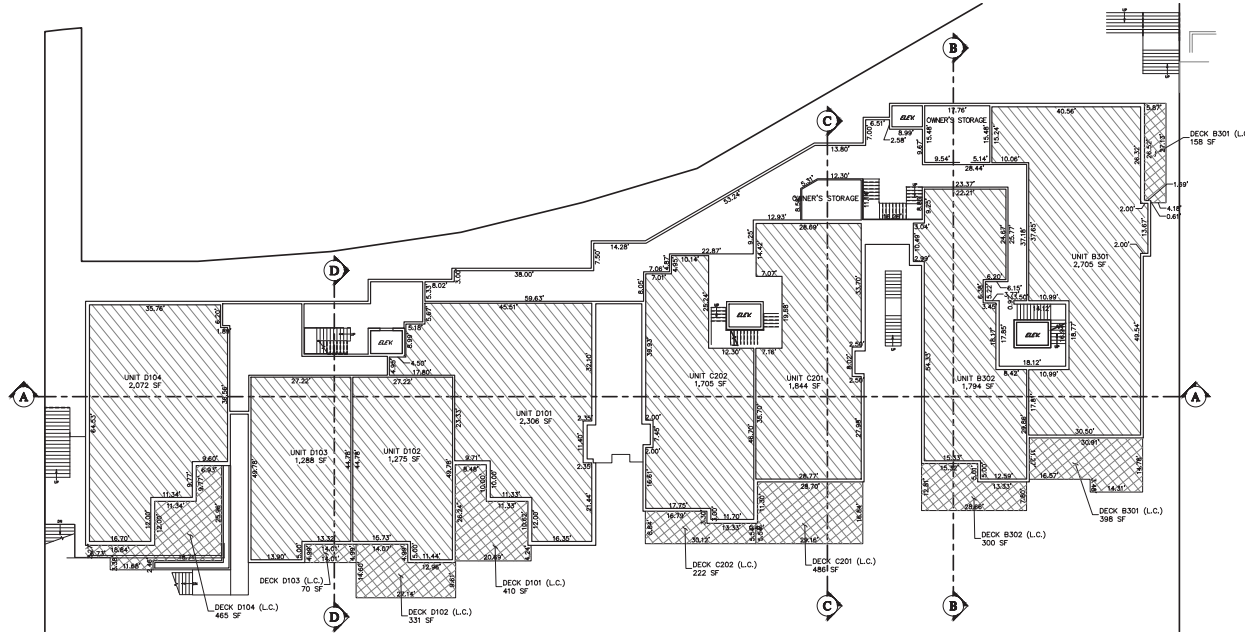


DESIGNED BY: WOV
DRAWN BY: ADM
CHECKED BY: ADM

**KINGS CROWN CONDOMINIUMS
FLOOR PLANS - LEVELS 1, 2 & 3**

FOR: KING PARTNERS
PROJECT: KC-L012-CONDO-PP
JOB NO.: 826

Attachment 1 – Proposed Condominium Plat



HATCHING LEGEND

- COMMON AREA
- LIMITED COMMON AREA (L.C.)
- PRIVATE AREA

NO. _____ RECORDED
DATE _____
STATE OF _____
CITY OF _____
RECORDED AT THE REQUEST OF _____
FEES _____ CITY RECORDER



REVISIONS	COMMENTS
DATE BY	



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

KINGS CROWN CONDOMINIUMS
FLOOR PLANS - LEVELS 4 & 5
FOR: KING PARTNERS
PROJECT: KCC-L072-CONDO-PP
JOB NO.: 865

SHEET 3 OF 4

383

Exhibit B – Applicant's Project Description

March 11, 2019

Mr. Bruce Ericksen, Director of Planning
Mr. Francisco Astorga, Senior Planner
Park City Planning Department
Park City Municipal Corporation
PO Box 1450
445 Marsac Avenue
Park City, Utah 84060

RE: Condominium Plat Proposal for King's Crown Condominiums

Dear Bruce and Francisco,

Please find enclosed to this narrative our proposed plan for the King's Crown Condominiums located on Lot 2 of the King's Crown Re-Subdivision on Lowell Avenue in Park City (please see Exhibit A). The underlying Zone for the property is the RC (Resort Commercial) Zone and the property is subject to the terms and conditions of the Master Planned Development and Conditional Use Permit for the King's Crown Re-Subdivision dated January 21, 2018. In the MPD/CUP for the King's Crown Re-Subdivision the total entitlement for the Lot 2 area was 52,843 sqft of density or 26.43 units of residential UE's. There were no commercial UE's outlined in the entitlement for Lot 2 nor are any proposed. There were no height limit exceptions requested and there were no setback limit exceptions requested and that holds true for this proposal.

The MPD/CUP allowed for 26.43 UE's of total density on the site. The approval outlined the essential structure and design of the building (please see Exhibit B). These drawings were also approved as part of the Development Agreement (dated June 14, 2018, Entry #01093392, Book 2466, Page 0980). This proposed submittal mirrors the approved design in the MPD/CUP/DA with very few minor changes and no exceptions to the LMC. The proposed King's Crown Condominium Plat is in concurrence with the approved shape and exterior configuration of the CUP approval for Lot 2 King's Crown Condominiums (please see Exhibit C). The current proposal requests 25.58 UE's of total density, below the approved amount in the MPD/CUP.

Although there are less UE's and square footage proposed than are allowed in the MPD/CUP approval, the applicant is proposing to increase the number of units from a total of 23 to a total of 27 market units plus one affordable housing unit. The units have become smaller plus we have added an affordable housing unit. There would be a total of 27 residential units and 1 affordable unit for a total of 28 units in the proposed configuration. So, in this proposal, the square footage decreased, but the number of units increased. The average unit is smaller than originally conceived.

Exhibit B – Applicant's Project Description

The increase in the number of units does not trigger an amendment to the MPD/CUP because the total allowable square footage is not exceeded and, in fact, is less than originally proposed. However, it does trigger additional parking requirements as well as additional affordable housing requirements. In the LMC, the Code requires that there be 1.5 affordable housing unit for every 10 residential units in a Master Planned Development (15% of total residential units). This proposal is requesting an additional 4 units (albeit less square footage) which would trigger a requirement of an additional 0.6 affordable housing units ($4 \text{ units} \times 0.15 = 0.6 \text{ AUE's}$). An affordable housing UE is defined as 900 square feet of living space. The current proposal has designated unit B101 as an affordable housing unit and this unit has a total of 717 square feet. This equal ($717/900 = 0.8 \text{ AUE's}$) 0.8 affordable housing units, which is in excess of the required 0.6 AUE's. Please note that the King's Crown project is currently constructing over 200% of its required affordable housing units and this current condo proposal is in addition to the already agreed-upon 200% of the required AUE's.

As mentioned above, the increase in the number of housing units also increases the parking requirements. The total spaces required in the MPD/CUP was 43. The total required in this proposal would be 46. There are 47 currently shown, so the parking proposed would be in excess of the parking required.

The proposal also incorporates an extensive amenity area with a gym and pool and gathering space for adults and children. The addition of the amenity space was due to market desires for this type of space and provides an area where the owners and guests in the building can relax and enjoy as well as increase the sense of community.

Thank you for opportunity to submit this proposal. We believe that it is in compliance with the intent of the CUP/MPD and the DA. The exterior configuration has not changed significantly and the bulk and massing of the building, with few minor architectural changes, almost identical to the original concept. We appreciate your consideration of this proposal and welcome any question or comments you may have to help make this a better project.

Sincerely,



Rory Murphy
CRG Development Partners, LLC



© 2010 Lexipol, Inc. All Rights Reserved. May Not Be Reproduced.

RECORDED

N^o. 1091847 Date: 5/16/18
STATE OF VT : TIME: 1:16 pm
COUNTY OF SUMMIT
RECORDED AND FILED AT THE REQUEST
REAL ADVANTAGE TITLE
L. Egan C. Williams-Jones 38

Exhibit B – Applicant's Project Description

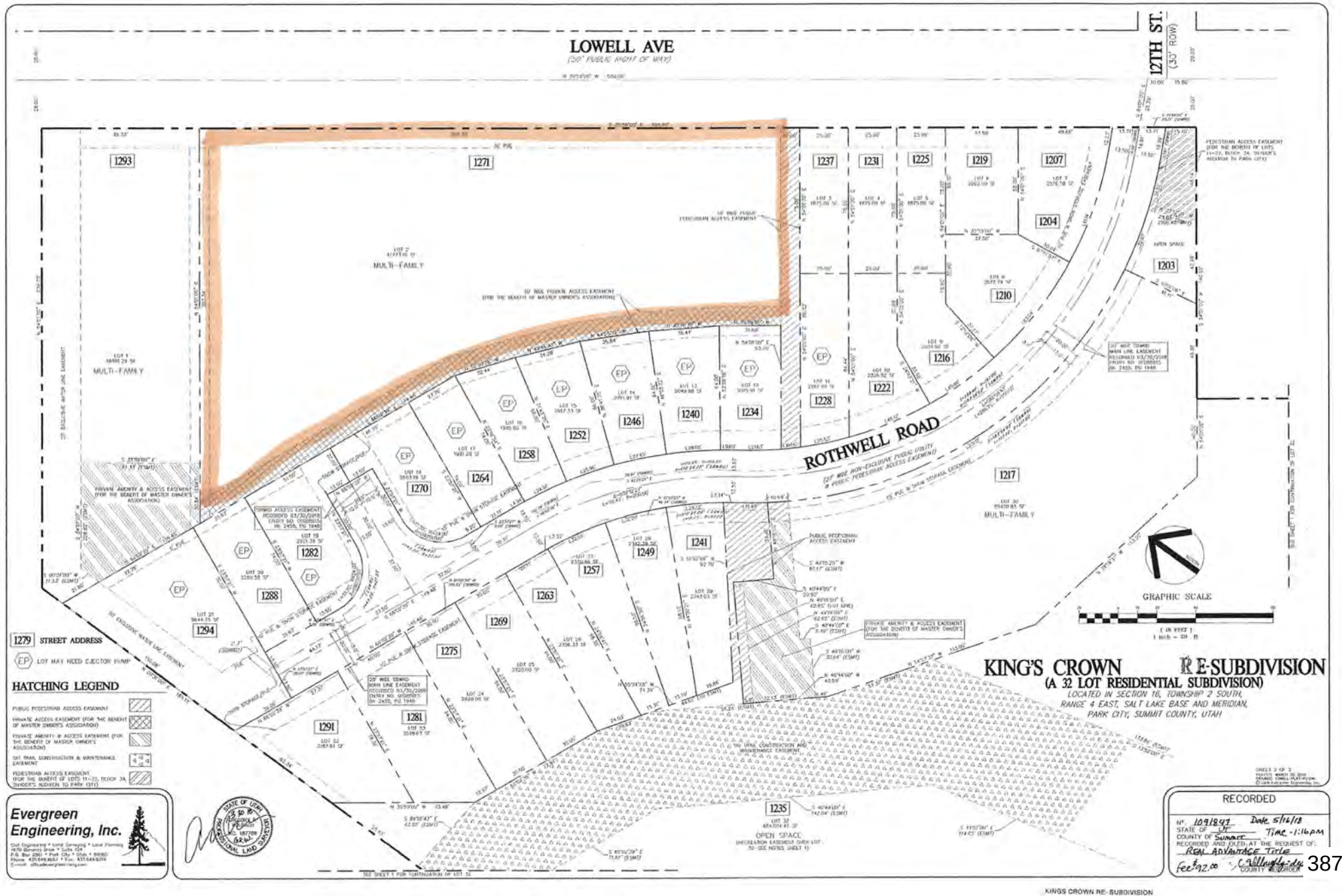


EXHIBIT B



WOW

PRELIMINARY
NOT FOR
PERMIT OR
CONSTRUCTION

CIVIL: OVERSEEN
ARCHITECTURAL: JAVANT ENGINEERING
MECHANICAL: JAVANT ENGINEERING
ELECTRICAL: JAVANT ENGINEERING
LANDSCAPE: JAVANT ENGINEERING
INTERIOR: JAVANT ENGINEERING

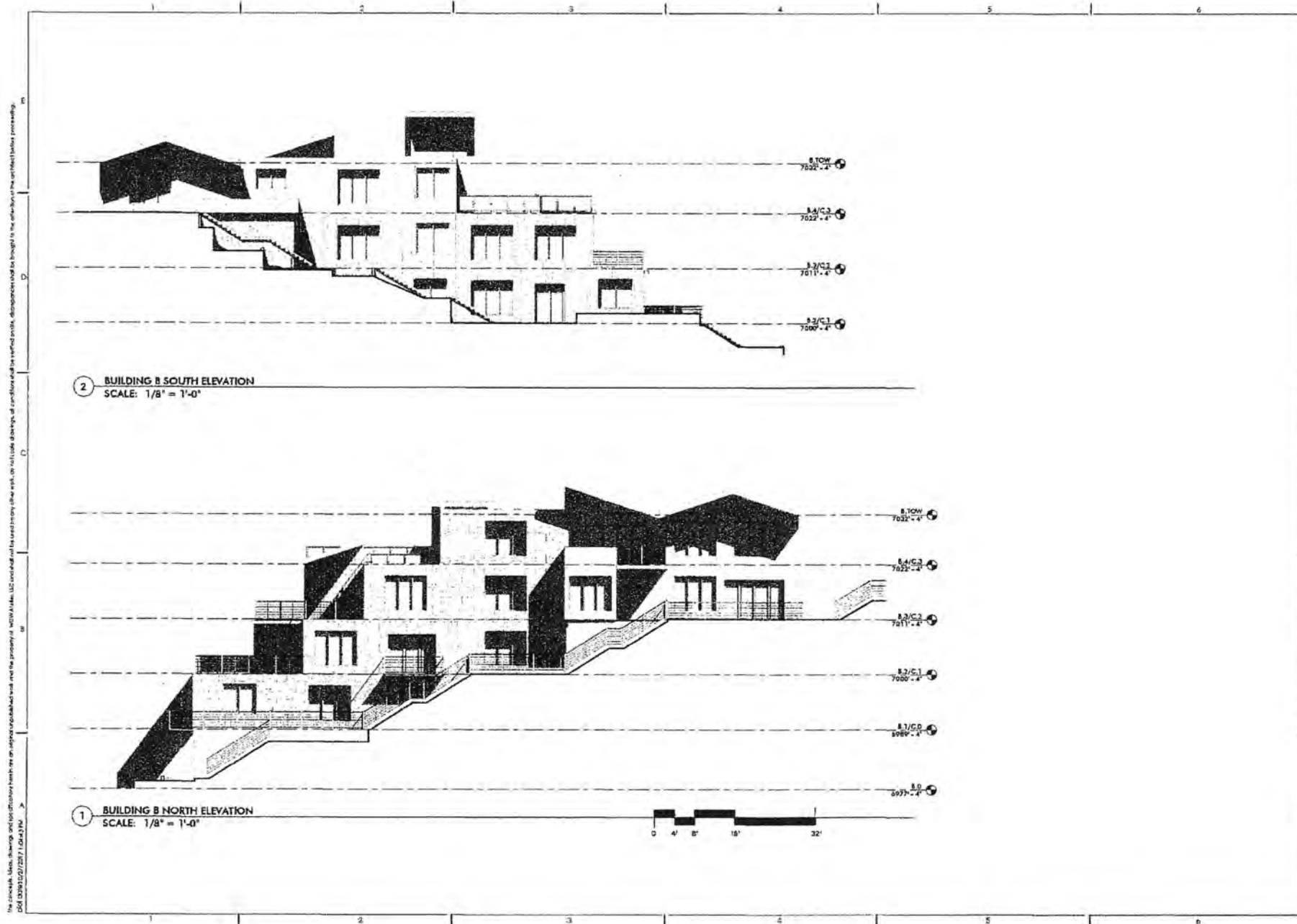
KING'S CROWN
MASTER PLANNED DEVELOPMENT
1201-1299 LOWELL AVENUE
FARM CITY, UTAH

PROJECT # 10002
DATE 03/22/2017
ISSUE ARCHITECTURAL
REVISIONS

LOWELL AVE -
STREETSCAPE ELEVATIONS

AE-201

COPYRIGHT WOW DESIGN, LLC 2017



WOW

PRELIMINARY
NOT FOR
PERMIT OR
CONSTRUCTION

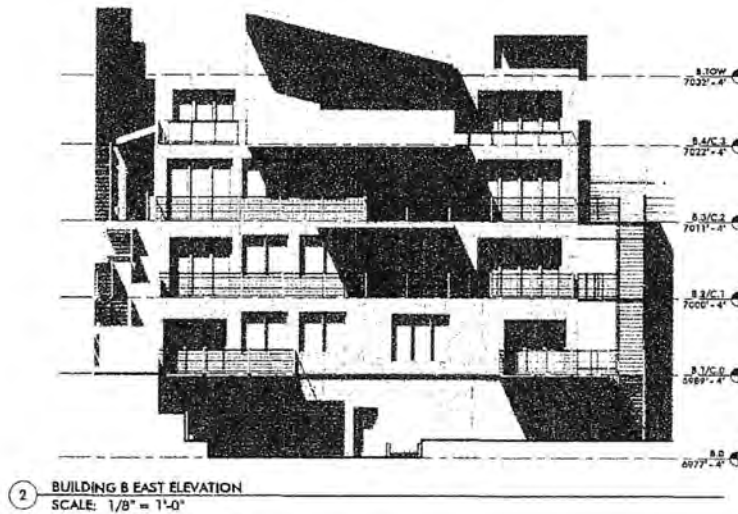
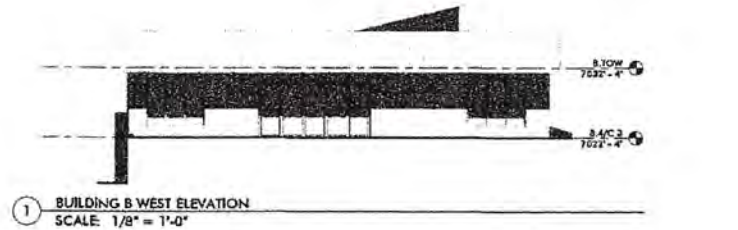
CONSULTANTS
ARCHITECTURAL
ELECTRICAL
MECHANICAL
P/E INC
LANDSCAPE
1035
1035
1035
1035
1035
1035

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

PROJECT #
10000
ISSUE DATE
02/27/2017
NOT SUBMITTAL
REVISIONS

BUILDING B ELEVATIONS
AE-221

06E



WOW

PRELIMINARY
NOT FOR
PERMIT OR
CONSTRUCTION

CIVIL
ELECTRICAL
MECHANICAL
PLUMBING
PNEUMATICS
RADIANT HEATING
SCAFFOLDING
STRUCTURAL
TERRACE
WATER

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

PROJECT #
10006
DATE
10/2/2017
BY
MPC/CSM/AL
REVISION

BUILDING B ELEVATIONS

AE-222

COPYRIGHT, WOW PAPER, LLC 2017

168



WOW

PRELIMINARY
NOT FOR
PERMIT OR
CONSTRUCTION

CIVIL
ELECTRICAL
MECHANICAL
PLUMBING
PAINTING
SCAFFOLDING
STRUCTURAL
LANDSCAPE
ARCHITECTURE
INTERIOR

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

PROJECT #:
190024
ISSUE DATE:
07/11/2017
ISSUE:
MPO/LEAD/ITAL
REVISIONS

BUILDING C ELEVATIONS

AE-223

COPYRIGHT © 2017 W&W, LLC, 2017





These drawings, plans, elevations and sections were prepared by the architect for the project of 10000 North 10000 East, Salt Lake City, Utah. The drawings are not to be used for any other project without the written consent of the architect. The drawings are not to be used for any other project without the written consent of the architect. The drawings are not to be used for any other project without the written consent of the architect.

WOW

PRELIMINARY
NOT FOR
PERMIT OR
CONSTRUCTION

OWNER:
KING'S CROWN
ARCHITECTURAL
DESIGN
ELECTRICAL
MECHANICAL
PLUMBING
PAINTING
ROOFING
INTERIOR
FINISH

PROJECT #:
1201-1229
ISSUE DATE:
12/27/2017
PROJECT NAME:
KING'S CROWN
ARCHITECTURAL
DESIGN

BUILDING D ELEVATIONS

AE-232

COPYRIGHT 1998 BY WOW ARCHITECTS, LLC

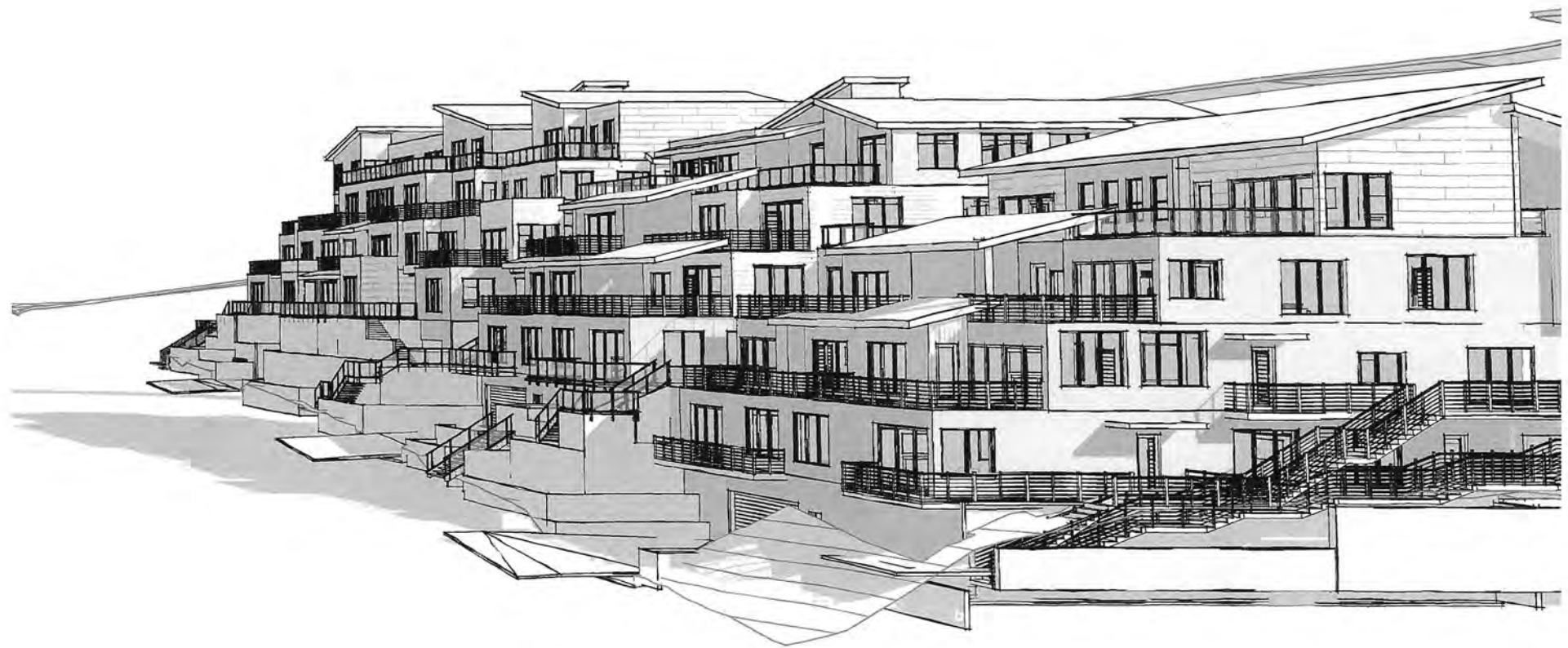














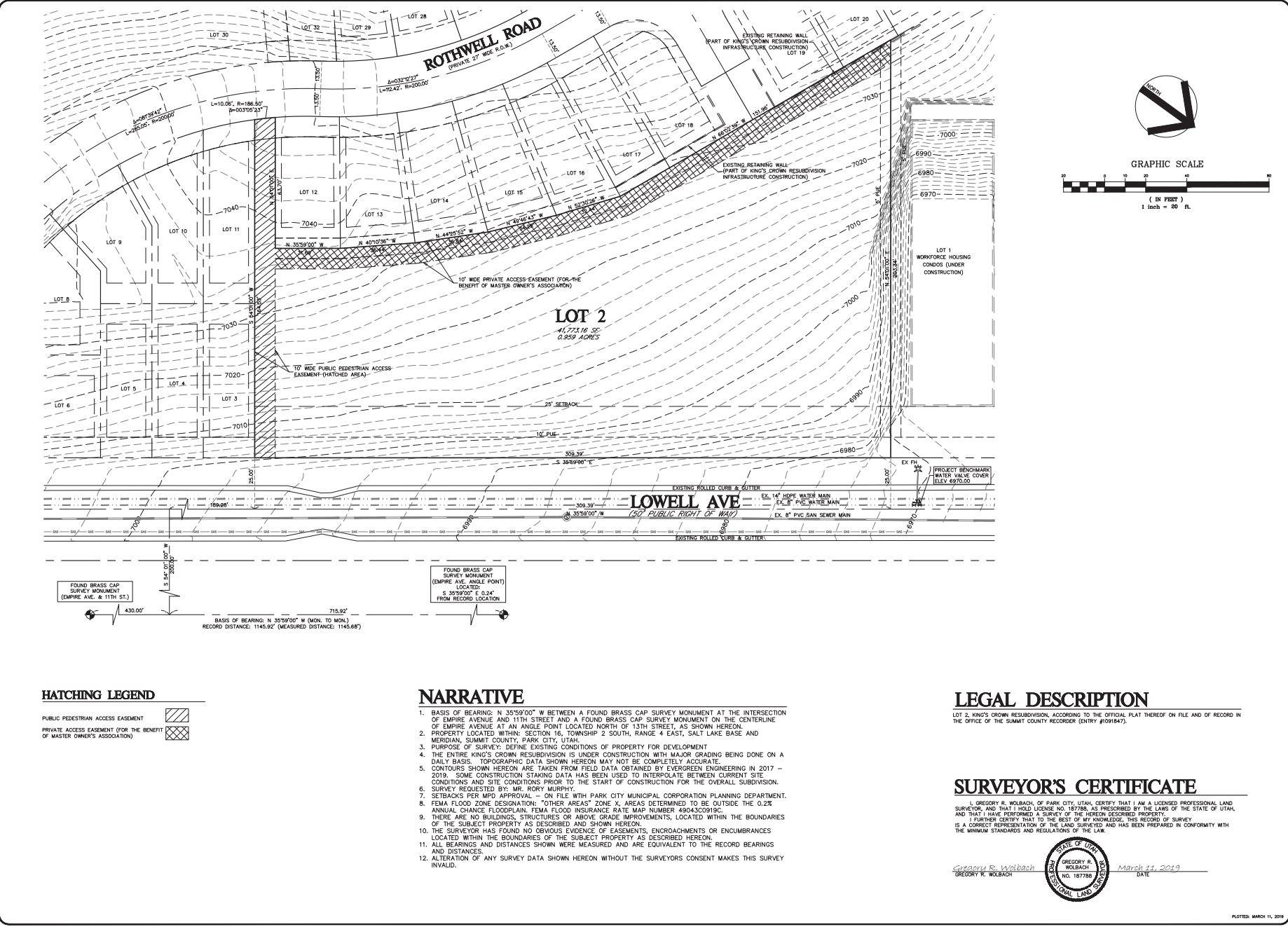












Evergreen Engineering, Inc.
Civil Engineering • Land Surveying • Land Planning
Office: 430 648-4607 • Fax: (435) 648-9219
E-mail: office@evergreen-eng.com

REVISIONS	COMMENTS
DATE	BY

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

KING'S CROWN RESUBDIVISION, LOT 2
EXISTING CONDITIONS PLAN

DATE: 10/25/2018
FILE: LOT2-TOPG

FOR: CRG DEVELOPMENT, LLC

SHEET 1 OF 1

407



REVISIONS	
DATE	COMMENTS

(M) 2019 Evergreen Engineering, Inc.

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

**KINGS CROWN RESUBDIVISION, LOT 30
TOWNHOME CONDOMINIUMS
EXISTING AERIAL PHOTO**

SHEET 1 OF 1







