



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
March 27, 2019**

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of Park City, Utah will hold its regularly scheduled meeting at the City Council Chambers, 445 Marsac Ave Park City, Utah 84060 for the purposes and at the times as described below on Wednesday, March 27, 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 March 13, 2019.
[PC Minutes -3-13-19 - PENDING APPROVAL.pdf](#)

III. PUBLIC COMMUNICATIONS

IV. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

V. CONTINUATIONS

VI. CONSENT AGENDA

VII. WORK SESSION

- VII.A. Woodside Park Affordable Housing Project Phase II Master Planned Development
Application
[Staff Report](#)
[Exhibits](#)

VIII. REGULAR AGENDA

- VIII.A. PL-19-04106 Woodside Park - Phase I Condominium Plat Amendment
A) Public Hearing B) Possible Action
[Staff Report](#)
[Exhibits](#)
- VIII.B. PL-19-04069 460 Swede Alley - Conditional Use Permit Modification
A) Public Hearing B) Possible Action
[Staff Report](#)

Exhibits

- VIII.C. PL-19-04123 Marsac Parking Structure Subdivision Plat - Second Amended
A) Public Hearing B) Possible Action
[Staff Report](#)
[Exhibits](#)
- VIII.D. PL-19-04124 Marsac-Swede Condominiums First Amended
A) Public Hearing B) Possible Action
[Staff Report](#)
[Exhibits](#)
- VIII.E. PL-18-04039 84 Daly Avenue - Plat Amendment
A) Public Hearing B) Possible Action
[Staff Report](#)
[Exhibits](#)
- VIII.F. PL-16-03096 1000 Ability Way National Ability Center Master Planned Development
a) Public Hearing b) Possible Action
[Staff Report](#)
[Exhibits](#)

IX. 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
MARCH 13, 2019

COMMISSIONERS IN ATTENDANCE:

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

EX OFFICIO: Planning Director, Bruce Erickson; Laura Newberry, Planner; Francisco Astorga, Planner; Mark Harrington, City Attorney; Diane Foster, City Manager

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ROLL CALL

Vice-Chair Phillips called the meeting to order at 5:30 p.m. and noted that all Commissioners were present. He noted that Commissioner Van Dine would be leaving at 6:30.

MOTION: Mark Sletten made a motion to move into closed session. Sarah Hall seconded the motion.

VOTE: The motion passed unanimously.

Closed Session

The Planning Commission met in closed session for a security briefing.

MOTION: Commissioner Kenworthy made a motion to adjourn the closed session and return to the Regular Meeting. Commissioner Sletten seconded the motion.

VOTE: The motion passed unanimously.

ADOPTION OF MINUTES

February 27, 2019

MOTION: Commissioner Sletten moved to APPROVE the Minutes of February 27, 2019 as written. Commissioner Suesser seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/COMMISSIONER COMMUNICATIONS AND DISCLOSURES

Director Erickson reported that at the last meeting the Planning Commission had continued the Marsac Mine Claim to this meeting. The item was not on the agenda and it would be re-noticed for a date uncertain.

City Attorney Mark Harrington and Diane Foster provided a Legislative Update. Mr. Harrington noted that the Legislative Session would soon be ending and he would come back to the Planning Commission with a more in-depth update on Land Use matters. Mr. Harrington anticipated changes in the State Code that will require the City to modify the LMC. He provided the Commissioners with a copy of the City Council's legislative Platform Guideline that Matt Dias had prepared, which is a benchmark that the City Council uses to weigh pending legislation.

Mr. Harrington pointed out that the update this evening was a snapshot of the bills that the City would be watching before the session ends.

City Manager, Diane Foster, stated that the update this evening was requested by the Planning Director and the Community Development Director.

Ms. Foster remarked that a major bill this year was HB441, which is the sales tax bill that looks to broaden the tax base by taxing services. The City was concerned about this bill because they stood to lose a lot. Even in later versions of the bill, the plan was to cap the upside on sales tax for cities in order to redistribute the wealth, which would have a definite impact on Park City. Ms. Foster reported that HB441 had been moved to an interim session in August or sometime in the Fall. She stated that conceptually it was a good idea, but there was a risk in doing it without being able to forecast the impact.

Ms. Foster stated that HB411, the plastic bag bill, was the same bill as last year. The local reps, Logan Wilde and Tim Quinn, have done an amazing job on this bill. Tim Quinn is of the opinion that plastic bags should not be banned, but each city should have the right to do what they want as a local government. Ms. Foster noted that HB411 was put on hold. The bill's sponsor tried to get it back on the floor but was unsuccessful.

Ms. Foster reported that HB320 was the biggest bill the City was following. It is the Rocky Mountain Power bill that they were doing in conjunction with Rocky Mountain Power. Ms. Foster stated that if the community is going to be 100% net zero by 2030, the first thing is to get off of coal and natural gas. She stated that moving to electricity will solve the biggest piece of the puzzle, as long as the electricity can come from

renewable sources. This bill paves the way, and it lets the community decide whether or not to put it out to the people. Instead of allowing people to opt in for 100% renewal, which is the current process, it would be an opt-out provision. Ms. Foster explained that there would be three billing cycles to opt-out. Anyone who does not want renewables will not be required to have them. She stated that if there is a significant price differential, the City would put programs in place for low income.

Ms. Foster was very excited about HB320. It passed the House the day before and went to the Senate; however, the Senate had not yet brought it to the floor.

Ms. Foster reported that the Legislature had taken away Park City's ability to regulate nightly rentals and transportation networks. They lost taxis about three years ago because they were deregulated. Last year, when the Legislature tried to deregulate nightly rentals and take all enforcement away from the cities, the Utah League of Cities and Town, as well as Matt Dias who was the point staff person for the entire state, worked with Representative Knotwell to allow the City to continue to send friendly letters. However, they can no longer look up the properties online and send a letter informing the owner that they do not have a business license for their nightly rental. Ms. Foster noted that it is a tax issue for some communities; but for Park City it is a matter of providing a level playing field for hotel providers. It is also a health and safety issue if nightly rentals do not meet a certain standard.

Mr. Harrington stated that the House Bills could be found online at the Utah League of Cities and Towns homepage if the Commissioners wanted to learn more about the bills.

Mr. Harrington commented on HB315, the Land Use and Development Act Amendments. The bill has a number of technical fixes regarding items such as capital improvement, public improvement, bonding, subdivision requirements, the way streets are vacated, distinguishing street ROW and other easements to make the process easier for non-rights-of-way that were platted by third parties in the 1970s. Mr. Harrington stated that the main objective is to more clearly distinguish between legislative acts and administrative acts. The bill does not resolve all the issues, but it moves closer to drawing a brighter line between which actions are considered legislative and which actions are administrative. It is important for referendum purposes and for the standard of review and criteria. The bill will add a requirement for localities to identify the type of item in the Staff reports. He pointed out that Park City already makes that identification in the Staff reports. Mr. Harrington recalled that two years ago Park City had to change the LMC to give historic preservation appellates the choice to go to an appeal authority or to the legislative body. HB315 undoes that change. However, the bill preserves the ability for the City and the applicant to agree on a third

party appeal authority if the person does not want to go before the designated appeal authority; particularly when it is the legislative party.

Mr. Harrington reiterated that he would walk through all the changes once they are adopted. He stated that Bill 315 is the result of a yearlong land use committee task force that is staffed by both municipalities, private property rights coalition, and intermittently with legislative representatives directly. He represents Park City on the committee and they have worked on changes to the bill that are very different from where it started. The original bill was much more restrictive. Mr. Harrington stated that Park City tries to work behind the scenes with other jurisdictions on these issues rather than taking the lead.

Mr. Harrington stated that the Land Management Code changes will be co-mingled with Staff proposed changes and changes required from the Legislative session. The changes will be broken out in the Staff report and identified as either changes proposed by Staff or State required code changes.

Commissioner Kenworthy reported that he attended the transportation meeting the day before. It is a great, diverse and smart group who are helping the Nelson Nygaard Group. The survey was recently completed and they had not yet parsed out all the data. Commissioner Kenworthy noted that there were 300 completed surveys and they were able to parse that information to get a good view of what was occurring.

Commissioner Sletten asked Commissioner Kenworthy to describe the level of detail in the survey. Commissioner Kenworthy stated that it was a robust application that charted every move that person made. They would put in which vehicle was used, where they were going, if they had any passengers, whether they walked or biked that day; as well as a variety of other questions. The survey was very detailed and he was very impressed.

Commissioner Kenworthy stated that the goal is to reduce 25% trip reduction on vehicles through the gateway corridors. They are not close to understanding the numbers or the solutions, but eventually they should be able to achieve the solutions with the information collected. Commissioner Kenworthy remarked that there is participation with the Wasatch County Planning Department, which is critical due to the growth in Wasatch County. The projection is that in 2050 there will be 25% household growth and 29% employment growth. Those numbers are significant, especially given the goal of reducing vehicular traffic in the entry corridor by 25%.

Vice-Chair Phillips asked Commissioner Kenworthy if he was talking about numbers within the city-limits. Commissioner Kenworthy replied that it was SR224 and 248. He was very pleased with how it was all moving forward.

ELECTION OF CHAIR AND VICE CHAIR

MOTION: Commissioner Thimm moved to nominate Commissioner John Phillips as the Planning Commission Chair. Commissioner Sletten seconded the motion.

Commissioner Phillips accepted the nomination.

VOTE: The motion passed unanimously.

MOTION: Commissioner Sletten nominated Commissioner Laura Suesser as the Planning Commission Vice-Chair. Commissioner Kenworthy seconded the motion.

Commissioner Suesser accepted the nomination.

VOTE: The motion passed unanimously.

Commissioner Van Dine left the meeting.

REGULAR AGENDA - DISCUSSION/PUBLIC HEARINGS/ POSSIBLE ACTION

1. 4, 6, 8 Claimjumper Court – Plat Amendment – Request to combine six lots into three lots.

Planner Laura Newberry provided a brief history regarding the requested plat amendment. In 1971 the original Thaynes Canyon subdivision was approved. In 1977 part of the golf course was deeded to the adjacent property owners in additions to Lot 65 through 84 of the Thaynes Canyon subdivision, which are called A lots. Planner Newberry reported that an agreement recorded in 1977 discussed what could and could not be built on those A lots.

Planner Newberry reported that the current proposal was not proposing to change the setback in the rear, which was proposed in the original proposal and indicated on the notice that was sent to the neighbors. The Staff was made aware that the setback change was removed from the application after the public notice was sent.

Planner Newberry stated that the public comment she received was included in the Staff report, and those comments related to the originally proposed setback changes.

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

Commissioner Thimm referred to page 50 of the Staff report and the language about the removed lot line and an easement line that was removed. He asked about the easement. Planner Newberry explained that the easement was being removed and it was being replaced in the back. Commissioner Thimm clarified that the easement was actually being relocated but not removed. Planner Newberry answered yes.

Chair Phillips was unclear on what the plat amendment would actually change. Planner Newberry explained that the purpose is to have one tax document instead of two by legally combining the two lots. Chair Phillips assumed the calculations for the size of home would remain the same because the setbacks were not changing. Planner Newberry replied that he was correct. She remarked that what could be built and where it could be built would not change with this plat amendment.

Chair Phillips opened the public hearing.

Dennis Hanlon, representing the Thaynes Canyon HOA, believed this was a two-part application. He understood that one was to erase the lot lines between Lots 68 and 69, and 69 and 70. He asked if that was correct.

Planner Newberry answered no. She explained that the lot lines being removed were only between 68 and 68A, and through 69 and 69A, and 70 through 70A.

Mr. Hanlon acknowledged that he misunderstood. He thought the proposal was to combine three lots into one lot. Planner Newberry clarified that those lots would remain separate. Only the A lots were being combined.

Mr. Hanlon stated that the Thaynes Canyon HOA was opposed to this plat amendment. When the City granted the property to Thaynes Canyon in 1977 it was done with the understanding that the lot lines would not be removed and nothing could be built on those lots. Mr. Hanlon felt that allowing it now would open up future problems with other lot owners in Thaynes Canyon. This has never been allowed in Thaynes Canyon and they did not want to see it start now. Mr. Hanlon stated that in addition to the lots, the plat amendment states, "Do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use". He believed that making

them into one lot takes away from that intent. Mr. Hanlon noted that other lot owners built their homes without changing their lot and he did not want that to change.

Chair Phillips closed the public hearing.

Chair Phillips clarified that because nothing would change in terms of building on the lot, he thought the Conclusions of Law and the Findings of Fact adequately addressed that fact. Chair Phillips emphasized that the Planning Commission would not be giving permission to build in an area outside of what is already allowed by the HOA.

Commissioner Sletten asked if there were other lots in the subdivision that have the same A-B lot structure. Planner Newberry identified an area where all the lots in that area have a connected A lot. She noted that some of those lots have already been combined. Commissioner Sletten asked if the lots that were combined in the past had the same setback requirements. Planner Newberry showed the lots that had already been approved by City Council and recorded with the County. Commissioner Sletten asked if the same setback requirements were imposed on those prior combinations. Planner Newberry stated that it was imposed on some but not all. Director Erickson explained that over time this has been a continual conversation in the neighborhood. On some lots the setback line was requested to be moved. On other lots there was no request to move the setback. In this case the setback line was not moving.

Chair Phillips recalled that the Stein lot ended up building into the A lot area and they changed the setback. However, for last lot that came to the Planning Commission, the applicant asked for permission to change the setback and build into that area based on the argument that it had been done before. Chair Phillips stated that the Planning Commission had already determined that whatever occurred before was a mistake and they set a new precedent of not changing where building could be built on the lot. He believed their decision on the last request set a new precedent to keep everything structured the same and not allow the lot to move.

Commissioner Kenworthy understood that the previous applications were also under a different LMC. Planner Newberry replied that it was under a different LMC. In addition, the State added the good cause provision, which was added into the LMC after the 1996 approval.

Chair Phillips stated that if the standard is to show good cause, he was unsure what the good cause would be, other than removing an interior lot line. Director Erickson stated that from the Staff perspective, the good cause is that it allows the City to better manage how the houses are built in Thaynes Canyon. City Attorney Harrington stated that another reason is that the City does not like remnant lots because it can create

potential problems. He did not fault the HOAs position because it also creates enforcement issues. They rely upon the Building Department, in coordination with pulling up the plat, to determine the setback line on the plat as opposed to just the zoning code.

Commissioner Hall noted that it is also difficult to obtain insurance on vacant land. The land can be insured with the home, but not the separate parcel.

Commissioner Sletten asked if there would be sufficient notes on the plat to be clear in the event that someone wants to tear down the existing home and build a new home, or build a home on a vacant lot. Director Erickson explained that the old lot line goes away but the setback line is noted on the new plat. Planner Newberry read, "Rear yard setback to be determined from this line. See Note 5." She noted that they tried to make it as clear as possible.

Commissioner Kenworthy noted that Condition of Approval #7 states that a note will be placed on the plat.

Commissioner Thimm thought the Planning Commission already had a precedent based on what was done several years ago. He was unsure whether the Owner's Dedication was never brought to their attention or whether they never noticed it, but the language states that it is dedicated for perpetual use of the public for those parcels. He asked if anyone knew if the public actually used those parcels. Planner Newberry not sure. However, this plat amendment would not change what can or cannot be built in the rear lot. Therefore, it could still be used by the public.

City Attorney Harrington understood that the language Commissioner Thimm referred to was the general Owner's Dedication language, which is mirrored on both plats. He would have to check to make sure, but that language appears on every plat. He thought it was the old dedication language that refers to any parcel designated for public use. He was unsure whether there was still a public easement over these parcels. Planner Newberry stated that the plat also says that the 1977 agreement dictates what can and cannot be on the lot. Mr. Harrington asked if the parcels were dedicated to public use in their entirety. Planner Newberry replied that it was not in the 1977 agreement. Mr. Harrington stated that they could verify that in the Staff report should the Planning Commission forward this to the City Council. He pointed out that it was standard language on every plat from that era. If there was a trail easement or a dedicated utility easement, that is the dedication language that the LMC at the time required on all plats for the offer of dedication for those designated for public use. If there is no line on the parcels saying "public", they would not be designated for public.

He was unable to read the words on the exhibit in the Staff report, but he would go back and verify.

Commissioner Thimm referred to the diagram on page 54 of the Staff report and noted a dash line on the diagram that goes between 77 and 78 that is not identified. The line continues through 77A and 79A. In looking at the aerial, Chair Phillips thought it looked like two or three of the lots have patios. Director Erickson remarked that the way the 1977 reads is that a house cannot be built back there but other things could be done. There is a 10' wide stream easement on the bottom of the plat. Planner Newberry believed the line on the diagram that Commissioner Thimm had referenced was the stream easement. Director Erickson clarified that the easement for the creek that runs down the back of the lots and comes out at the golf course. Commissioner Thimm clarified that it had nothing to do with granting the right of the public to access.

Planner Newberry pulled up the exhibit in full size of the Owner Dedication from the original Thayne's Canyon subdivision. Mr. Harrington did not believe the argument would hold true that the entirety of all the lots would be dedicated to the public, because that is not the case. Commissioner Thimm stated that if the line was not a public access easement, the only way to use that public land without trespassing would be to access from the air.

Mr. Harrington believed at the time it was the intent because it was definitely the cleaner way to segregate the open space use from the developable lot. However, land use law is migrating and to leave these as separate definable parcels is just a risky as counting on the Building Department to read the plat they are required to read before issuing a building permit. It is a judgement call and he did not believe there was a right or wrong way to do it. The Staff was recommending approval in terms of whether it meets the requirements of the Code and provides additional protection long term.

Commissioner Hall asked if the initial purpose for creating remnant parcels was to avoid issues with code enforcement within the Building Department. Mr. Harrington thought it was because that is what they heard in prior hearings.

Chair Phillips re-opened the public hearing.

Ellie Sonntag, a homeowner in the Thaynes Canyon area, stated that these lots are not considered rogue lots. It is a clear bright line and when the homeowners purchase their home they are aware that Lot A cannot be built on. Ms. Sonntag remarked that it is very clear and it sets a boundary when the property is purchased on what the buy can and cannot do with the property. She was concerned that if they remove lot line A, what is clear now will become fuzzy. Ms. Sonntag did not believe it was difficult to pay

the second tax because it comes at the same time as the first notice. She felt there was no reason to remove the lot line that establishes a very clear directive to whoever buys the property. Ms. Sonntag noted that Lot A is joined to the property and it cannot be sold separately. As homeowners, she and her neighbors have all fought to preserve that line in their neighborhood.

Commissioner Suesser asked Ms. Sonntag if she has seen objectionable building in the lots that have been combined.

Ms. Sonntag stated that she was not sure which lots have been combined. Her neighbor next door had four parcels that they tried to combine into one lot with the intention of building on Lot A. The neighbors got together and informed that property owner that they all knew what to expect when they purchased their property and everyone expects their neighbors to honor the restrictions on Lot A. Ms. Sonntag urged the Planning Commission to maintain the clear directive and not to think that the A lots are a nuisance for the neighborhood.

Commissioner Sletten understood that Dennis Hanlon spoke on behalf of the HOA. He asked if Mr. Hanlon had canvassed the rest of the owners to see if they were all were as adamantly opposed or whether some were in favor of the plat amendment. Mr. Hanlon replied that he only heard about it this afternoon and he had not had the opportunity to speak with other owners. However, as Ms. Sonntag had stated, when this was tried years ago, the neighbors were vehemently opposed.

Planner Newberry clarified that on 9 Hidden Splendor Court that Ms. Sonntag had referenced, the owner was requesting to change the rear setback. On the original proposal for the plat amendment being reviewed this evening, the owner was also requesting to change the rear setback, but that request has been removed. Planner Newberry emphasized that nothing was changing on the A lots. The only change is to remove the lot line. A note on the plat will require compliance with the 1977 agreement.

Mr. Hanlon remarked that the concern is that once the lot line is removed, a future owner may want to build on the full lot not understanding the restrictions, and it will result in a neighborhood fight. Planner Newberry understood the concern. For that reason, the Staff added a note on the plat that the setbacks will be measured from the current existing rear setback. The hatched area would remain on the plat. Director Erickson stated that the plat without the lot line identifies a "no build" area.

Planner Newberry explained that the applicant withdrew the request to change the setback request partially because they knew the Staff would give a negative

recommendation on the setback; and also because they realized they could build what they wanted without changing the setback.

Chair Phillips closed the public hearing.

Chair Phillips understood the neighbors' concerns, but in reality nothing was changing and there was good cause for the plat amendment. He pointed out that 9 Hidden Splendor came to the Planning Commission requesting a setback change. The Planning Commission would not allow the setback to be changed and told the owners what they would accept. The Eriksen plat was done in 1996 before the Good Cause provision and under a different LMC.

Director Erickson noted that Planner Newberry had research back as far as the 1972 master plan for the golf course. It appears the Lot A mechanism was easier than replatting all of Thaynes Canyon I in 1977. The Staff would not recommend approval for anything other than to remove all the lot lines and re-establish the no build area in the hatch line. Director Erickson believed the conditions of approval and the hatched areas were sufficient information for future landowners.

Using Lot 68 as an example, Commissioner Hall asked about the procedure for building a house on the lot. Director Erickson stated that the owner would work with the Building Department and the Planning Department. A Staff person would pull up the plat on the computer and inform the owner of the zone requirements and any notes on the plat that relate to building on the lot. The architect uses that information to design the house and the building plans are submitted to the Building Department. The plans then go to the Planning Department to be reviewed by the project planner. The planner reviews the setbacks and the plat. Planner Newberry explained that the specific setback numbers were not included because the LMC could change.

Planner Francisco Astorga stated that prior to the process being finalized, the applicant is required to acquire a survey, and the survey also has the information from the plat.

Commissioner Sletten asked if there was any ambiguity if someone were to make that same application as the lots currently exist. Director Erickson believed this provided more clarity rather than reducing ambiguity. It is much easier to determine the building area based on the hatching now versus the way it was hatched on the original plat. Commissioner Sletten asked if the Staff was concerned about the precedence that Mr. Hanlon had referred to in terms of future applications. Director Erickson stated that the Staff had discussed cleaning up the property lines in this entire section of the subdivision at one time; however, that would require agreement by all the property owners because it is a voluntary process. Director Erickson stated that consistency

with the application and the actions taken in the past will matter more than precedence. The Staff would be consistent in reviewing any application in that location.

Commissioner Hall stated that on first glance the new plat did appear clearer in terms of the no-build zone. Planner Astorga pointed out that everywhere else it is referred to as the limits of disturbance rather than a no-build zone. Planner Newberry clarified that it is not called a "no build zone" on the plat. The language just says that it must abide by the 1977 agreement.

Commissioner Suesser asked why it only referred to the 1977 agreement rather than specify a "no build zone". Planner Newberry explained that the agreement allows construction in that zone; however, the applicant is required to go through the conditional use permit process and obtain approvals. The agreement limits what can or cannot be built. Director Erickson clarified that a house expansion is not allowed. It is an accessory building allowance and that will not change. Planner Astorga suggested adding the 1977 Agreement language to the plat.

Commissioner Hall suggesting adding a condition of approval stating that the hatched area is subject to an agreement limiting the use of this area. They could then transfer the agreement language to be clear on the plat. Planner Newberry offered to add that condition.

Commissioner Suesser wanted to know what the area was called on the old plat. Planner Newberry believed the applicant had pulled the language from the old plat and then clarified it further. She read, "All conditions of the March 23, 1977 agreement between Royal Street Land Company and the City, as stated in the document recorded as Entry No. 113625 at the Summit County Recorder's Office shall apply". Director Erickson understood that Commissioner Suesser had asked how the A lots were referred to on the earlier plat. Planner Newberry pulled up the old plat but there was no reference. Commissioner Suesser thought Planner Astorga had said it was originally called the limits of disturbance rather than a no-build zone. Planner Newberry clarified that the language requires compliance with the 1977 agreement. It is not called a "no build zone", it just has to comply with the agreement. Commissioner Thimm understood that it reverts to the existing language. Planner Newberry replied that he was correct.

Commissioner Sletten thought it was better to make it absolutely clear on the plat as opposed to having to refer back to the 1977 document. Planner Newberry noted that the Agreement was two pages and it would be difficult to add it as notes on the plat. Director Erickson stated that they could extract the pertinent paragraph from the agreement for the plat. It was not necessary to add the entire agreement.

Director Erickson thought it would add additional control, because the City does not get involved in changing the Covenants for the Subdivision. He suggested that a motion should include adding paragraphs 2 and 3 from the 1977 Agreement to the plat, with the designation stating that the hatched area is subject to paragraphs 2 and 3 of the agreement as follows. Commissioner Hall thought that was much clearer than what existed.

Commissioner Kenworthy commented on the continuity of the easement and asked Planner Newberry to explain how that would work. Planner Newberry stated currently the easement goes in a box around each of the lots. If this plat amendment is approved, the easements would go around the entire odd shaped piece instead of the box. It was a matter of moving one section to a new location. That was the only change. Everything else remained in the existing location. Commissioner Kenworthy asked how it connects to Lot 67. Planner Newberry replied that the lots next door would still remain, but it would jag into a side portion and then up. Commissioner Kenworthy clarified that there would still be connectivity. Planner Newberry answered yes. She noted that various utility departments had reviewed it and had no concerns.

Commissioner Suesser wanted to know why the utility easement was being moved. Chair Phillips stated that there was no need for it. Commissioner Thimm asked if they had confirmed that there were no existing utilities in that easement. Planner Newberry replied that it had been verified.

MOTION: Commissioner Hall moved to forward a POSITIVE recommendation to the City Council for the 4, 6, 8 Claimjumper Court Plat Amendment, in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval found in the draft ordinance, and as amended to add paragraphs 2 and 3 from the 1977 Agreement to the plat. Commissioner Thimm seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 4,6,8 Claimjumper Court - Amendment

1. The subject properties are located at 4 Claim Jumper Court, 6 Claim Jumper Court, and 8 Claim Jumper Court.
2. The sites are within the Single Family (SF) District.
3. The Planning Department received a complete application for a Plat Amendment on November 29, 2018.
4. The Plat Amendment requests to combine six lots into three lots.
5. Proposed Lot 68 will contain 0.31 acres or 13,554 square feet. Proposed Lot 69 will contain 0.27 acres or 11,699 square feet. Proposed Lot 70 will contain 0.22 acres or

9,712 square feet.

6. There is one existing Single Family dwelling on each of the three Lots.

7. There is a five foot (5') Public Utility Easement along the Front of each of the main Lots (68, 69, and 70) and a seven foot (7') Public Utilities and Drainage Easement along both Sides and the Rear property lines of each of the main Lots (68, 69, 70).

The Applicant proposes to maintain all of these with the exception of moving the Easement in the Rear to the new Rear property line of the combined Lots, see Attachment 1.

8. An Agreement between the City and Royal Street Land Company, restricting the use of parcels 65A-84A, was recorded at the Summit County Recorder's Office on March 23, 1977.

9. The City Council approved the Eriksen Replat (13 Hidden Splendor Court) on July 25, 1996. This Plat Amendment allowed the applicant to measure the Rear Setback from the new Rear boundary of the combined Lots.

10. The Good Cause requirement for subdivision plats was added to Utah State Code after the 1996 Eriksen Replat.

11. The City Council approved the 61 Thaynes Canyon Drive Subdivision (61 Thaynes Canyon Drive) on January 24, 2008. This Plat Amendment included a note that Setbacks would be dictated by the 1977 Agreement.

12. The City Council approved the 9 Hidden Splendor Replat (9 Hidden Splendor Court) on March 19, 2015. This Plat Amendment included a note stating that "The originally platted rear lot line shall be the line from which the rear yard setback is determined so that the original rear yard setback will not be altered by this plat amendment."

13. The majority of the homes in this neighborhood maintain the ten foot (10') Rear Setback from the "A" Lots since these lots were originally owned by the City (golf course) and the ten foot (10') Rear Setbacks were required.

14. As conditioned, the proposed plat amendment does not create any new noncomplying or non-conforming situations.

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

Conclusions of Law – 4, 6, 8 Claimjumper Court – 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 Plat Amendments.

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 – 4, 6, 8 Claimjumper Court – 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. Fire sprinklers are required for all new or renovation construction on this lot, to be approved by the Chief Building Official.
4. A note shall be added to the plat stating that all conditions of the March 23, 1977 Agreement between Royal Street Land Company and the City, as stated in the document recorded as entry #137582 in Book M93, at the Summit County Recorder's Office, remains in full force and effect, including but not limited to the following two conditions:
 - a. The use of Lots 65A to 84A, inclusive, shall be restricted and limited to only landscaping, private recreation facilities, and fencing.
 - b. There shall be no construction, erection or maintenance of any buildings for use as primary dwelling buildings on the said lots of 65A to 84A inclusive, but the construction of garages and other ancillary buildings may, at the discretion of the City, be permitted, provided further, however, that a conditional use permit is first obtained from the City.
5. The area affected by the 1977 Agreement shall be cross-hatched on the plat prior to recordation.
6. The existing seven foot (7') wide Public Utilities and Drainage Easement will be relocated to the back of the combined lots.
7. All other existing Easements shall be maintained.
8. A note shall be added to the plat which shows where the former lot line was between the designated "A" lots and the regular lots and shall indicate that the Rear Setback shall be calculated from that line so that the Rear Setback is not altered by this Plat Amendment.
9. All other Conditions of Approval from the Thaynes Canyon Subdivision (recorded July 28, 1971, as Entry No. 113625) and the Thaynes Canyon Subdivision Addition to Lots 65-84 (recorded May 2, 1977, as Entry No. 137581), remain in full force and effect.

2. **269 Daly Avenue – Plat Amendment- request to relocate an existing platted Maximum Development Line, ten feet to the east of the lot.**

Planner Newberry reported that in 2013 the City approved relocating the historic structure on this site by moving it forward 4-feet towards Daly Avenue. Construction was never completed and the applicant re-applied in 2017. The 2017 application was reviewed by the City under a different LMC and different review criteria, and the request to relocate the house was denied.

Planner Newberry stated that instead of moving the house forward, the applicant was now requesting to remove the maximum development line that was platted around the time of the 2013 approval to move the house. The applicant would like to move the house back 10-feet. Planner Newberry explained that the reason for 10-feet versus the original 4-feet is that this portion of the lot is quite steep. Four feet on a flat area is different than 4-feet on a steep section.

The Staff recommended that the Planning Commission forward a positive recommendation to the City Council for requested plat amendment in accordance with the findings of fact, conclusions of law, and conditions of approval found in the draft ordinance.

Commissioner Thimm noted that the Staff report contained HDDR Findings and there was a lot discussion about the house. When he looked on Goggle Earth there was no house on the lot. Planner Newberry stated that in 2013 the house was approved to be deconstructed, relocated, and reconstructed. The deconstructed house was currently in storage. The house would be reconstructed in its original location.

Director Erickson stated that the Staff had visited the site and this plat amendment would create no additional impacts to the steep slope behind the house. It also prevents the historic house from being relocated. Planner Newberry reported that there would only be retaining walls in the additional 10-feet. Chair Phillips clarified that this would not add additional square footage to the home. Planner Newberry replied that there would still be a maximum house size as there was on the original plat.

Chair Phillips opened the public hearing.

There were no comments.

Chair Phillips closed the public hearing.

MOTION: Commissioner Sletten moved to forward a POSITIVE recommendation to the City Council for the 269 Daly Avenue Plat Amendment, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as contained in the draft ordinance. Commissioner Kenworthy seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 269 Plat Amendment

1. The subject property is located at 269 Daly Avenue.
2. The site is within the Historic Residential (HR-1) District.
3. The property is shown on the Historic Sites Inventory as a “Significant Site” and includes a 720 square foot mining era home constructed in 1901.
4. The Plat Amendment requests to relocate an existing platted Maximum Development Line approximately ten feet (10’) to the east.
5. The Plat Amendment is necessary in order for the applicant to obtain a building permit for the proposed addition to the rear of the existing home.
6. The Plat Amendment will not change the size of the existing lot.
7. Per LMC 15-2.2-3(E), Accessory Buildings listed on the Park City Historic Structures Inventory that are not expanded, enlarged or incorporated into the Main Building, shall not count in the total Building Footprint of the Lot.
8. The existing Historic home and Historic garage cannot be moved or relocated to another site on the Lot.
9. Any addition to the home would require review by the Design Review Team and any exterior remodels or additions would be reviewed for compliance with the adopted 2009 Design Guidelines for Historic Districts and Historic Sites.
10. Staff finds that there is good cause for this Plat Amendment.
11. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law – 269 Daly Avenue – 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 Plat Amendments.
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 – 269 Daly Avenue – 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. The plat shall note, prior to recordation, that the maximum Gross Floor Area, as defined by the Land Management Code, will not exceed 2,000 square feet.
4. Prior to recordation, the Maximum Development Line shall be relocated as shown on the proposed Plat, Attachment 1, placed parallel to the front Property Line and located approximately one hundred and three feet (103') to the east from the front Property Line.
5. Prior to plat recordation, the plat shall note that the area east of the Maximum Development Line is a no build zone. All conditions from the previous approvals shall be maintained.
6. No Building Permits for the rear addition will be granted until the Plat Amendment final plat is recorded with the Summit County Recorder's Office.
7. The plat shall note that fire sprinklers are required for all new or renovation construction on this lot, to be approved by the Chief Building Official.
8. The ten foot (10') wide Public Snow Storage Easement along the frontage of the property will be maintained.
9. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law.
10. All development shall provide elevation certificates certifying compliance with the minimum FEMA Flood Zone Requirements.
11. City Engineer review and approval of all lot grading, utility installations, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
12. Any addition to the home would require review by the Design Review Team and any exterior remodels or additions would be reviewed for compliance with adopted 2009 Design Guidelines for Historic Districts and Historic Sites.
13. All other Conditions of Approval from the 269 Daly Avenue Plat Amendment, recorded December 12, 2012, as Entry No. 959006, remain in full force and effect.

3. Flagstaff Development item previously noticed for this meeting has been withdrawn and will be re-noticed for a future meeting.

Director Erickson reported that the applicants, Storied Development, REDUS, and all the financial agreements were still in place. The Staff withdrew this item from the

agenda for the opportunity to review the detailed paperwork. The Flagstaff Agreement would be re-noticed when the Staff is ready to put it on the agenda.

Commissioner Thimm asked if the National Abilities Center would be on the agenda for the next meeting. Director Erickson stated that currently the Staff report for the National Abilities Center is schedule for March 27th. Commissioner Thimm stated that he would be recusing himself from that item.

Commissioner Kenworthy reported that he would not be attending the second meeting in April.

The Park City Planning Commission Meeting adjourned at 7:17 p.m.

Approved by Planning Commission: _____

Planning Commission Staff Report



Subject: Woodside Park Affordable Housing
Project Phase II
Project #: PL-18-03822
Author: Hannah M. Tyler, AICP, Senior Planner
Date: March 27, 2019
Type of Item: Work Session – Master Planned Development

PLANNING DEPARTMENT

Summary Recommendations

Staff recommends that the Planning Commission open the Work Session to review the submitted Master Planned Development, provide comment, hold a public hearing, close the Work Session, and continue the Master Planned Development application to the April 24, 2019 Planning Commission meeting.

Staff requests discussion of the following:

1. General concept
2. Requested setback reductions
3. Open space reduction
4. General site plan elements
5. General plan compliance

Disclosure: Park City Municipal Corporation is the applicant.

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

Proposal

City Council directed the Affordable Housing team to submit a Master Planned Development (MPD) application for the Woodside Park Affordable Housing Project Phase II. 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 consist of 23.12 Unit Equivalents to be located between Woodside Avenue and Empire Avenue, with a small portion of the development abutting Norfolk Avenue. There will be a

total of 59 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 one (1), two (2), and three (3) bedroom units split between two (2) Multi-Unit Dwellings
- Market Rate Units (seven [7] total):
 - A Multi-Unit Dwelling abutting Empire Avenue which will contain Six (6) 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.

Staff has provided Figures 1, 2, 3, and 4 for site and project context. The 3D renderings provided were presented to City Council at the January 29, 2019 Work Session (detailed in the Background Section below).

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.

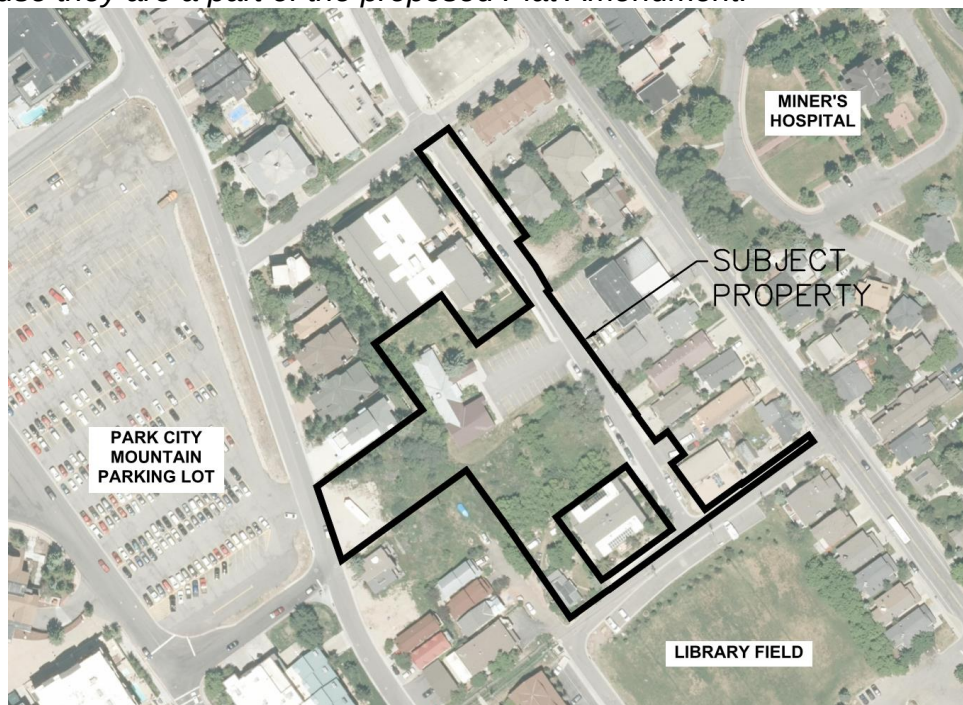


Figure 2: 45 degree bird's-eye view facing west on Woodside Avenue



Figure 3: Facing southwest on Woodside Avenue



Figure 4: Facing northeast from the southern corner of Lot 1 (Empire Avenue)



Table 1 identifies the additional applications that will require Planning Commission review:

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 located at 1302 Norfolk Avenue. Any future work will require a Historic District Design Review (HDDR) application.

Background

Affordable Housing is a City Council Critical Priority. City Council has set a goal of 800 new Affordable Housing units by 2026.

Figure 5: Diagram created by the Affordable Housing Team to articulate the “Affordable Housing Pipeline” as the City sets out to reach City Council’s ambitious goal:



The Woodside Park Affordable Housing Projects consist of two (2) phases that contribute to the “Affordable Housing Pipeline”. Phase I was approved in 2017 through the MPD process and is currently under construction. Phase I is located on the 1300 block of Park Avenue and spans west to abut Woodside Avenue. Phase I consist of twelve (12) units, eleven (11) of which are deed restricted Affordable Housing units. Phase I also contains a Public Access Easement running east-west spanning between Park Avenue and Woodside Avenue.

Phase II of the Woodside Park development is proposed to consist of 59 units, 52 of which will be deed restricted Affordable Housing units. In addition to providing 52 deed restricted Affordable Housing units, the goal of Phase II is to continue the pedestrian link from Park Avenue to Empire Avenue via a Public Access Easement running east-west.

The Affordable Housing Team of the City's Community Development Department has engaged Method Studios as the architecture firm for the proposed project. Method Studios and the Affordable Housing Team met with City Council for input and direction regarding the proposed project on March 8, 2018 ([Staff Report and Minutes](#)). Based on the input received, the design was refined and a final Work Session was held with City Council on January 29, 2019 ([Staff Report](#) and [Minutes](#)) to request direction to move forward with the Land Use process.

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

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.

Analysis

The purpose of the Master Planned Development application public meeting is to have the applicant present their application proposal and give the public and Planning Commission an opportunity to evaluate the proposal in accordance with the applicable code criteria. [LMC § 15-6-5](#) indicates that all Master Planned Developments are to contain the following minimum requirements:

- 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 .965 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:

- 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 one (1), two (2), and three (3) bedroom units split between two (2) Multi-Unit Dwellings
- Market Rate Units (seven [7] total):
 - A Multi-Unit Dwelling abutting Empire Avenue which will contain Six (6) townhomes style attached units – 1330 Empire Avenue
 - One (1) “Significant” Single-Family Dwelling – 1302 Norfolk Avenue

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).

Discussion requested

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 6: 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 (six [6] 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 7 which outlines the proposed Lot Configuration for context.

Figure 7: 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 8 which details the specific area of the Rear Yard Setback reduction for Lot 2.

Figure 8: Excerpt from Sheet A901.41. The shaded orange areas identify where a Rear Yard Setback reduction to five feet (5') is requested.

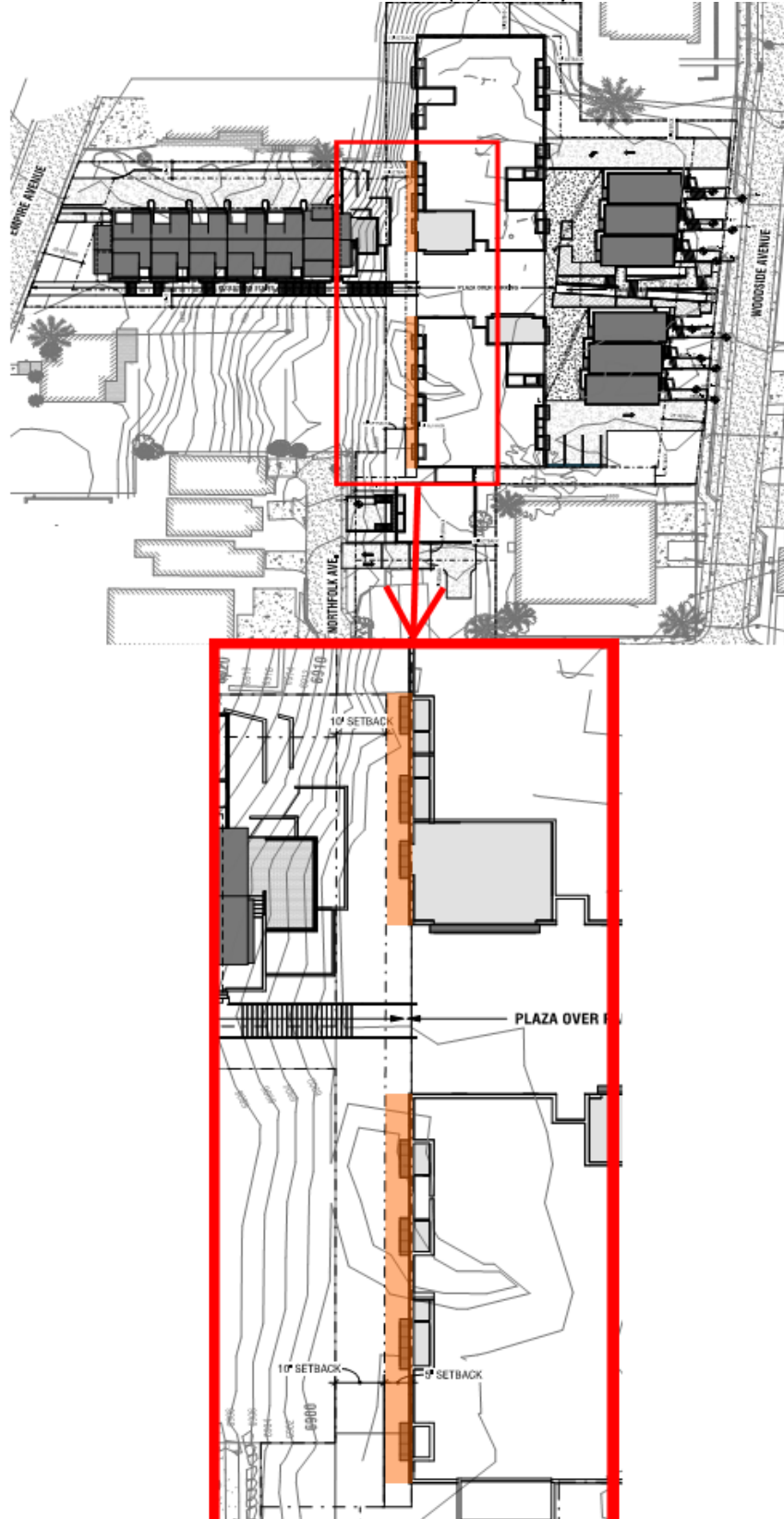


Table 2: The applicable Land Management Code (LMC) Setbacks and compliance in the RC District:

	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) 12 ft.	Multi-Unit Dwellings (Woodside Avenue) 10 ft. and 5 ft.	Single-Family Dwelling 27 ft. 4 in.	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. 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 45.79% Open Space which equates to 29,720 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).

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 total required Parking Spaces of the entire project is 71 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 9: The location of Parking stalls throughout the site from Sheet A901.

PROVIDED PARKING STALLS	
Type	Count
Empire Townhome	
Empire Townhome Stall	9
	9
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	33
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
	54
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 both Woodside Avenue and Empire Avenue.
2. Lot 1 contains the relatively steep slope on the site. The applicant has stepped the series of six (6) 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. Not applicable. No Trails exist on site nor are proposed. There is a pedestrian walkway that is a valuable connector trail; however, this is 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.
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.
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 59 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. No work is proposed for this structure at this time.

Summary Recommendation

Staff recommends that the Planning Commission open the Work Session to review the submitted Master Planned Development, provide comment, hold a public hearing, close the Work Session, and continue the Master Planned Development application to the April 24, 2019 Planning Commission meeting.

Staff requests discussion of the following:

1. General concept
2. Requested setback reductions
3. Open space reduction
4. General site plan elements
5. General plan compliance

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 A: Woodside Park Affordable
Housing Project Phase II Plans**

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

project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 17-0755
date: 12.07.2018

REVISIONS DATE

title:
Cover Sheet

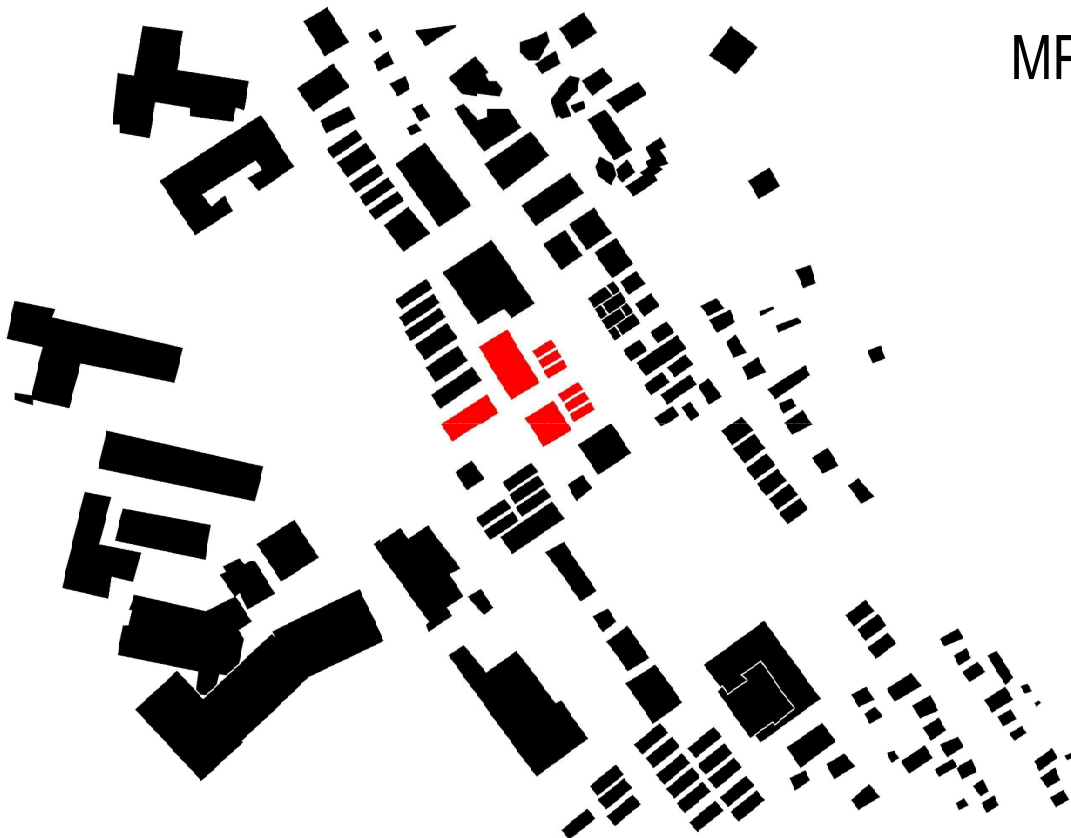
sheet:

A900

MPD APPLICATION

PARK CITY AFFORDABLE HOUSING - WOODSIDE PHASE II

MPD APPLICATION 12.07.2018



DRAWING INDEX - MPD	
Sheet #	Sheet Description
Architectural	
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A901.2	Plat Amendment
A901.3	Demolition Site Plan
A901.4	Key Plan
A901.7	Landscape Plan
A901.8	Landscape Plan
A901.11	Architectural Site Plan
A901C.5	Civil Utility Plan
A901C.6	Civil Grading Plan
A902.1	Shadow Study - 1
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A912	Exterior Elevations - Flats
A913	Exterior Elevations - Flats
A914	Exterior Elevations - Flats
A915	Exterior Elevations - Woodside
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A917	Exterior Elevations - Empire
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A921	Enlarged Plans
A925	PAR Calculations
A930	Context Renderings
A931	Context Renderings



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project:
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HOUSING -
WOODSIDE PHASE II

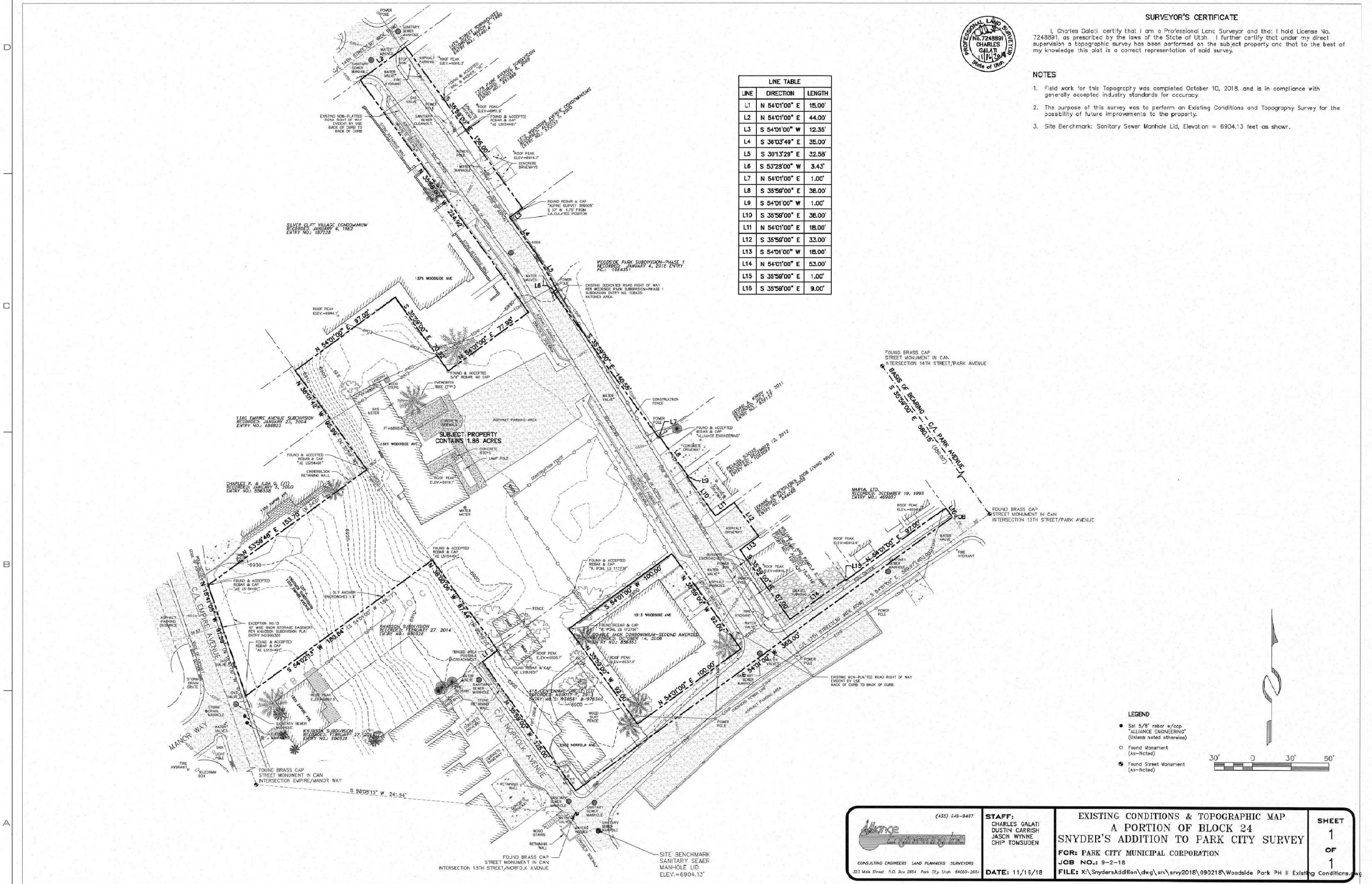
project#: 17-0755
date: 12.07.2018

REVISIONS	DATE
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title:
RENDERINGS

sheet:
A900.1

MPD APPLICATION



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project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 17-0755
date: 12.07.2018

REVISIONS **DATE**

title:
Survey

sheet:
A901.1

MPD APPLICATION

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consultant:

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project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 17-0755
date: 12.07.2018

REVISIONS DATE

title:
Plat
Amendment

sheet:

A901.2

MPD APPLICATION

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, I have 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, 1980 as Entry No. 187228 and the Condominium Declarations recorded January 6, 1980 as Entry No. 187229 in Book M007 at Page 341, and the Ameriad Condominium Declarations recorded March 24, 1984 as Entry No. 218538 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, 2006 as Entry No. 851088 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. 570357 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 North 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:
All of 1372 Woodside Avenue Condominiums, 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:
All of Woodside Park Subdivision-Phase 1, according to the official plat thereof, recorded January 4, 2018 as Entry No. 1024351 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 166 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 that is 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 or 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 130 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 230 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' East 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 233 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 65 feet; thence South 54°01' West 10 feet; thence South 35°59' East 65 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, Park City, Utah; and running thence North 35°59' West 65 feet; thence South 54°01' West 10 feet; thence South 35°59' East 65 feet; thence North 54°01' East 10 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. 315856 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 23.00 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 M195 at Page 208, 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 15 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; North 54°01' East 10.00 feet; thence South 35°59' East 80 feet; thence South 54°01' West 10.00 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. 990326 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 15 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 23.00 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 M195, Page 208, 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.

AS-SURVEYED DESCRIPTION

Beginning at a point, said point being South 54°01'00" West 25.00 feet and North 35°59'00" West 5.00 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°59'30" 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°59'30" 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 35°59'00" West 85.17 feet to the northeast corner of said Lot C. Thence coincident with Lots C and 8 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°1'00" 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 54°01'42" West 55.99 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°59'30" East 70.52 feet; thence 3) North 54°01'00" East 77.08 feet; thence 4) North 35°59'00" West 22.92 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 126.30 feet coincident with the westerly most line of 14th Street; thence North 54°01'00" East 33.00 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 South 54°01'00" West 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 8.00 feet 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.

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: _____

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.

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A Notary Public commissioned in Utah

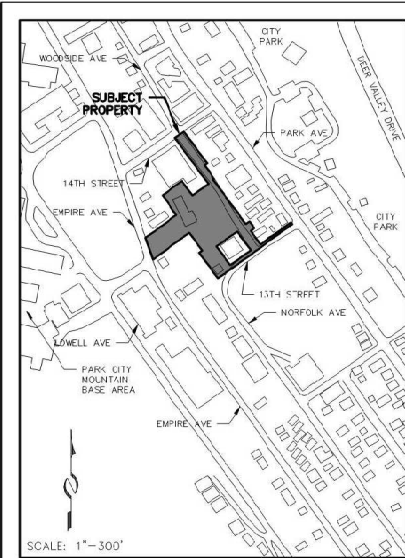
Printed name: _____

Residing in: _____

My commission expires: _____

SHEET 1 OF 1

JOB NO.: 9-2-18 FILE: X:\SnydersAddition\dwg\ar\plot2018\090218.dwg

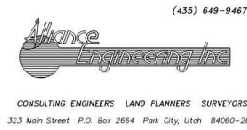


VICINITY MAP

LINE	DIRECTION	LENGTH
L1	N 54°01'00" E	15.00'
L2	N 35°59'00" W (N 36°02'06" W)	87.44'
L3	N 18°41'00" W (N 18°41'05" W)	91.65' (91.59')
L4	N 35°59'00" W (N 36°01'42" W)	95.99' (91.59')
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°59'55" E	29.27'
L23	N 53°02'40" W	5.29'
L24	S 40°48'33" E	1.71'
L25	N 49°56'35" E	10.02'
L26	S 3°40'31" 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



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. _____

GENERAL NOTES

A. SEE PANELIZATION PLAN FOR RELOCATION OF HISTORIC STRUCTURE

DEMO LEGEND

- DEMOLISHED ELEMENT
- DEMOLISHED VEGETATION
- HISTORIC STRUCTURE TO BE SAVED AND PANELIZED; RE: PANELIZATION PLAN

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phone: (801) 532-4422

consultant:

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project:

PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 17-0755
date: 12.07.2018

REVISIONS DATE

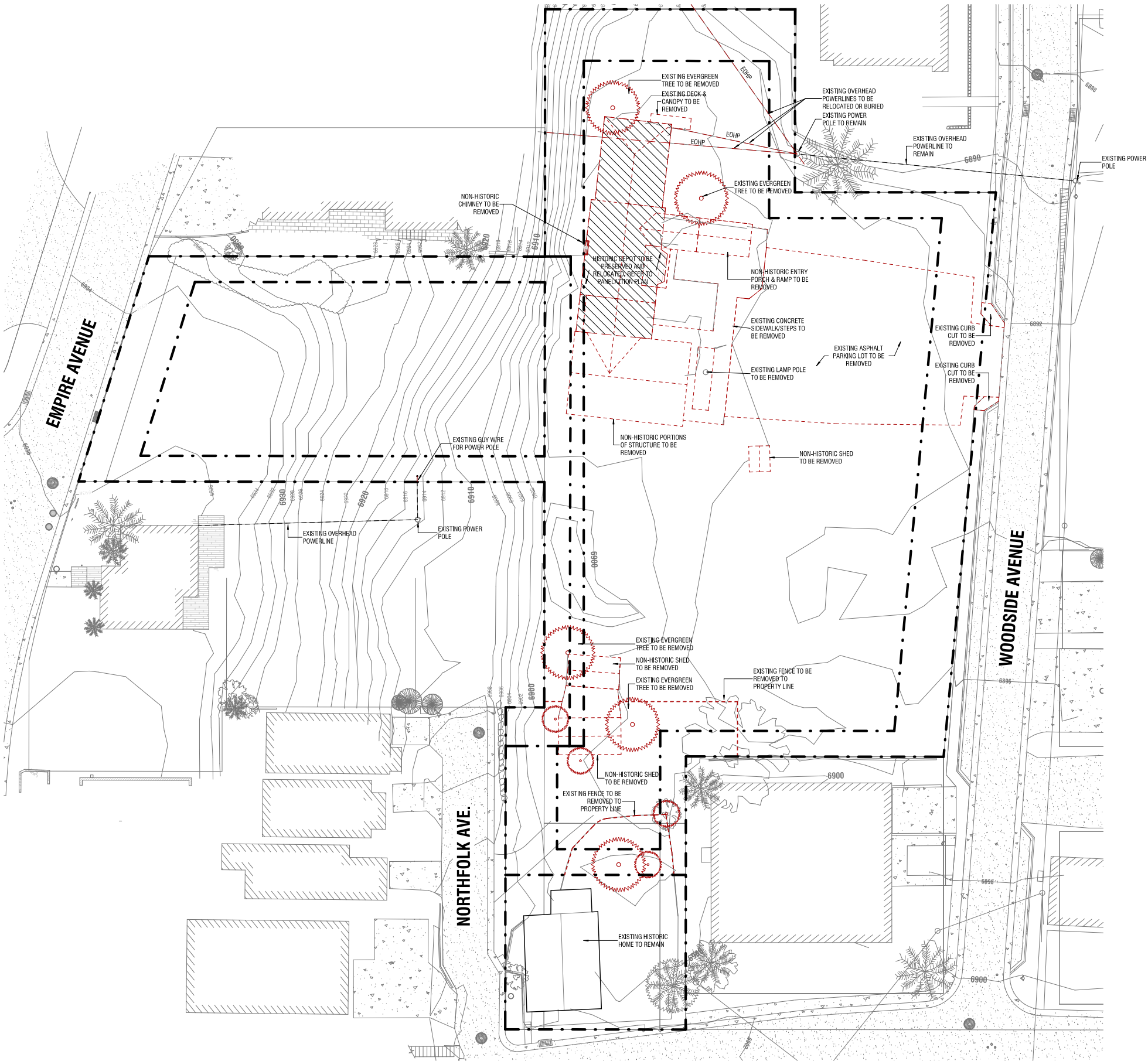
title:

Demolition
Site Plan

sheet:

A901.3

MPD APPLICATION



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

SITE PLAN LEGEND

- EMPIRE TOWNHOMES - (5) 3
BEDROOM UNITS & (1) 2
BEDROOM UNIT
- WOODSIDE TOWNHOMES - (6) 3
BEDROOM UNITS
- STACKED CONDOS (3 LEVELS +
PARKING)
- STACKED CONDOS (2 LEVELS +
PARKING)
- EXISTING HISTORIC HOME
- ADJACENT RESIDENTIAL
PROPERTIES

UNIT COUNTS (FLATS)

Name	Count
Level 2 (Flats)	
1 BDR UNIT	10
2 BDR UNIT	3
STUDIO UNIT	1
	14
Level 3 (Flats)	
1 BDR UNIT	12
2 BDR UNIT	3
STUDIO UNIT	2
	17
Level 4 (Flats)	
1 BDR UNIT	11
2 BDR TYPE A UNIT	1
2 BDR UNIT	2
STUDIO UNIT	1
	15
Grand total	46

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
Empire Townhome 6	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	12

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Key Plan

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project:
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AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project: 17.0755
date: 12.07.2018

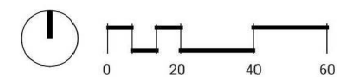
REVISIONS **DATE**

title:
**Landscape
Plan**

sheet:

A901.7

MPD APPLICATION



6/4

LOFTSIXFOUR

WOODSIDE PHASE II // PARK CITY, UT

LANDSCAPE PLAN SUBMITTAL // DD PHASE

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WOODSIDE PHASE II

project#: 17.0755
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#	REVISIONS	DATE
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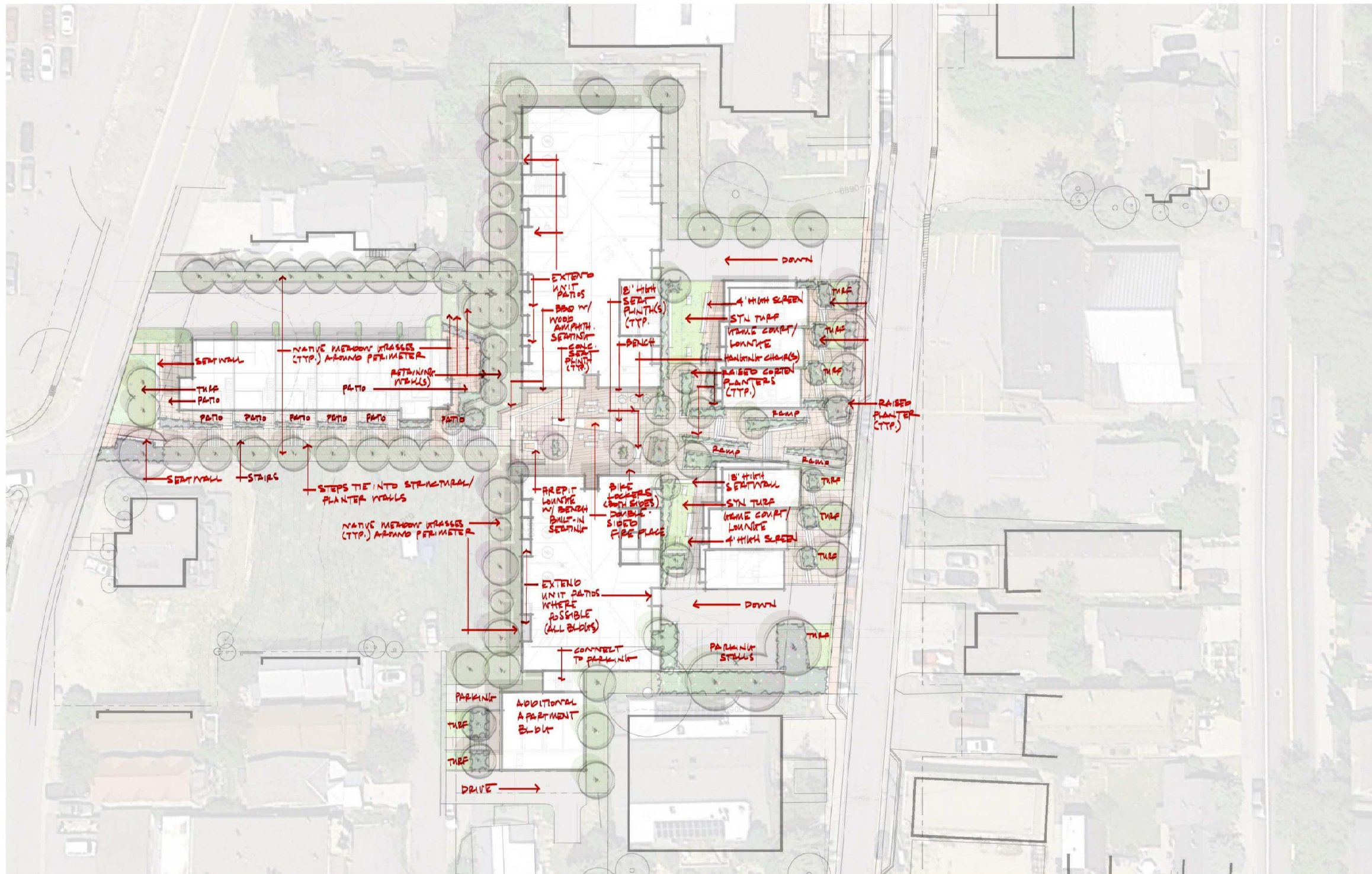
title:

Landscape Plan

sheet:

A901.8

MPD APPLICATION



6 / 4

LOFTSIXFOUR

WOODSIDE PHASE II // PARK CITY, UT

LANDSCAPE PLAN SUBMITTAL - WITH NOTES // DD PHASE



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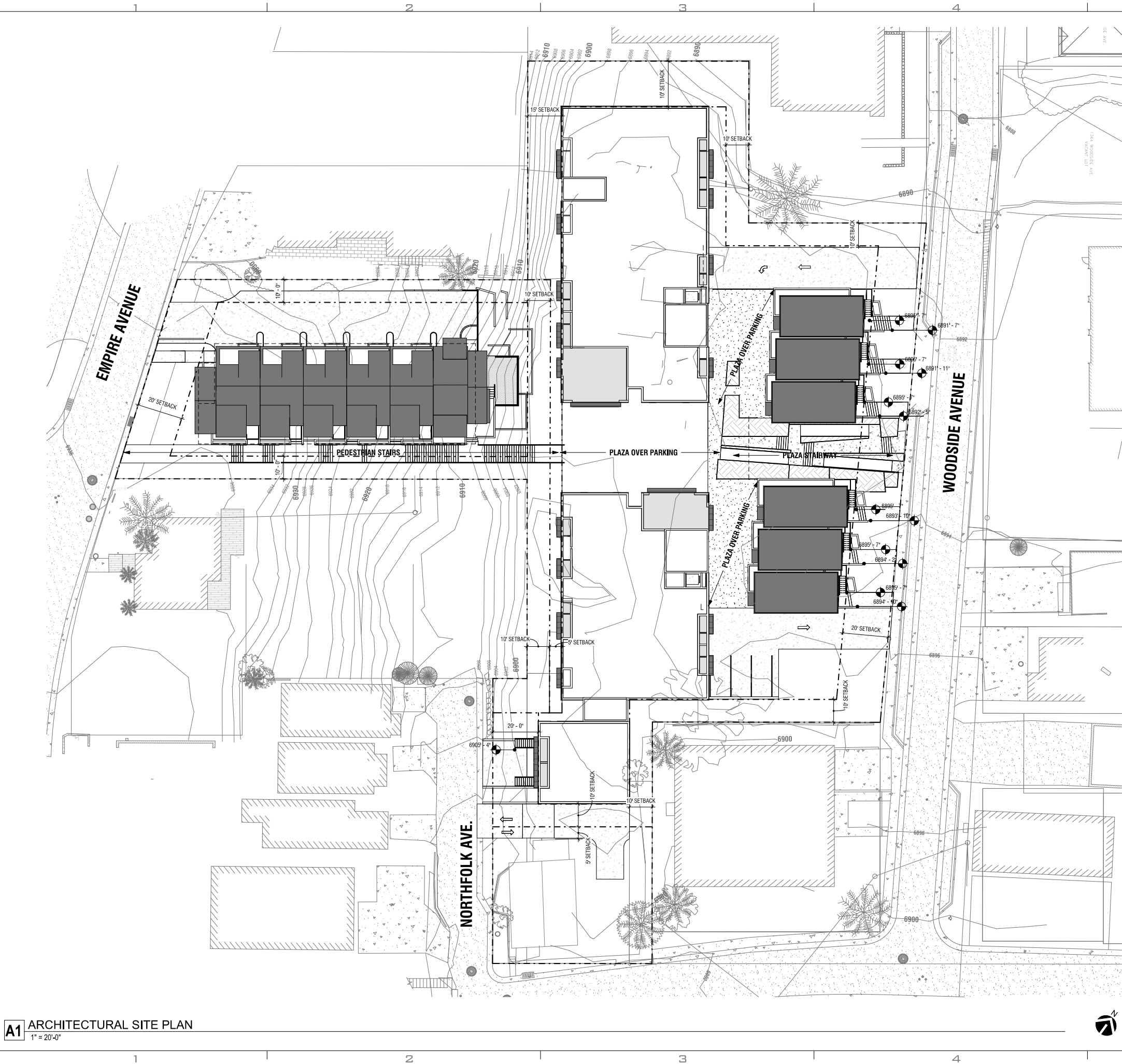
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title:
**Architectural
Site Plan**

sheet:
A901.41

MPD APPLICATION



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

GENERAL NOTES:
ALL SANITARY SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING AGENCIES AND THE LATEST EDITION(S) OF SNYDERVILLE BASIN WATER RECLAMATION DISTRICT (SBWRD) 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 REPORTED TO SBWRD 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 OWNERS. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING FACILITIES IN THE CONSTRUCTION AREA BY BLUE STAKE AND BY POT HOLING. 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 DIRECTLY, OR INDIRECTLY, FROM THEIR OPERATIONS, WHETHER OR NOT SAID 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 CFR1926). THE CONTRACTOR IS RESPONSIBLE FOR ASSESSING SAFETY NEEDS 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 DEWATERED CONDITIONS.
CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE 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) 640-8017

- 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" SDR-35 PVC PIPE PER SBWRD STD DETAIL PI-01 AND PER PIPE MANUFACTURES REQUIREMENTS.
 2. INSTALL WYE CONNECTION PER SBWRD STD DETAIL LAT-08.
 3. INSTALL SANITARY SEWER CLEANOUT PER SBWRD STD DETAIL LAT-07.
 4. INSTALL 6" DI PIPE WITH TRACER WIRE PER SUMMIT WATER STANDARDS. TRENCHING SHALL BE PERFORMED PER SUMMIT WATER STD DWGS NO. 2 AND 2A.
 5. INSTALL 6"x6" 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" DI FIRE LINE PIPE WITH TRACER WIRE PER SUMMIT WATER STANDARDS. TRENCHING SHALL BE PERFORMED PER SUMMIT WATER STD DWGS NO. 2 AND 2A.
 9. INSTALL 2' x 4' CATCH BASIN PER APWA PLAN NO. 315.
 10. INSTALL 3' x 3' CATCH BASIN AMCOR CB150, OR APPROVED EQUAL, WITH SLOTTED GRATE PER MANUFACTURES RECOMMENDATIONS.
 11. INSTALL 48" STORM DRAIN MANHOLE PER APWA PLAN NO. 341.
 12. INSTALL 12" CL III RCP PIPE PER MANUFACTURES 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 INVERT.
 14. INSTALL OIL/WATER SEPARATOR PER SBWRD STD DETAIL PT-01.
 15. INSTALL SEWER SERVICE LATERAL PER SBWRD STD DETAIL LAT-08.
 16. INSTALL WATER SERVICE LATERAL PER SUMMIT WATER STD DWG NO. 7
 17. FUTURE GAS LINE.
 18. INSTALL 4" ADS PIPE PER MANUFACTURES SPECIFICATIONS. PIPE SHALL BE INSTALLED WITH 4' MINIMUM COVER AND AT A SLOPE NO LESS THAN 1%.
 19. INSTALL 6" 45' SDR-35 PVC BEND.
 20. INSTALL 8" SDR-35 PVC PIPE PER SBWRD STD DETAIL PI-01 AND PER PIPE MANUFACTURES REQUIREMENTS.
 21. TIE INTO EXISTING SANITARY SEWER LINE.
 22. REMOVE AND REPLACE APPROXIMATELY 175' OF EXISTING 8" PVC MAIN SEWER LINE & MATCH EXISTING SLOPE.
 23. ABANDON EXISTING 4" SEWER LATERAL PER SBWRD STD DETAIL LAT-10.
 24. INSTALL 6" SEWER LATERAL PER SBWRD STD DETAIL LAT-04.
 25. EXISTING SEWER LATERAL, PROTECT IN PLACE.

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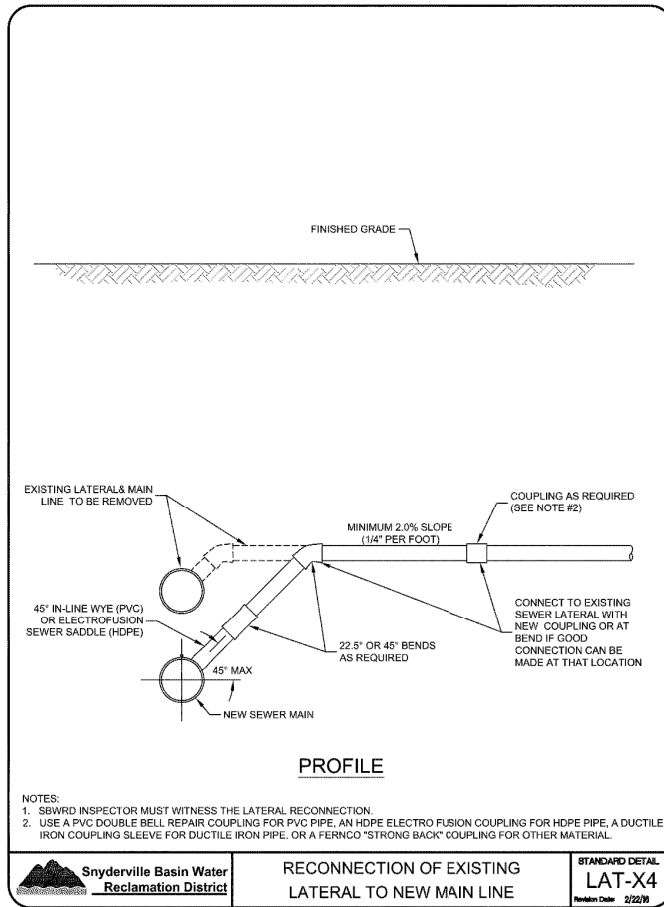
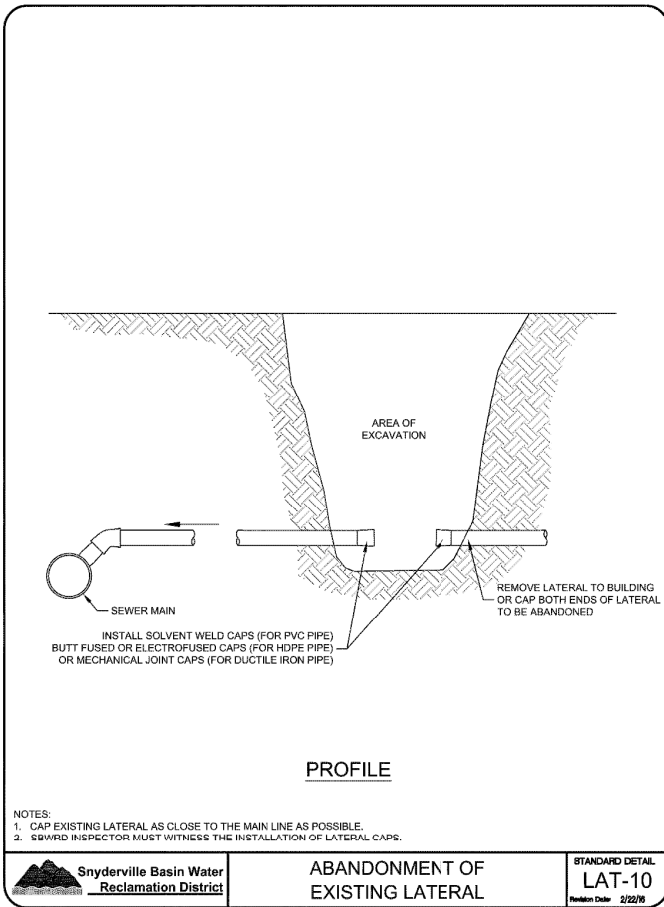
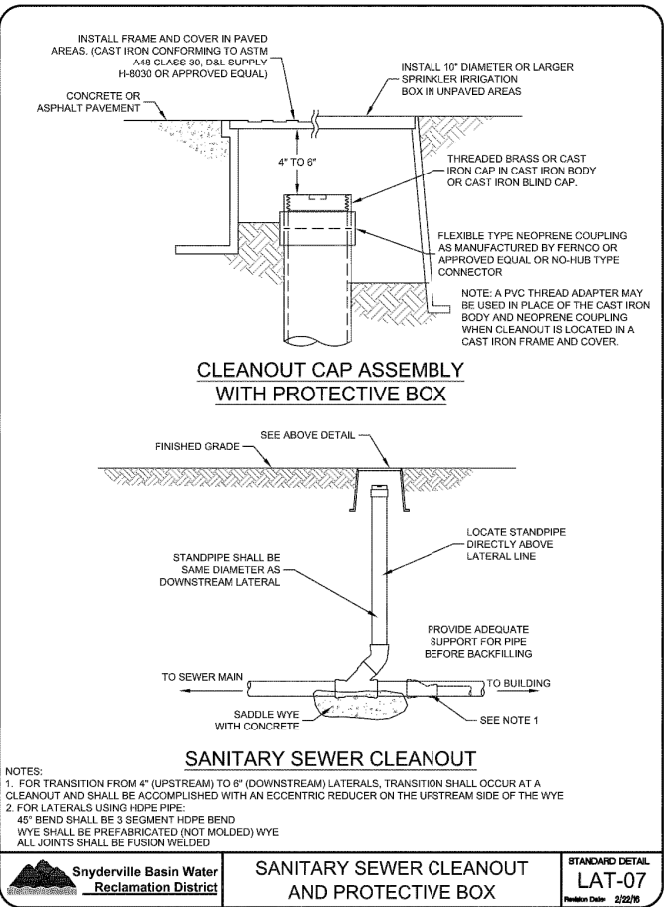
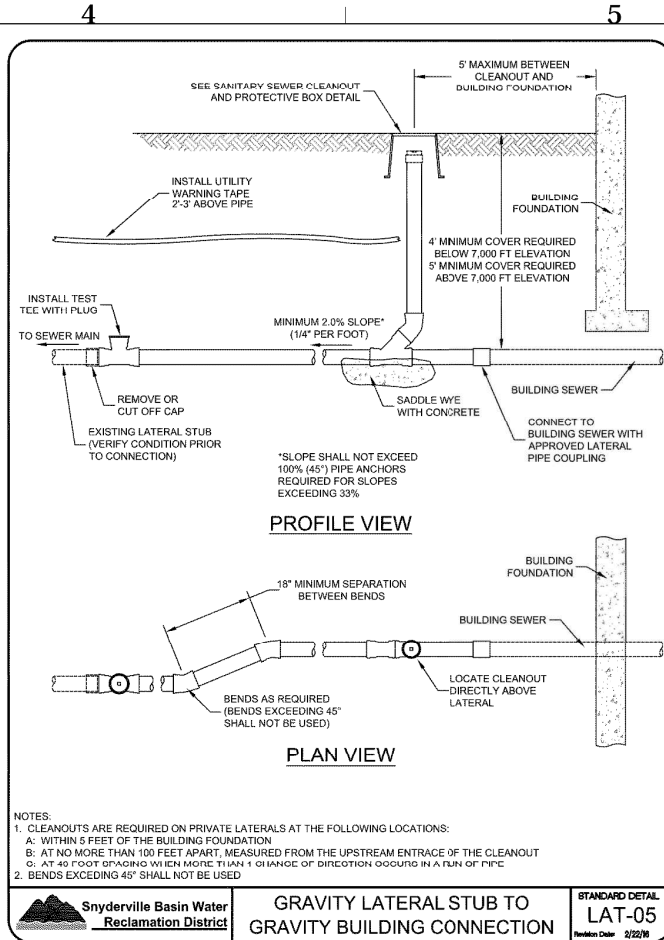
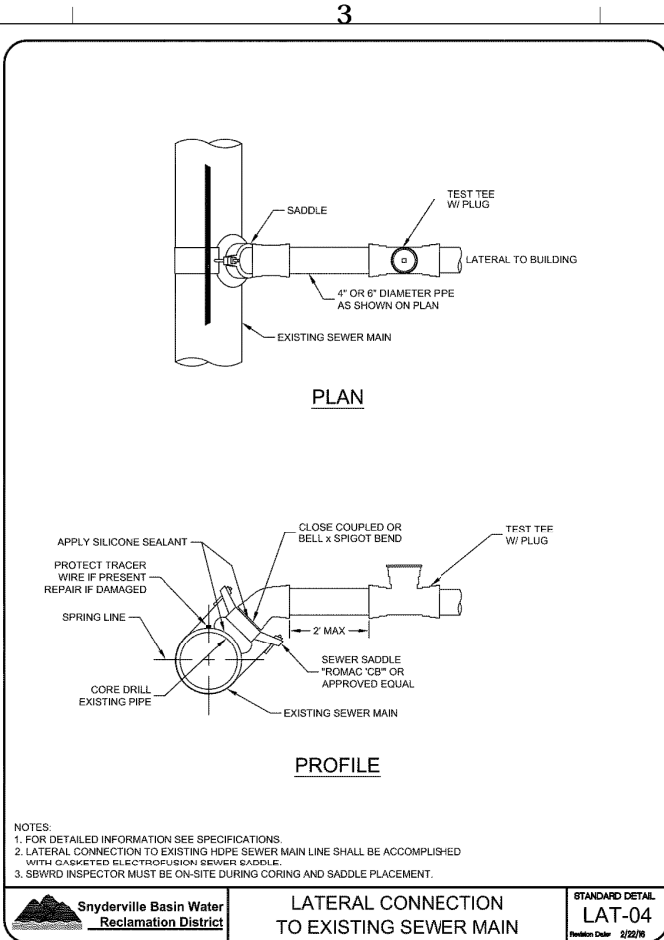
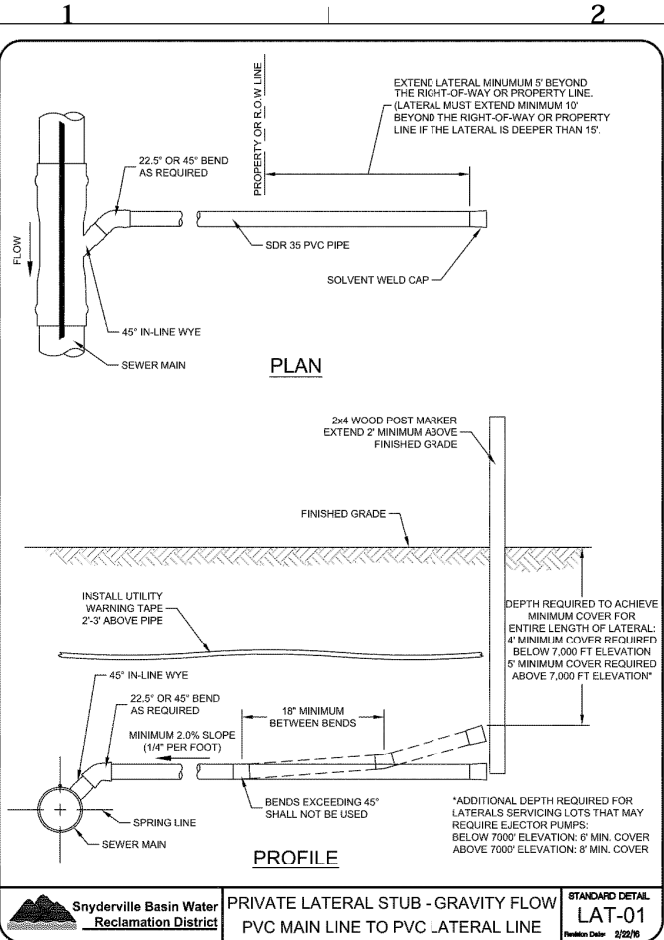
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Woodside II

project#:
date:
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Utility Plan

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Woodside II

project#:
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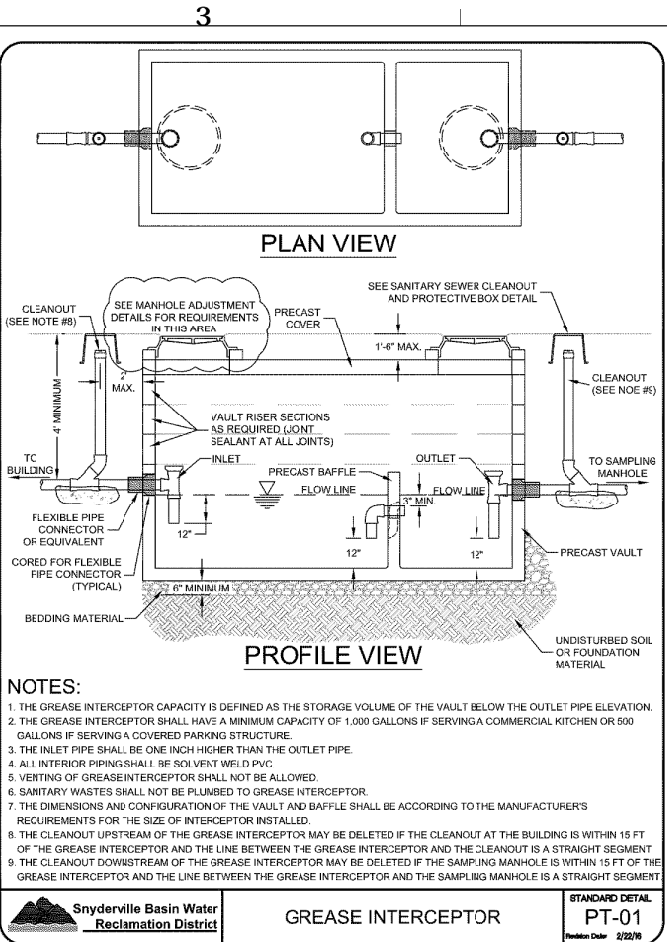
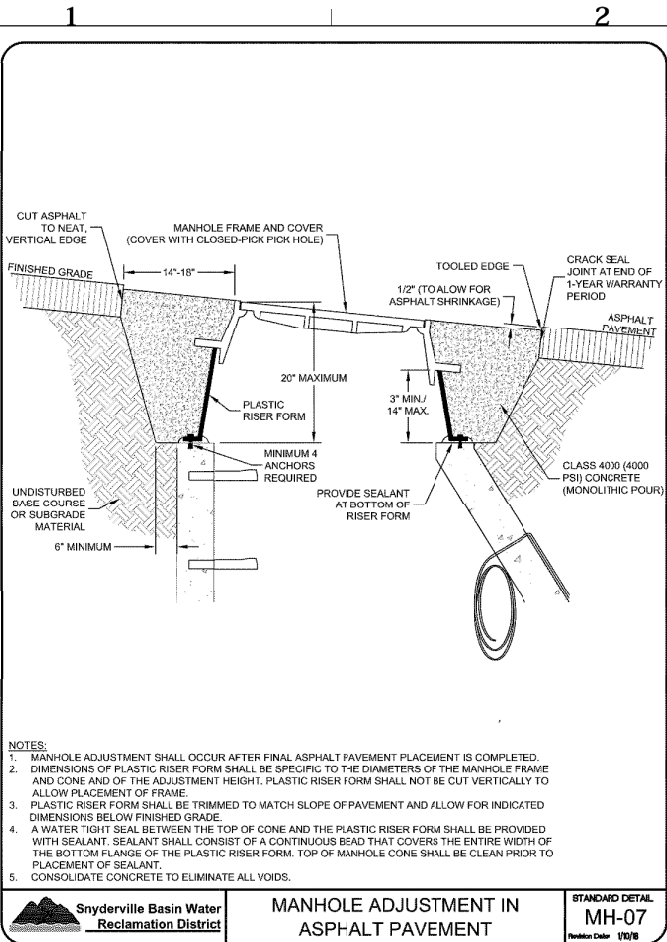
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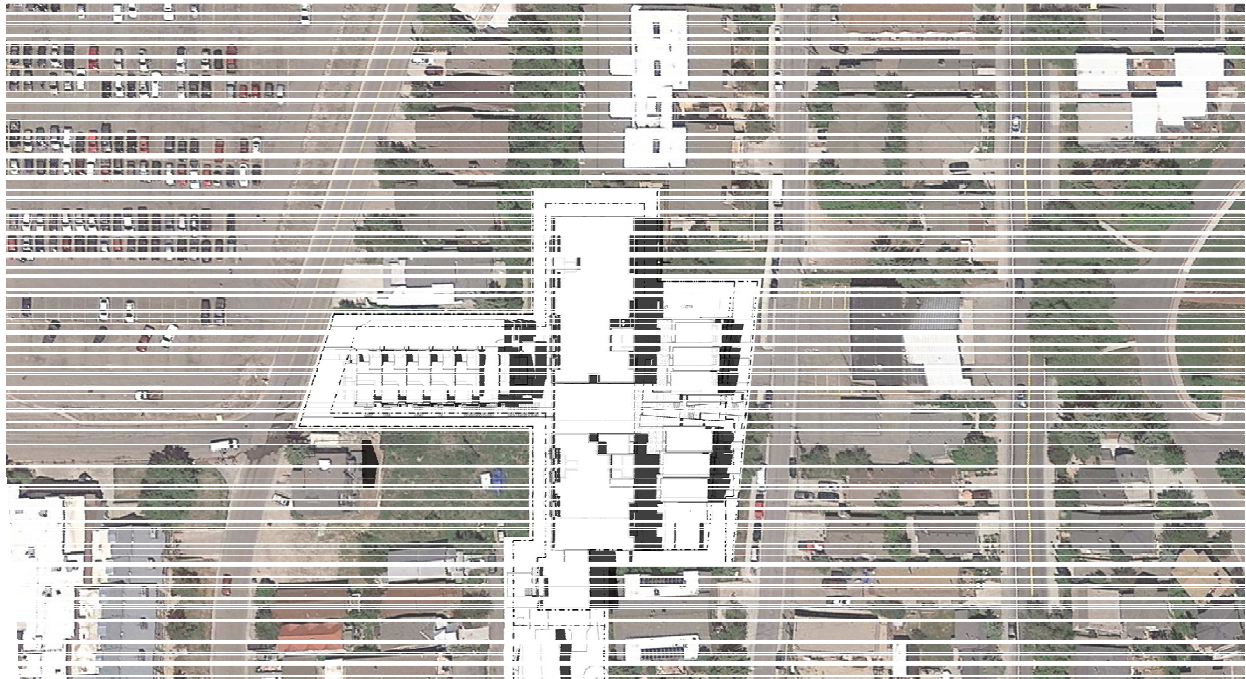
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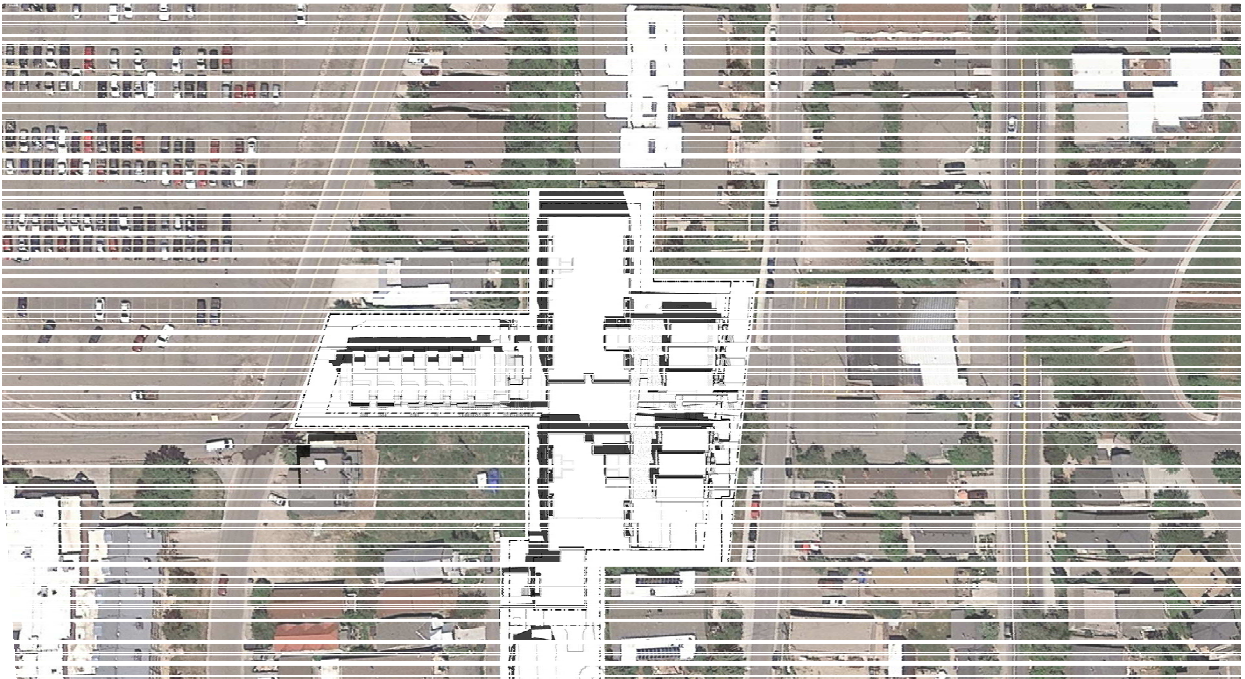
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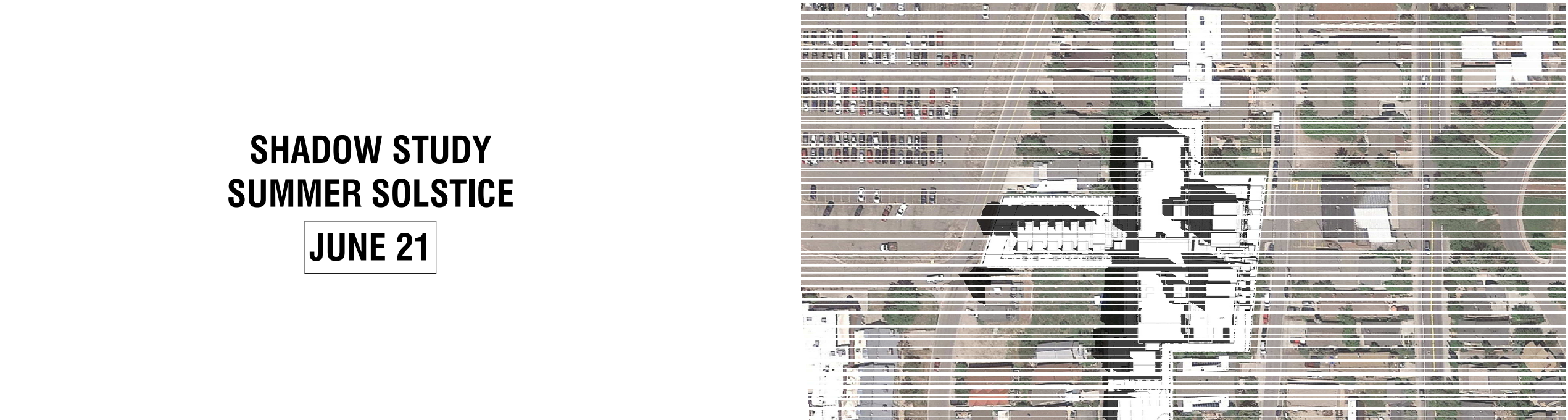
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SHADOW STUDY
SUMMER SOLSTICE
JUNE 21

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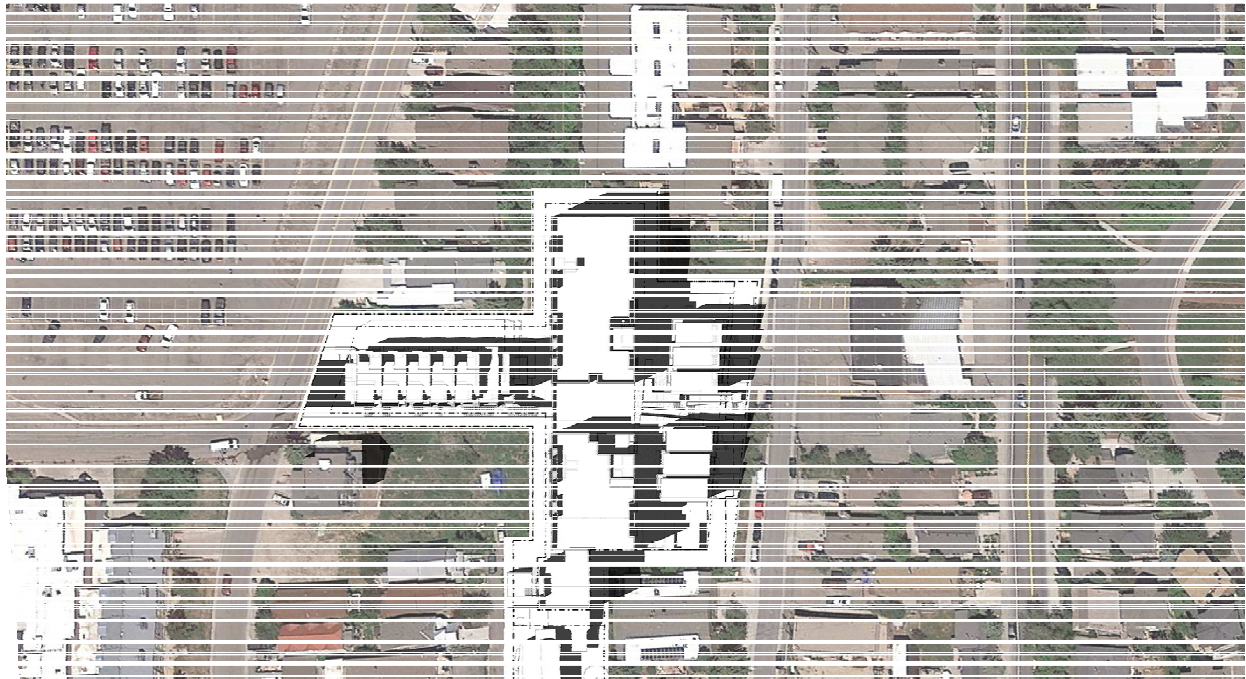
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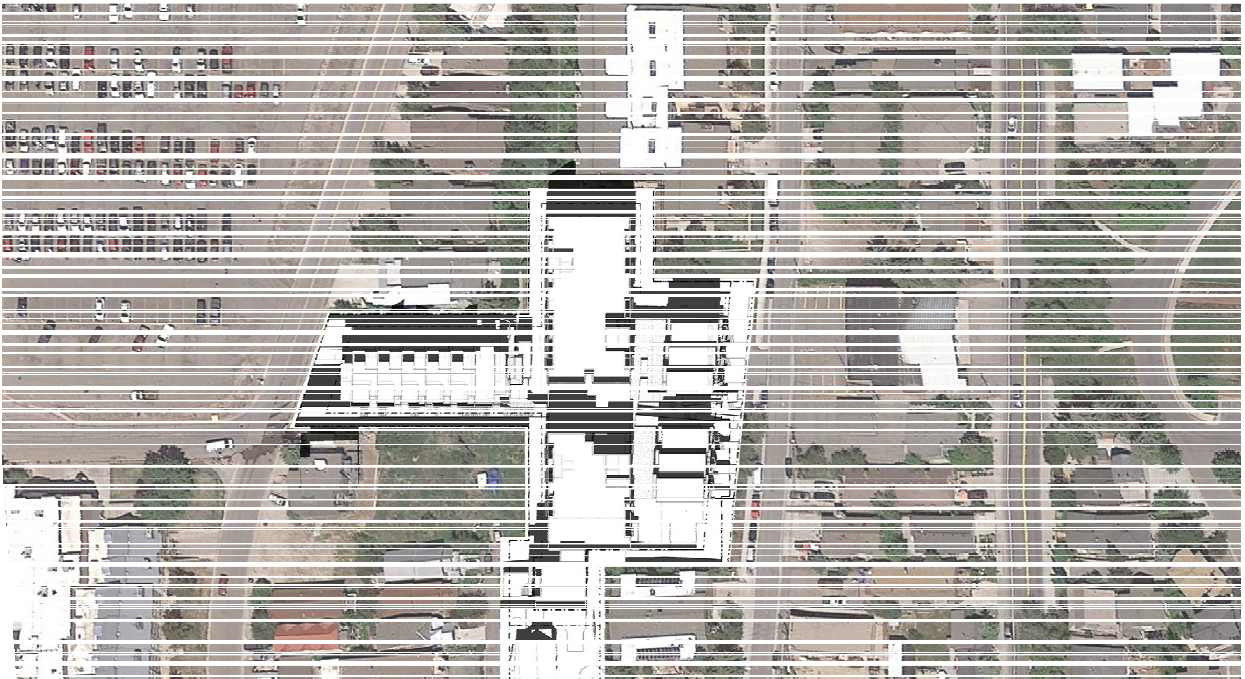
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Shadow
Study - 1

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MPD APPLICATION



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**SHADOW STUDY
SPRING/FALL EQUINOX
MARCH/SEPTEMBER 21**

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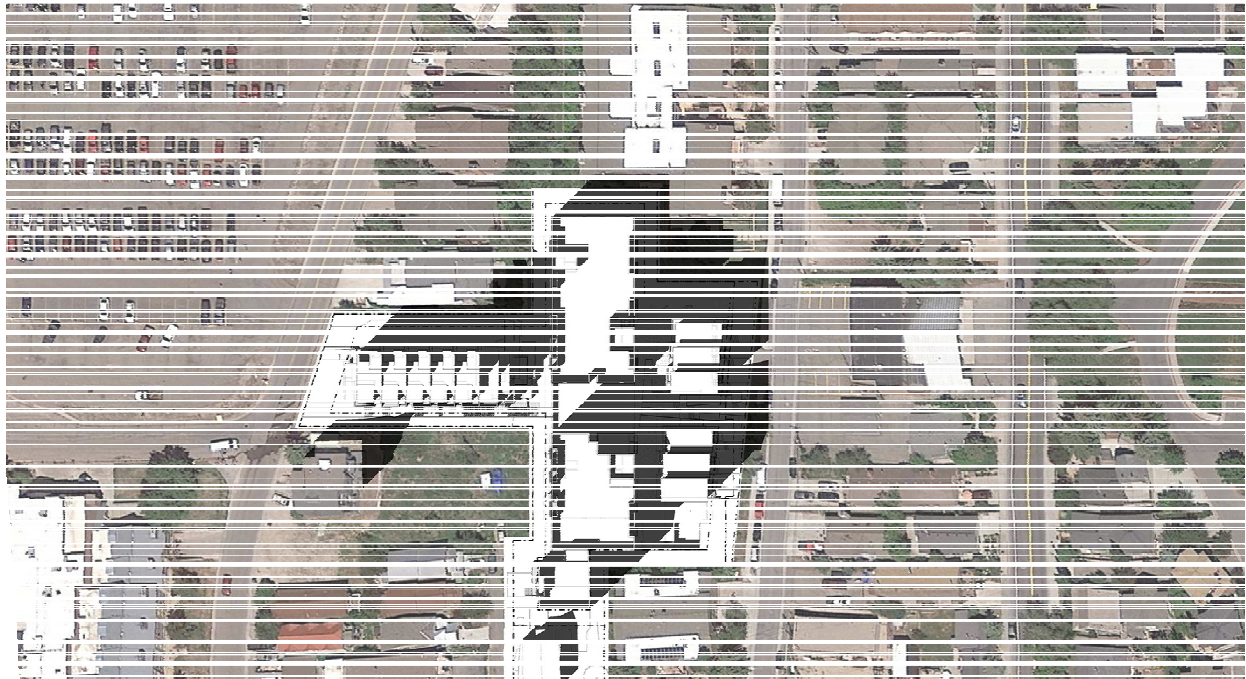
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**Shadow
Study - 2**

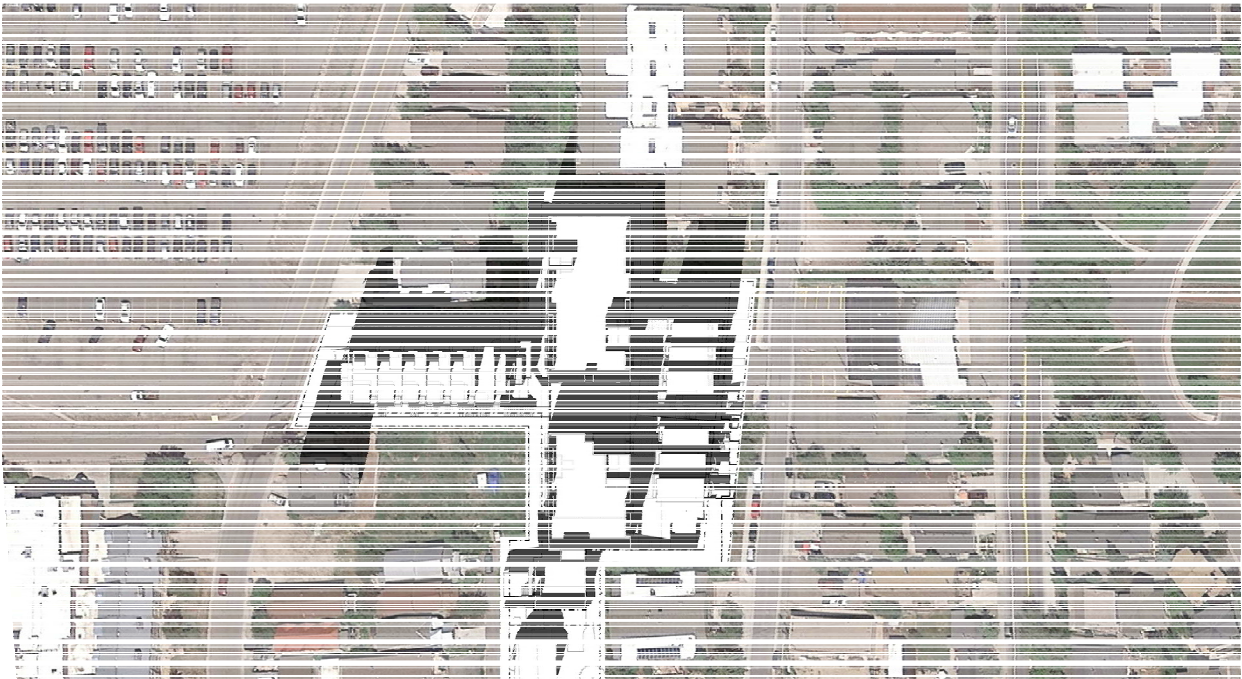
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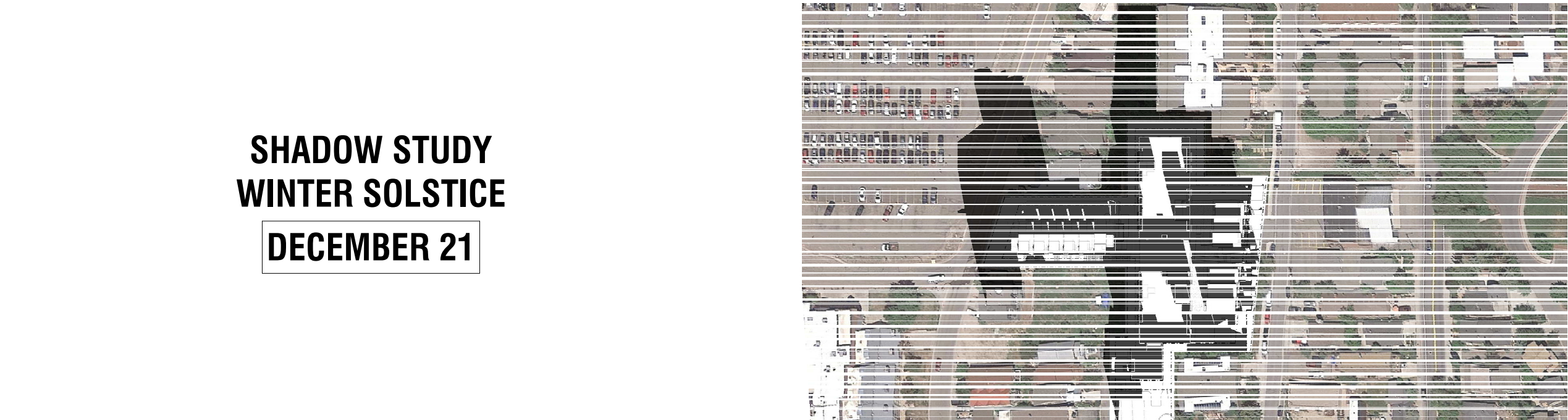
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SHADOW STUDY
WINTER SOLSTICE
DECEMBER 21

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title:
Shadow
Study - 3

sheet:

A902.3

MPD APPLICATION



3 PM



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SHADOW STUDY
SUMMER SOLSTICE
CAMERA 1

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AFFORDABLE
HOUSING -
WOODSIDE PHASE II

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REVISIONS	DATE
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title:
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A902.4

MPD APPLICATION



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SHADOW STUDY
WINTER SOLSTICE
CAMERA 1



9 AM

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date: 12.07.2018

REVISIONS	DATE
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title:
Shadow
Study - 5

sheet:
A902.5



3 PM



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9 AM

SHADOW STUDY
SUMMER SOLSTICE
CAMERA 2

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project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 17-0755
date: 12.07.2018

REVISIONS DATE

title:
Shadow
Study - 6

sheet:
A902.6



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SHADOW STUDY
WINTER SOLSTICE
CAMERA 2

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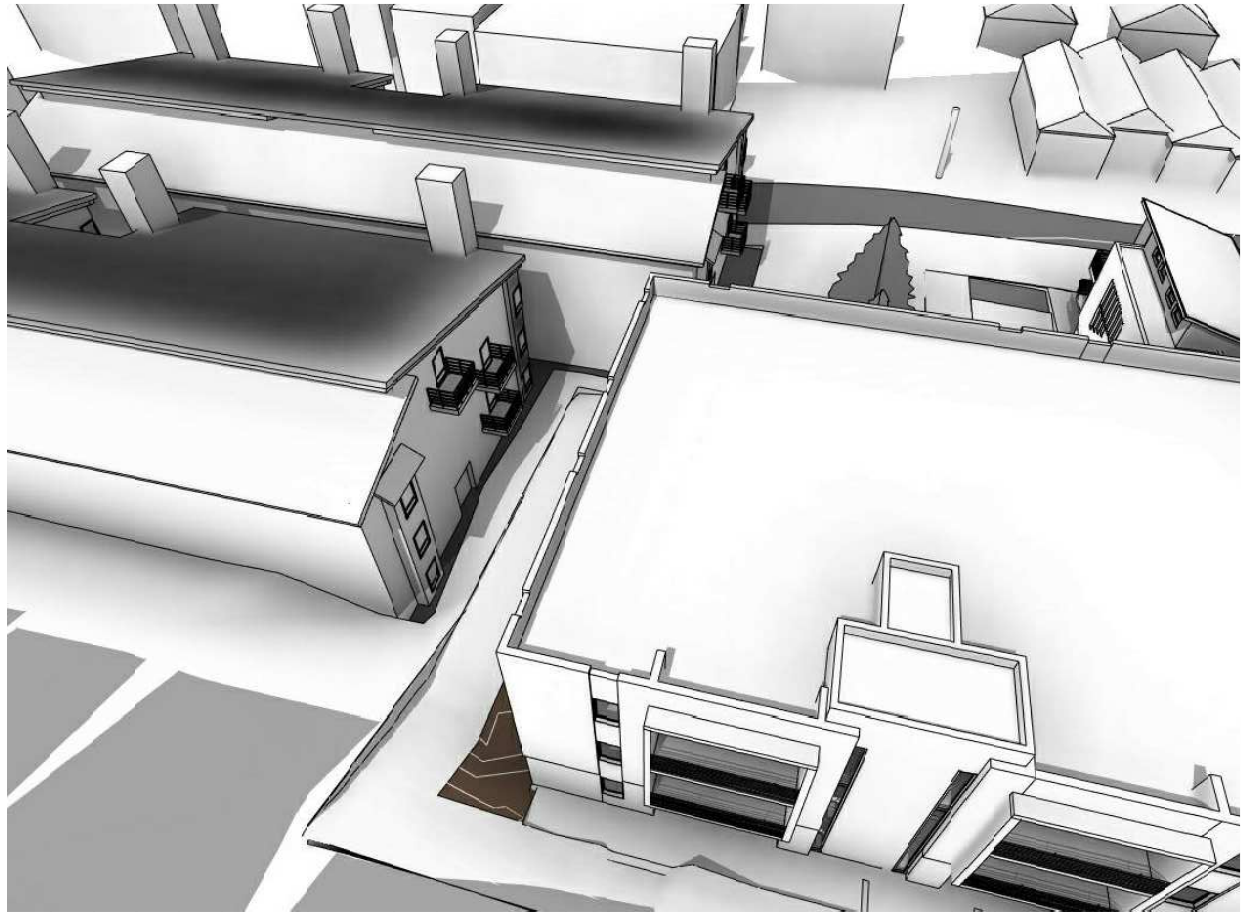
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date: 12.07.2018

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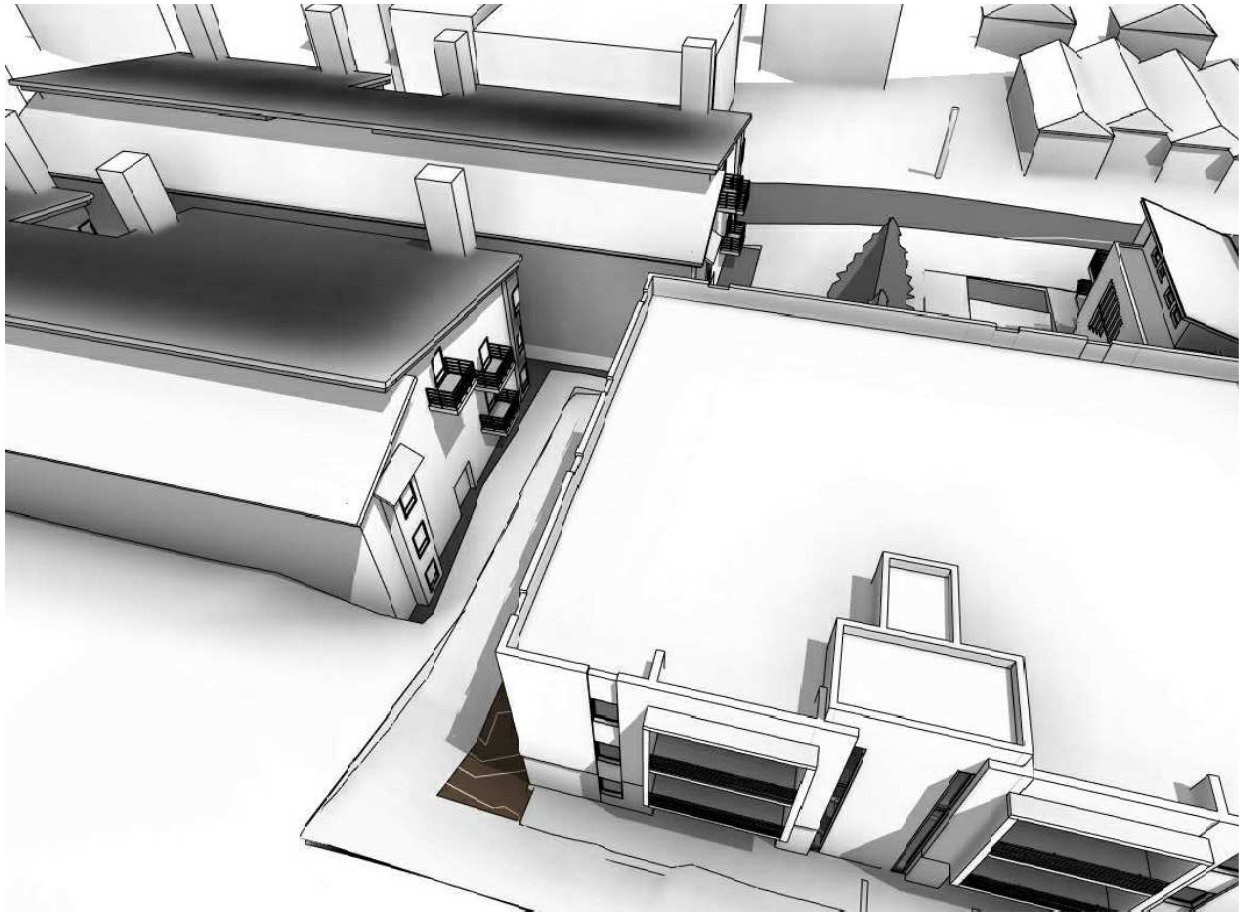
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Study - 7

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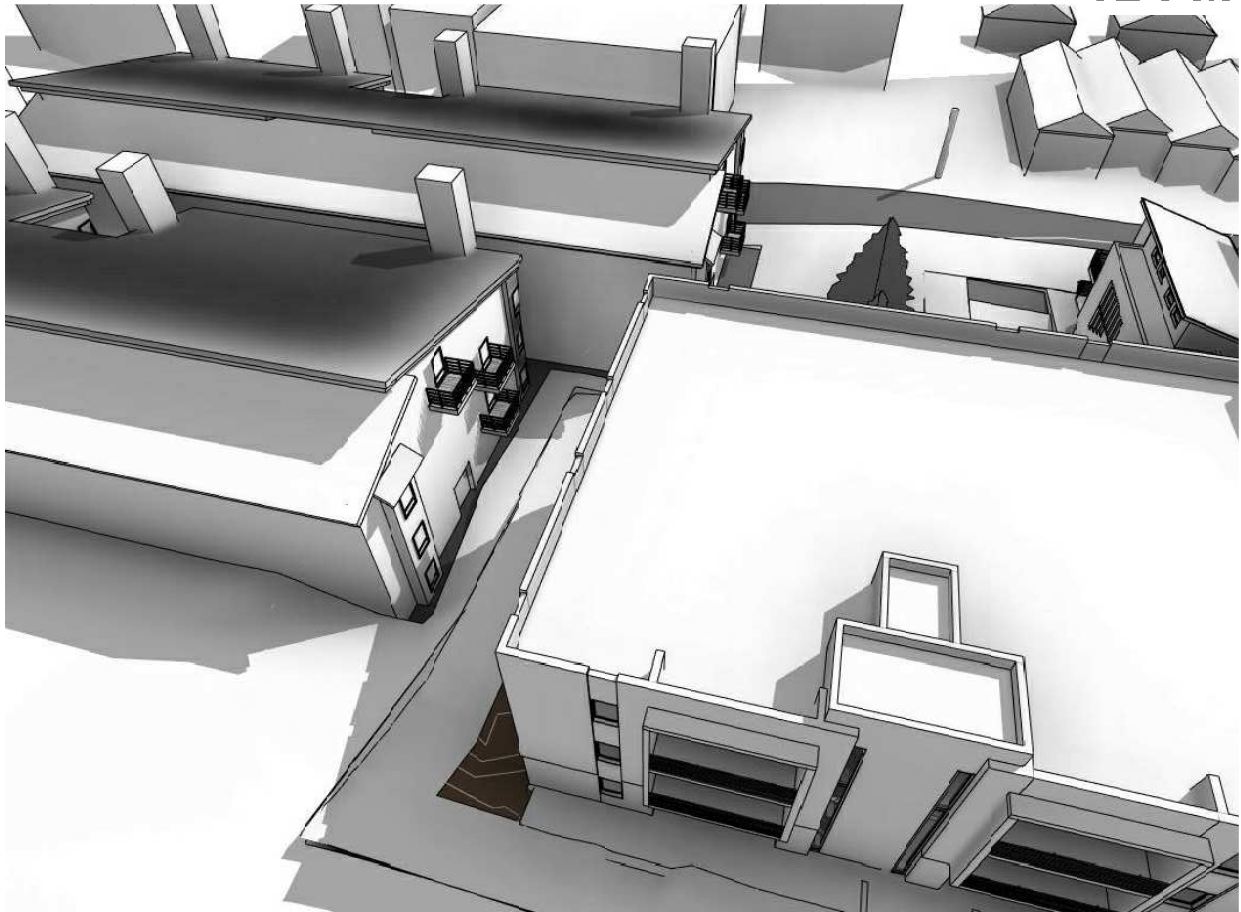
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SHADOW STUDY
SUMMER SOLSTICE
CAMERA 3

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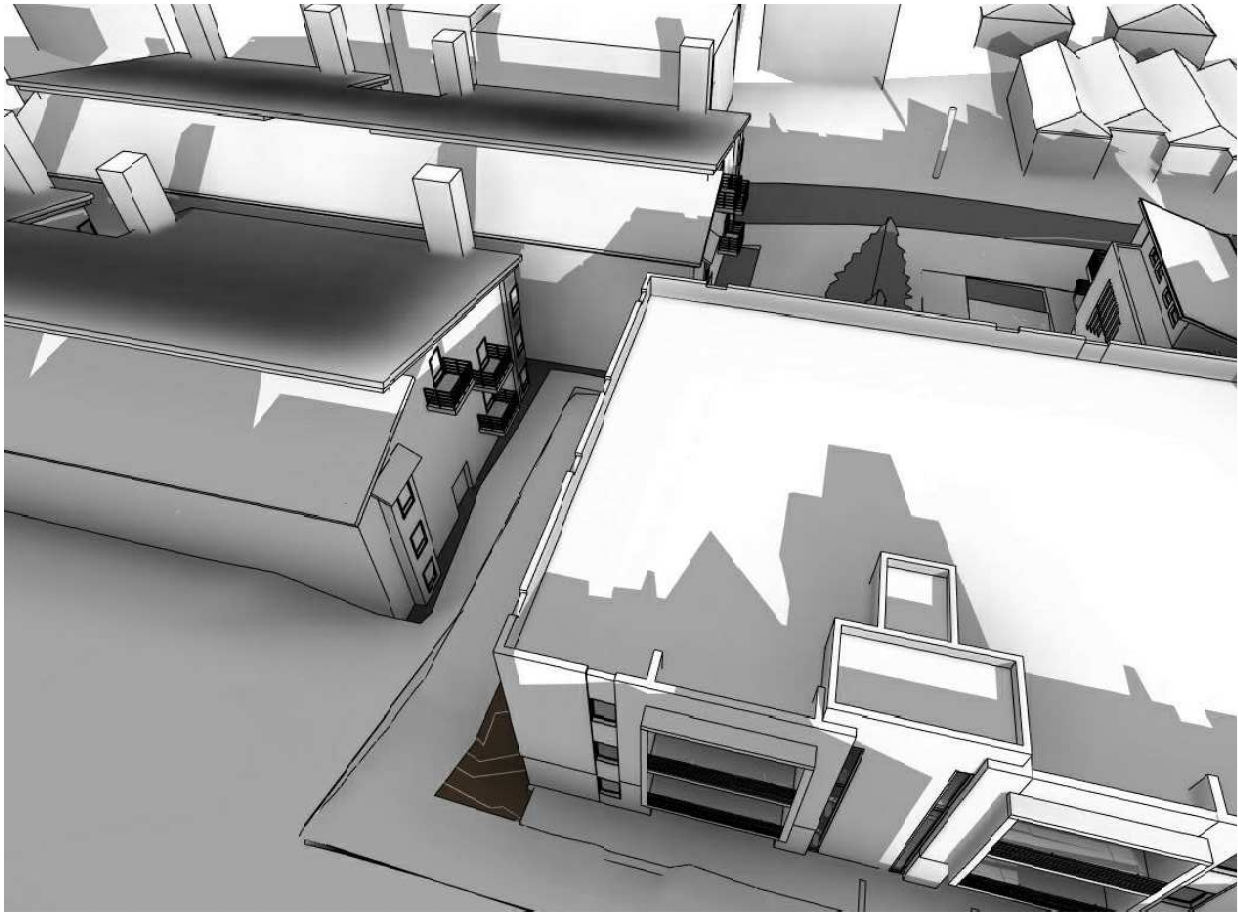
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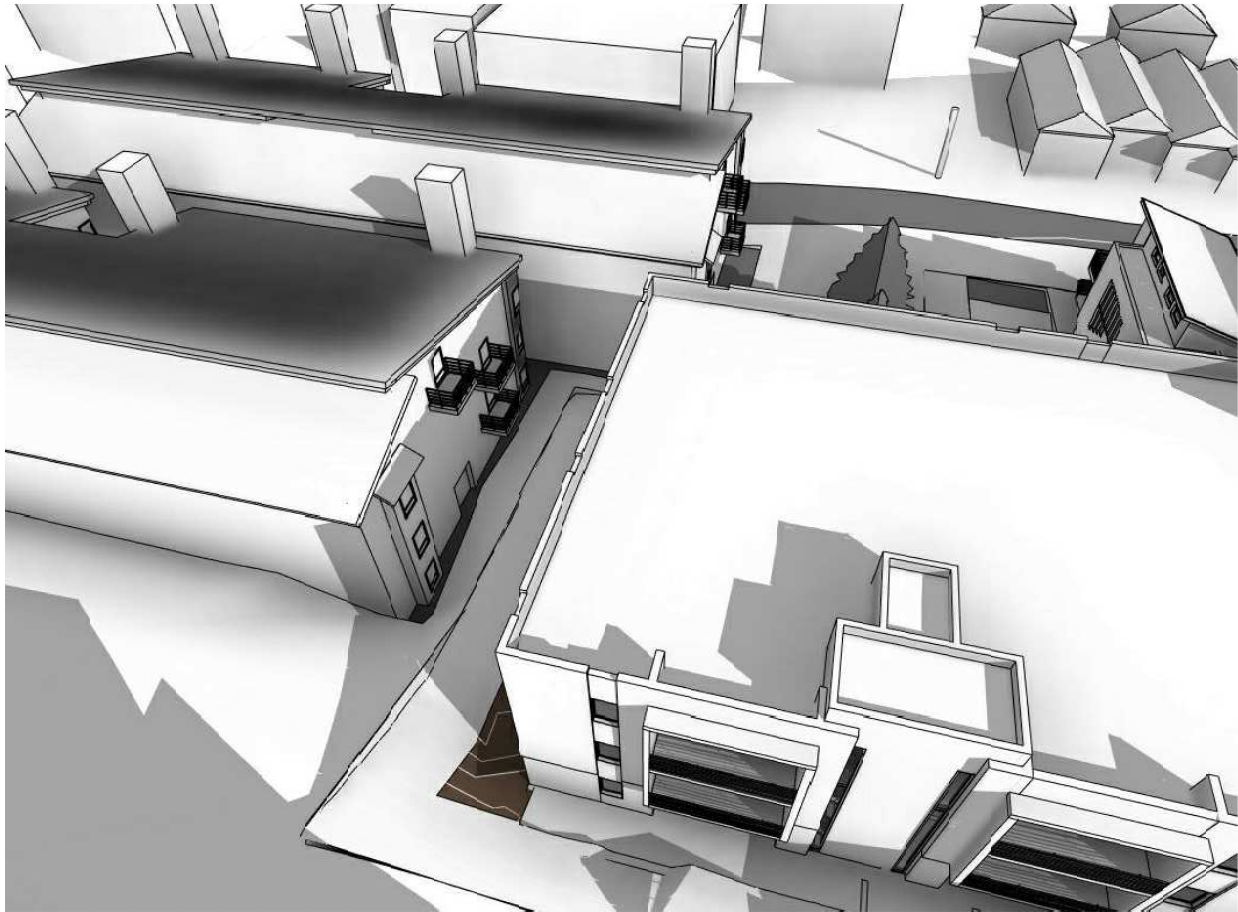
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Study - 8

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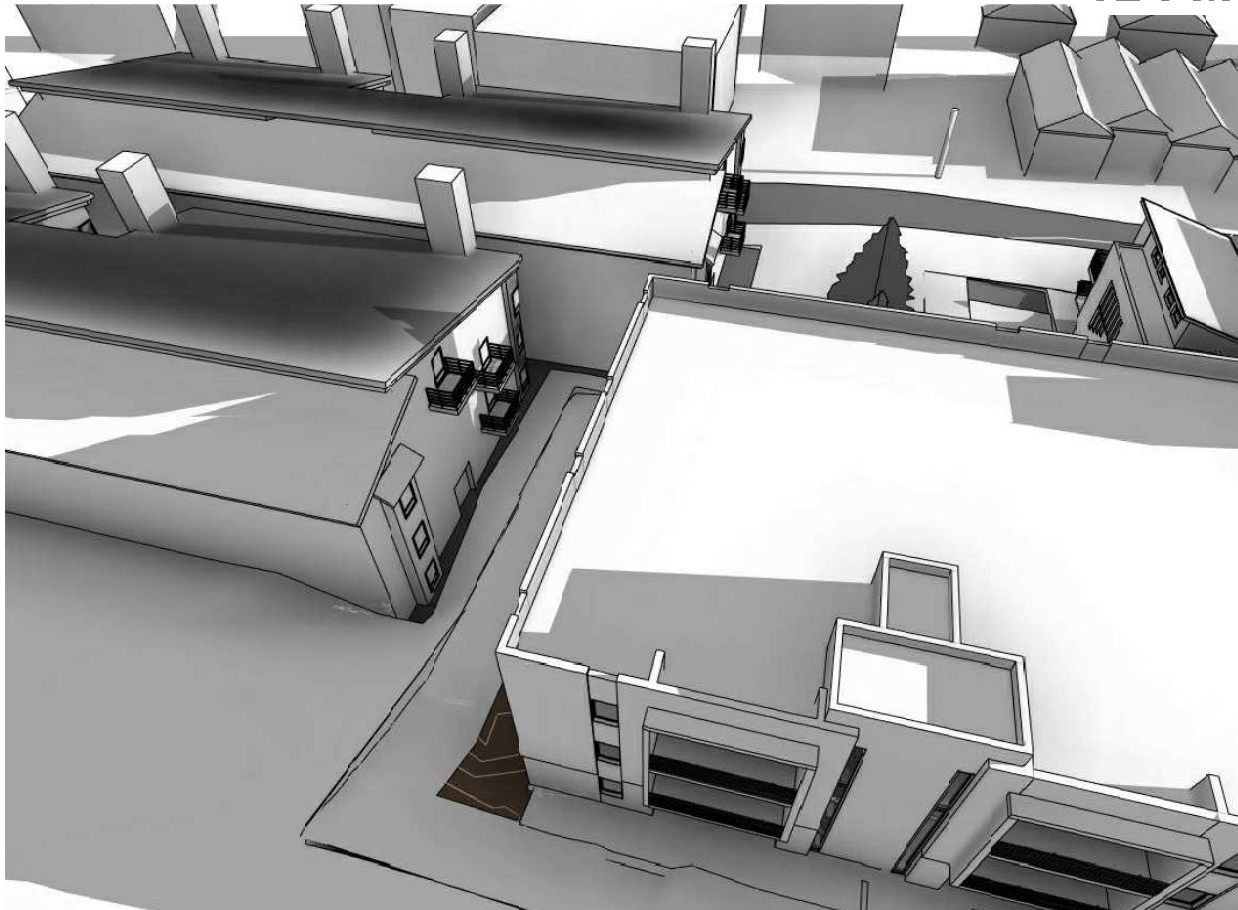
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SHADOW STUDY
WINTER SOLSTICE
CAMERA 3

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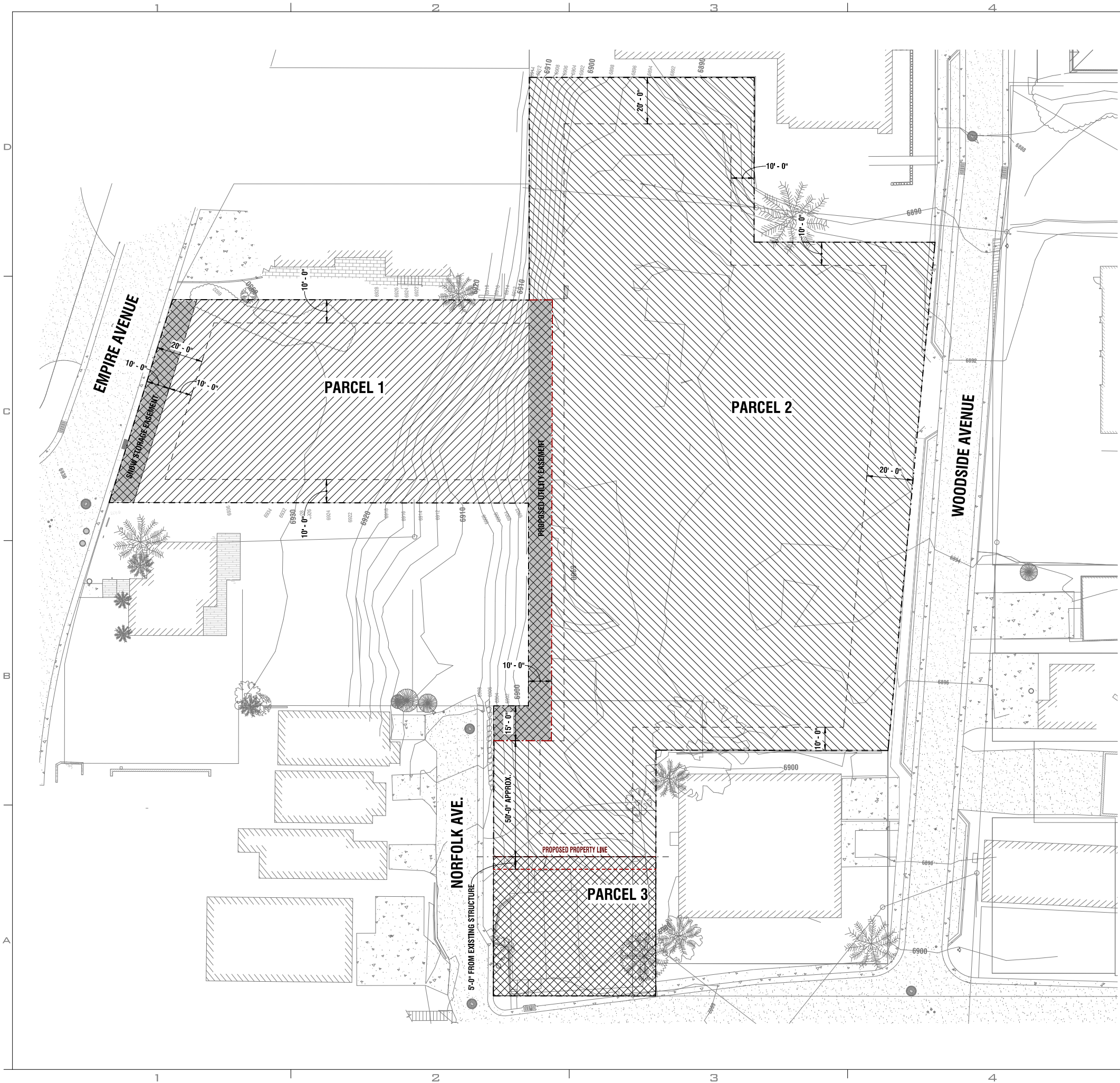
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WOODSIDE PHASE II

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date: 12.07.2018

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title:
**Shadow
Study - 9**

sheet:
A902.9



LOT SIZES		
Space Type	Area	Percentage of Site
Lot Sizes		
Parcel 1	16,755 SF	25.81%
Parcel 2	44,414 SF	68.43%
Parcel 3	4,198 SF	6.47%
	65,367 SF	100.71%
Grand total	65,367 SF	100.71%

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WOODSIDE PHASE II

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date: 12.07.2018

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title:
Lot Sizes

SITE PLAN LEGEND

- PROPERTY LINE
- PROPOSED PROPERTY LINE
- SETBACK LINE
- PROPOSED OR EXISTING EASMENT

sheet:
A903
MPD APPLICATION

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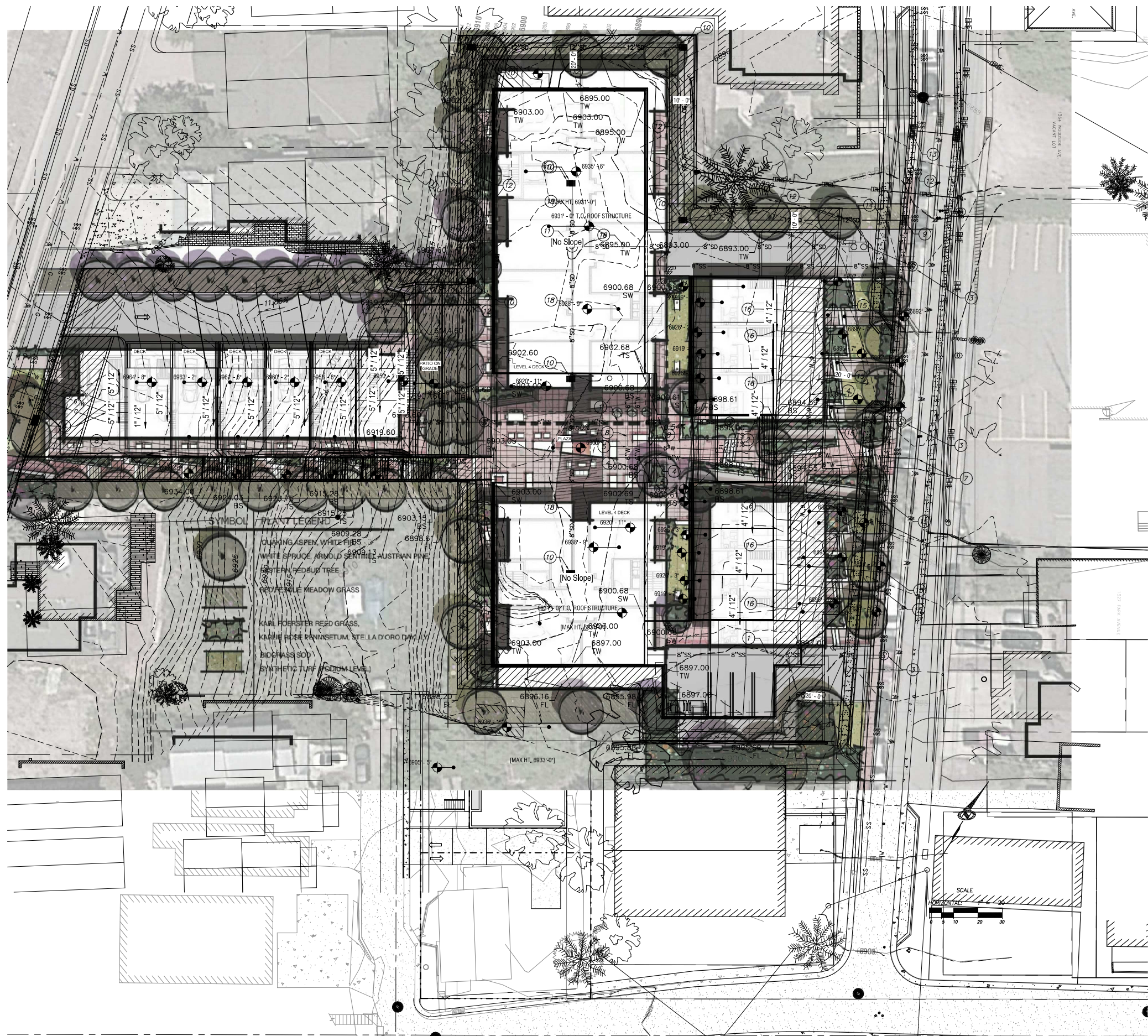
title:

**Combined
Site Plan**

sheet:

A904

MPD APPLICATION



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PARK CITY
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HOUSING -
WOODSIDE PHASE II

project#: 17-0755
date: 12.07.2018

REVISIONS DATE

title:

Open Space
+ Snow
Storage

sheet:

A905

MPD APPLICATION

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

OPEN SPACE			
Space Type	Area	Site Area	Percentage of Site
Open Space			
Open Space 1	8,273 SF	64,905 SF	12.75%
Open Space 2	1,301 SF	64,905 SF	2%
Open Space 3	8,476 SF	64,905 SF	13.06%
Open Space 4	853 SF	64,905 SF	1.32%
Open Space 5	701 SF	64,905 SF	1.08%
Roof Deck 1	693 SF	64,905 SF	1.07%
Roof Deck 2	447 SF	64,905 SF	0.69%
	20,750 SF		31.97%
Plaza			
Plaza Space	5,955 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%
	8,835 SF		13.61%
Grand total	29,586 SF		45.58%

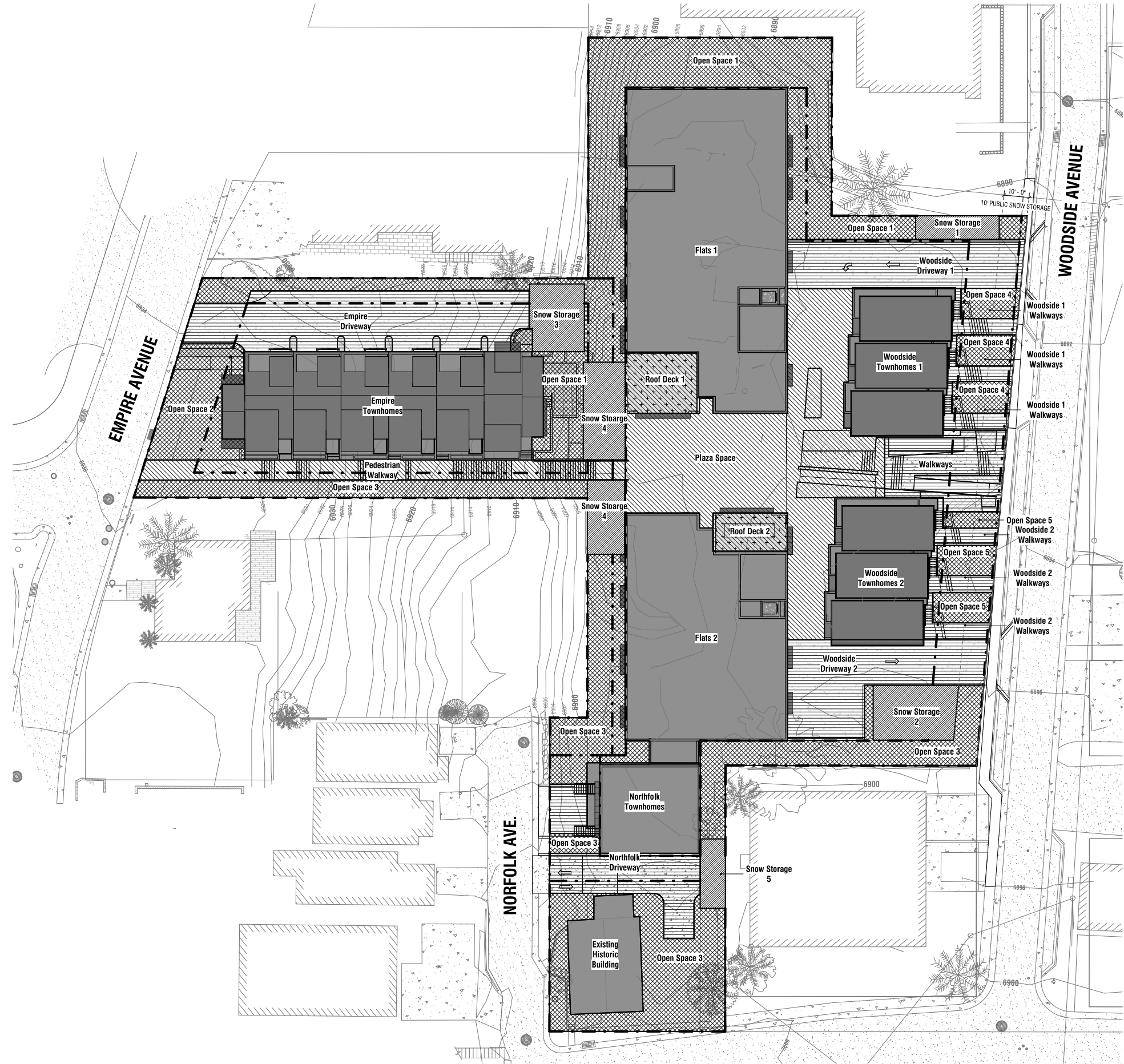
EXPOSED DRIVEWAYS			
Space Type	Area	Site Area	Percentage of Site
Exposed Parking/Driveway			
Woodside Driveway 1	1,830 SF	64,905 SF	2.82%
Woodside Driveway 2	2,075 SF	64,905 SF	3.2%
Empire Driveway	3,039 SF	64,905 SF	4.68%
Northfolk Driveway	1,444 SF	64,905 SF	2.22%
Woodside 2 Walkways	835 SF	64,905 SF	0.98%
Woodside 1 Walkways	614 SF	64,905 SF	0.95%
	9,837 SF		14.85%

SNOW STORAGE	
Space Type	Area
Snow Storage	
Snow Storage 2	700 SF / 2,075 SF = 33.73%
Snow Storage 1	300 SF / 1,830 SF = 16.39%
Snow Storage 3	560 SF / 3,039 SF = 18.42%
Snow Storage 4	1,100 SF / 6,311 SF = 17.42%
Snow Storage 5	275 SF / 1,444 SF = 19.00%
	2,935 SF

BUILDING FOOTPRINTS			
Space Type	Area	Site Area	Percentage of Site
Buildings			
Empire Townhomes	5,284 SF	64,905 SF	8.14%
Existing Historic Building	1,229 SF	64,905 SF	1.89%
Flats 1	8,334 SF	64,905 SF	12.84%
Flats 2	5,562 SF	64,905 SF	8.55%
Northfolk Townhomes	1,576 SF	64,905 SF	2.43%
Woodside Townhomes 1	2,361 SF	64,905 SF	3.64%
	24,336 SF		37.5%

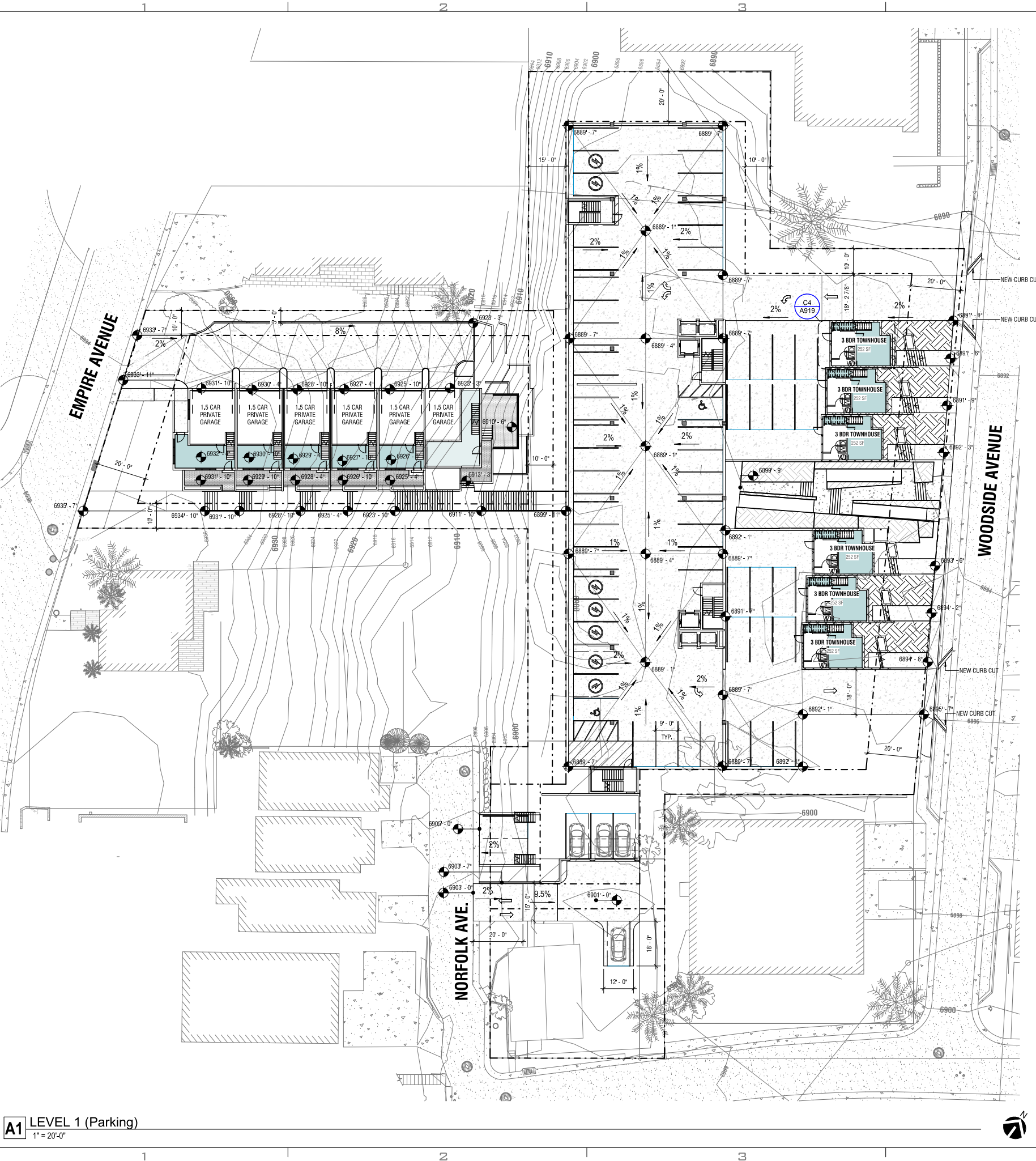
HATCH LEGEND

- 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"





A1 LEVEL 1 (Parking)
1" = 20'-0"

UNIT LEGEND

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

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HOUSING -
WOODSIDE PHASE II

project#: 17.0755
date: 12.07.2018

REVISIONS **DATE**

EXISTING HISTORIC HOME - REQUIRED PARKING SPACES = 2.0
PROJECT TOTAL REQUIRED PARKING SPACES = 68

PROVIDED PARKING STALLS	
Type	Count
Empire Townhome	
Empire Townhome Stall	9
	9
Historic Home Parking	
Historic Home	1
	1
Northfolk 4-Plex	
Northfolk Private Garage	3
Northfolk Surface Stall	1
	4
Parking Garage	
8' x 18' - 80 deg	33
Electric Charging Station/Stall	7
Woodside Townhome Stall	12
8' x 18' (8' Aisle) ADA Stall	1
8' x 18' (8' Aisle) Van Stall	1
	54
Surface Parking	
Surface Stall	3
	3
Grand total	71

title:
**Floor Plan -
Parking**

sheet:

A906

MPD APPLICATION

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HOUSING -
WOODSIDE PHASE II

project#: 17-0755
date: 12.07.2018

REVISIONS **DATE**

title:
Floor Plan -
Level 2

sheet:

A907

MPD APPLICATION

UNIT LEGEND

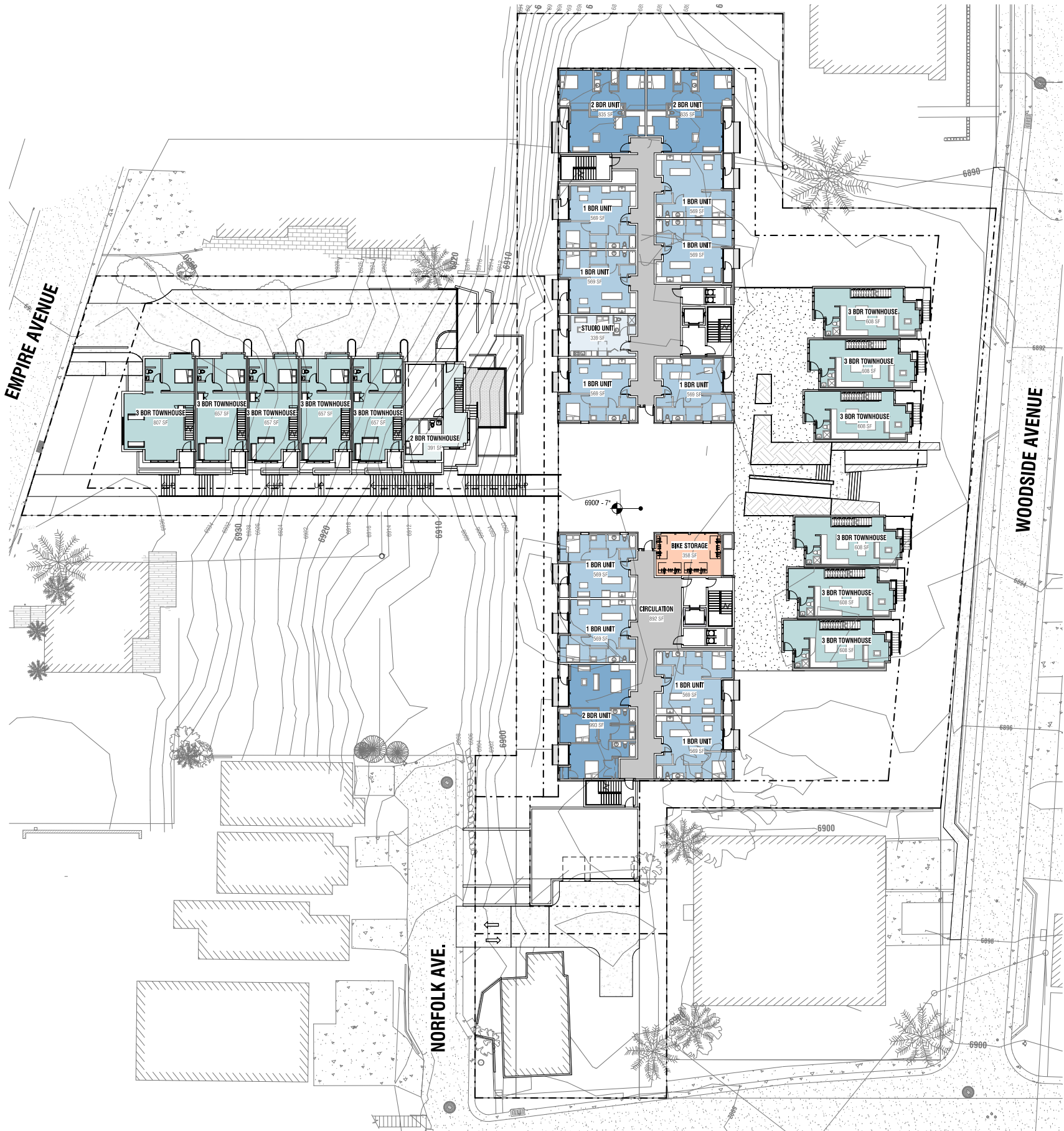
- 1 BDR UNIT
- 2 BDR TOWNHOUSE
- 2 BDR TYPE A UNIT
- 2 BDR UNIT
- 3 BDR TOWNHOUSE
- BIKE STORAGE
- CIRCULATION
- EXTERIOR DECK
- STUDIO UNIT
- TRASH

UNIT COUNTS (FLATS-LVL 2)

Name	Count
Level 2 (Flats)	
1 BDR UNIT	10
2 BDR UNIT	3
STUDIO UNIT	1
TOTAL	14

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
Grand total	36



A1 A-LEVEL 2 (Plaza)
1" = 20'-0"

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WOODSIDE PHASE II

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title:
Floor Plan -
Level 3

sheet:

A908

MPD APPLICATION

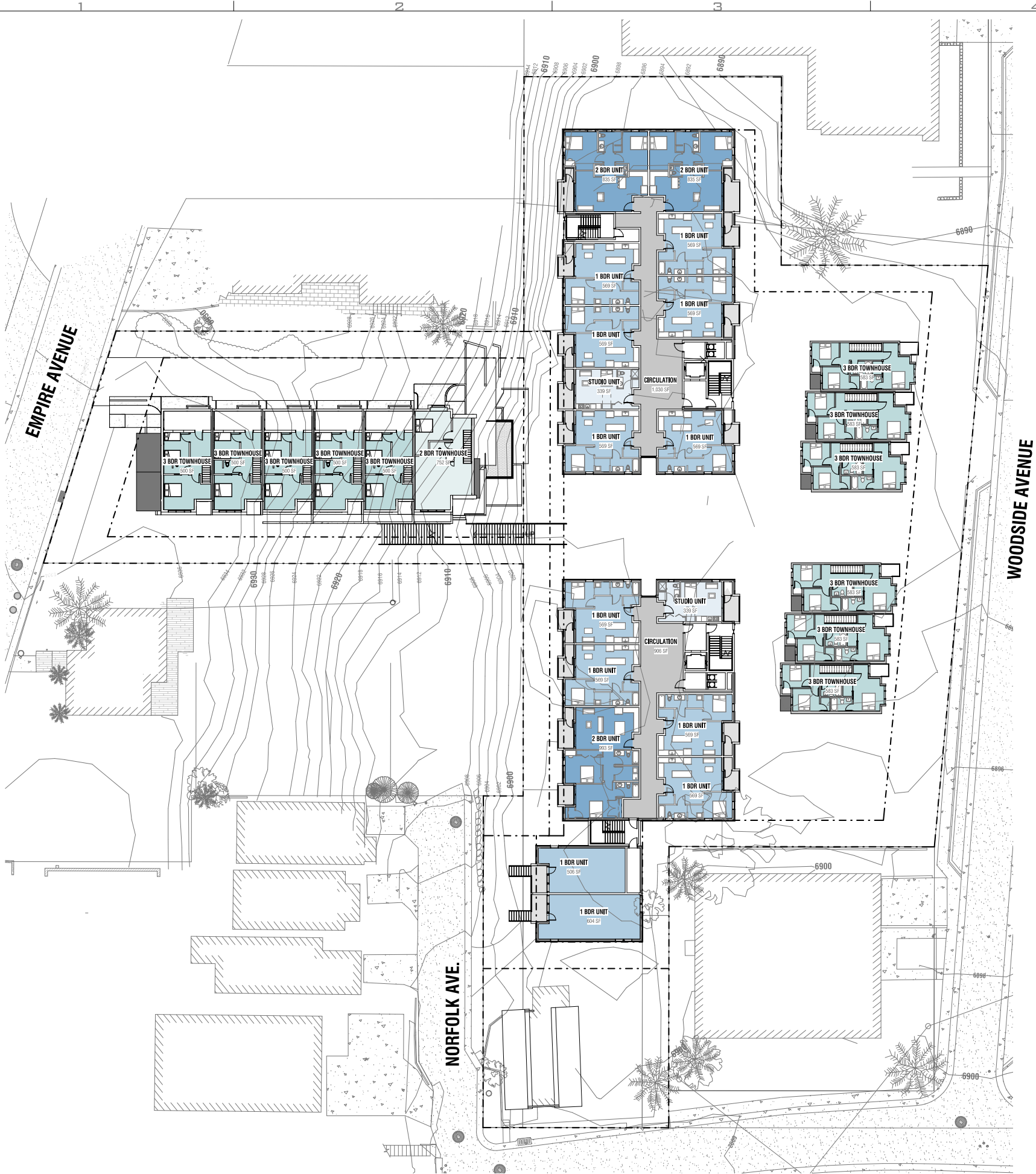
UNIT LEGEND

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

UNIT COUNTS (FLATS-LVL 3)

Name	Count
------	-------

Level 3 (Flats)	
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
- CIRCULATION
- EXTERIOR DECK
- STUDIO UNIT
- TRASH

UNIT COUNTS (FLATS-LVL 4)

Name	Count
------	-------

Level 4 (Flats)	
1 BDR UNIT	11
2 BDR TYPE A UNIT	1
2 BDR UNIT	2
STUDIO UNIT	1
TOTAL	15

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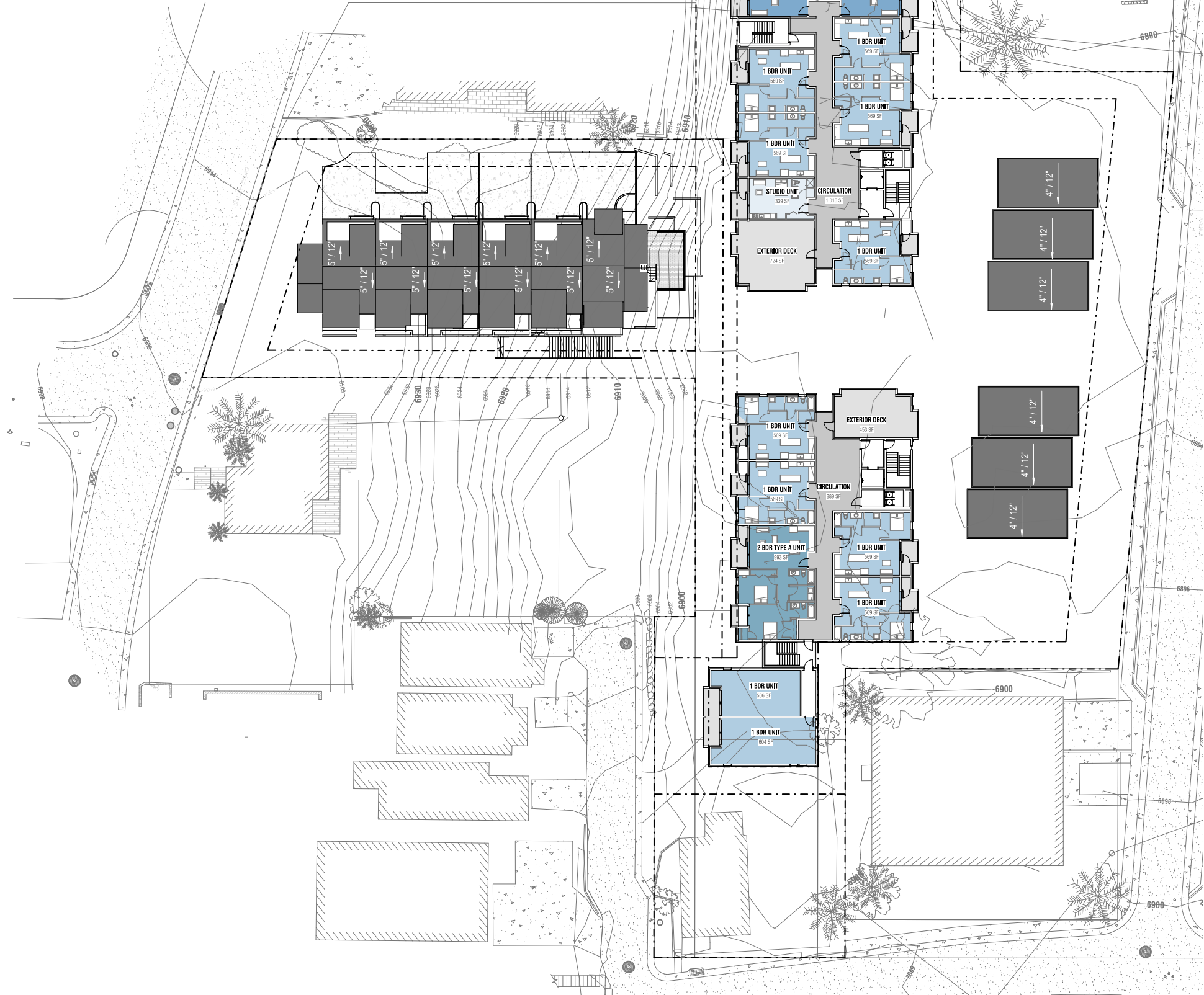
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Floor Plan -
Level 4

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A909

MPD APPLICATION



A1 LEVEL 4
1" = 20'-0"



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WOODSIDE PHASE II

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REVISIONS DATE

title:
Roof Plan

sheet:
A910

MPD APPLICATION

EMPIRE AVENUE

WOODSIDE AVENUE

NORFOLK AVE.

A1 Roof Plan
1" = 20'-0"

A5 Enlarged Site Walls
3/32" = 1'-0"





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project#:	17-0755
date:	12.07.2018
REVISIONS	DATE

title:
Exterior
Elevations -
Flats

sheet:
A911

MATERIAL LEGEND

- WOOD SIDING
- CONCRETE
- METAL PANEL
- METAL PANEL
- METAL PANEL T.O. PARAPET

- T.O. PARAPET 6935' - 0"
- ROOF STRUCTURE 6931' - 0"
- Level 4 (Flats) 6920' - 10 1/4"
- Level 3 (Flats) 6910' - 8 1/2"
- Level 2 (Flats) 6900' - 6 3/4"
- T.O.S.- PT. 6899' - 10 3/4"
- PARKING 6889' - 6 3/4"



C1 Flats Building 1 (North)
1/8" = 1'-0"



C3 Flats Building 1 (East)
1/8" = 1'-0"



A1 Flats Boulding 1 (West)
1/8" = 1'-0"



A4 Flats Building 1 (South)
1/8" = 1'-0"

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title:
Exterior
Elevations -
Flats

sheet:

A912

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title:
Exterior
Elevations -
Flats

sheet:
A913

MPD APPLICATION



B1 Flats Building 1 (East)
1/8" = 1'-0"



A1 Flats Boulding 1 (West)
1/8" = 1'-0"

MATERIAL LEGEND

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

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HOUSING -
WOODSIDE PHASE II

project#: 17-0755
date: 12.07.2018

REVISIONS	DATE
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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"

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project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 17-0755
date: 12.07.2018

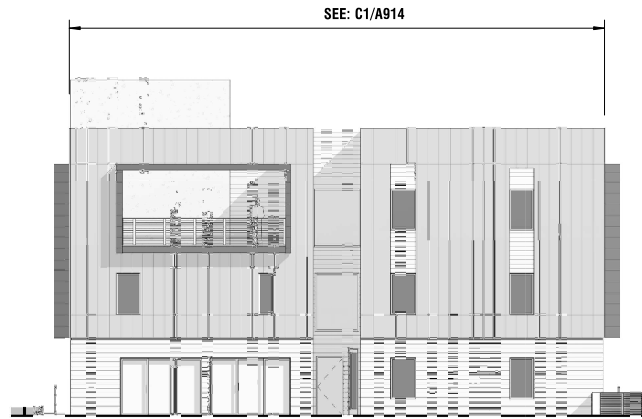
REVISIONS DATE

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Exterior
Elevations -
Woodside

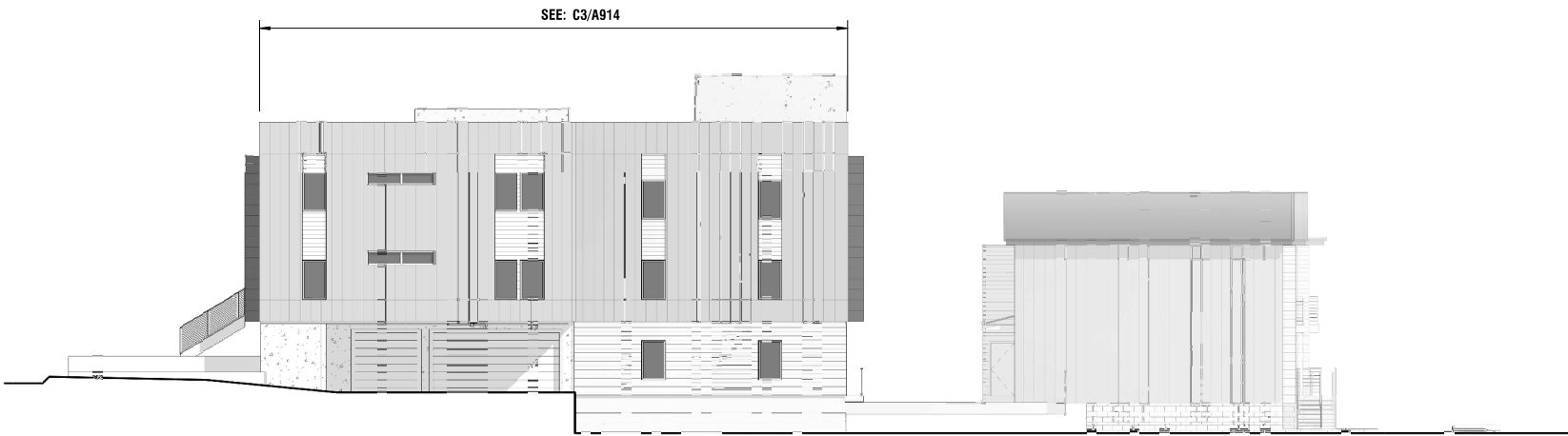
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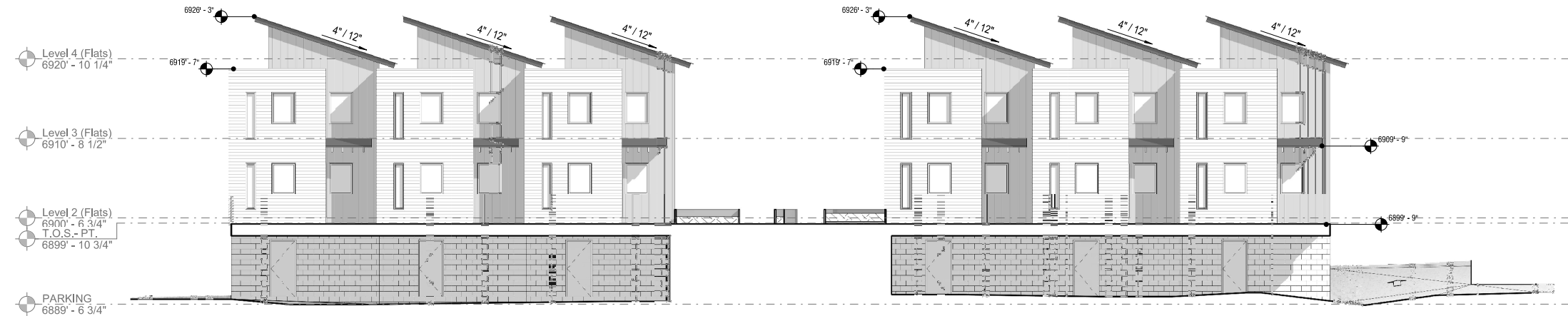
C1 Flats 2 (North)
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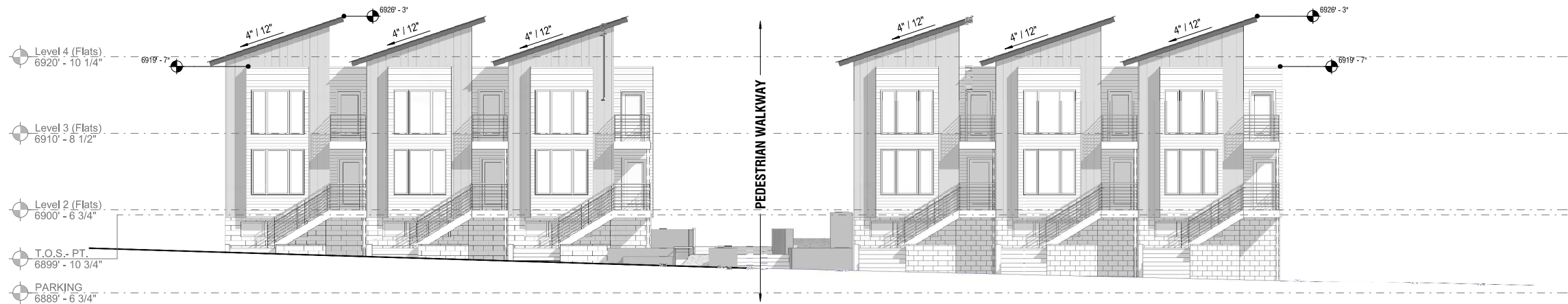
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3/32" = 1'-0"

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"

MATERIAL LEGEND

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

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title:

Exterior
Elevations -
Empire

sheet:

A916

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C1 Empire Townhomes (North)
1/8" = 1'-0"



A1 Empire Townhomes (South)
1/8" = 1'-0"

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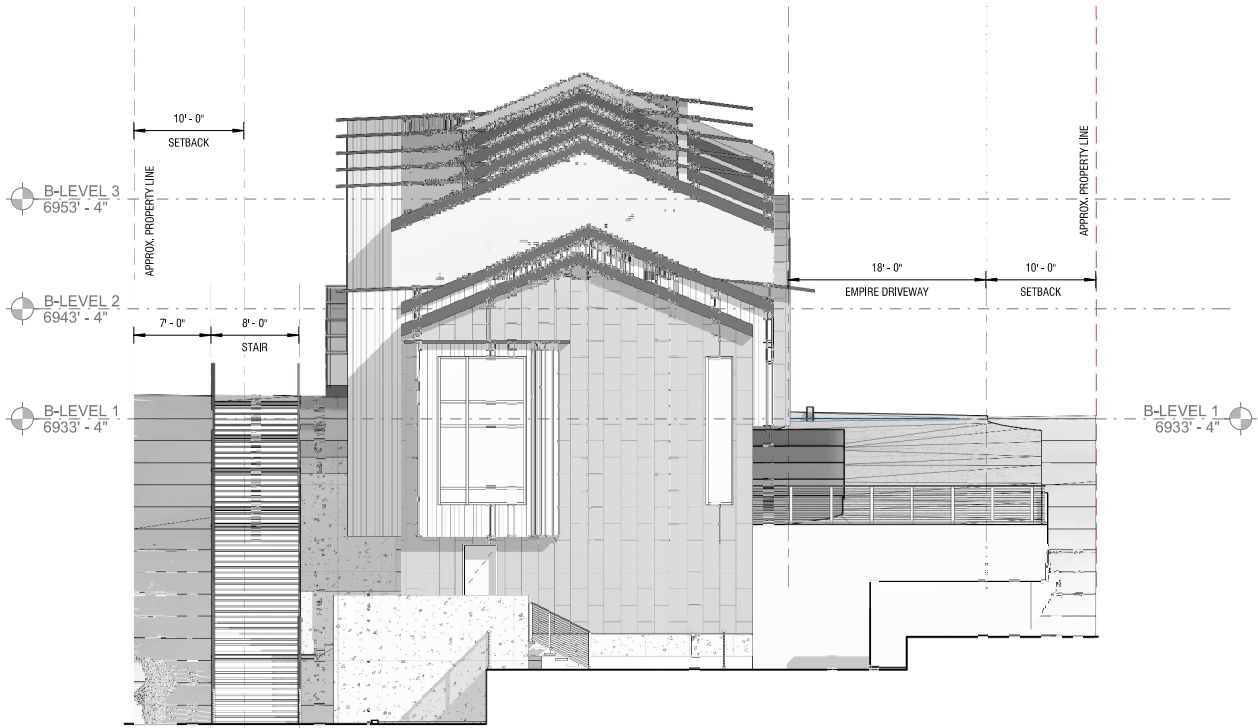
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Elevations -
Empire

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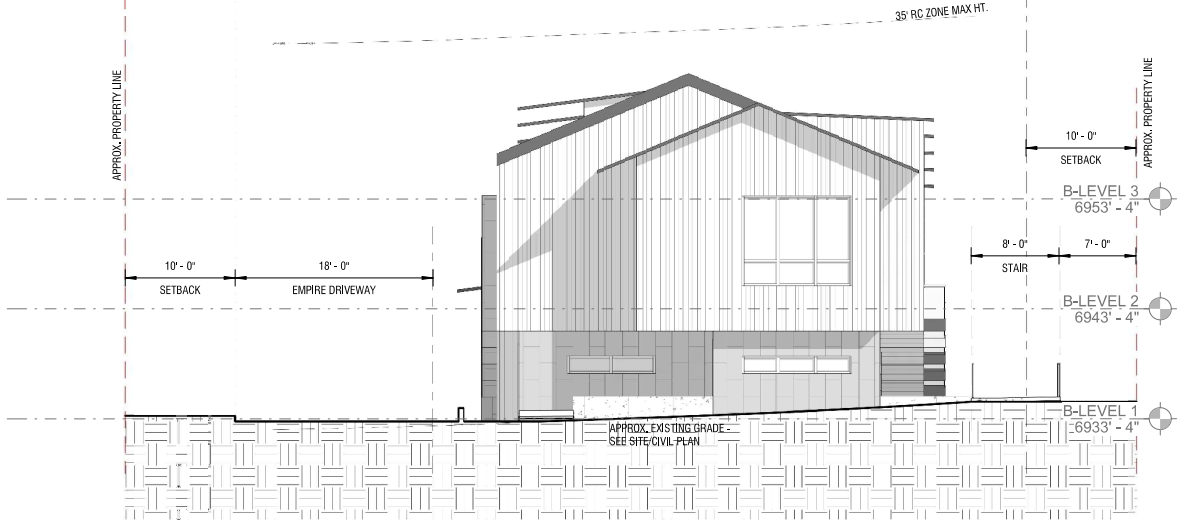
MPD APPLICATION

MATERIAL LEGEND

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



B1 Empire Townhomes (East)
1/8" = 1'-0"



B3 Empire Townhomes (West)
1/8" = 1'-0"

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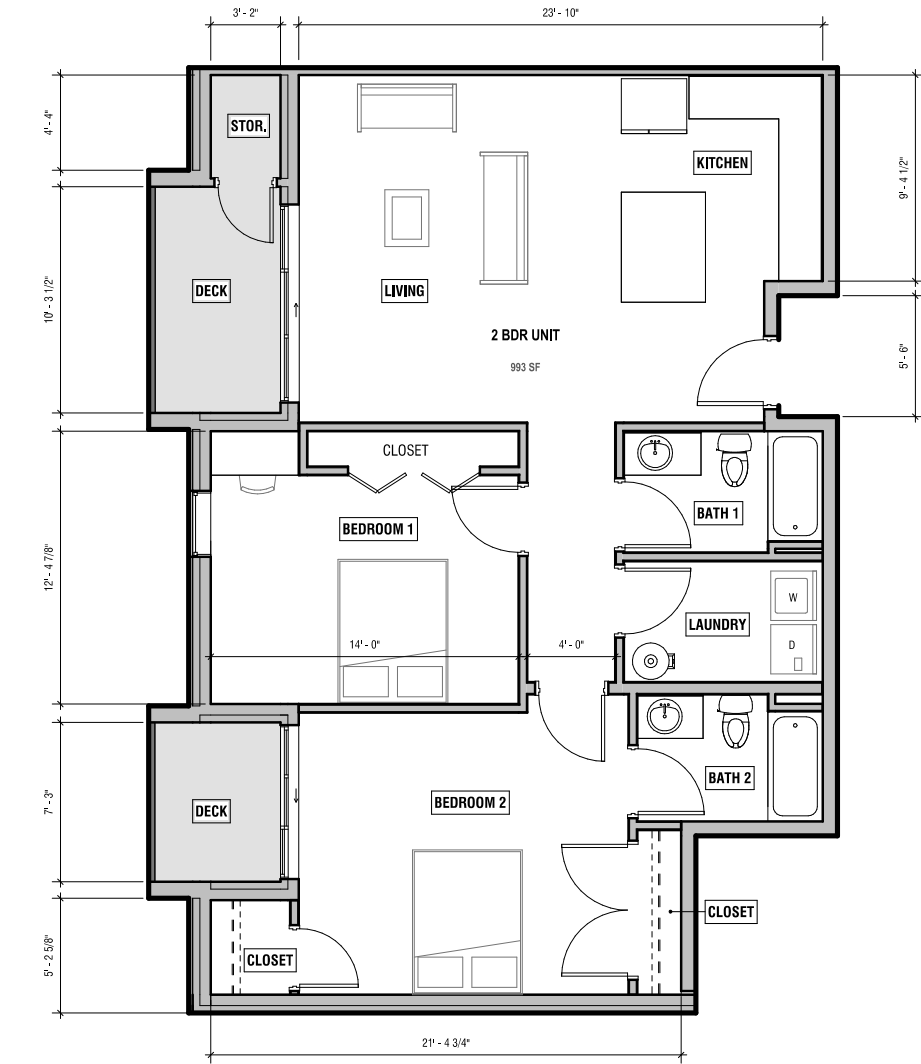
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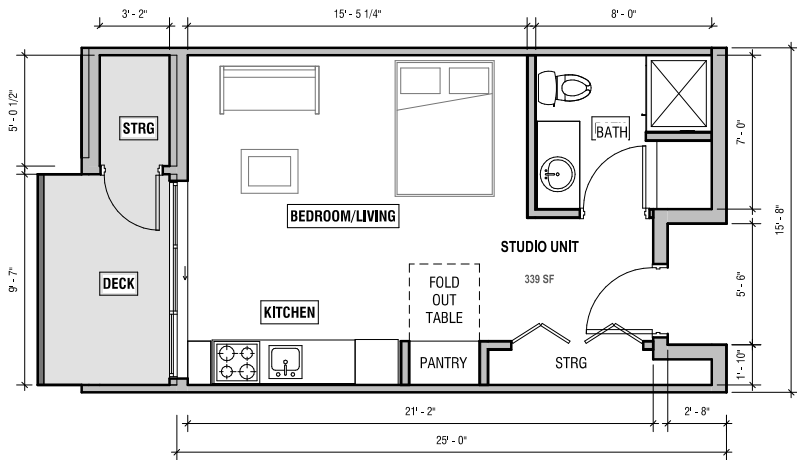
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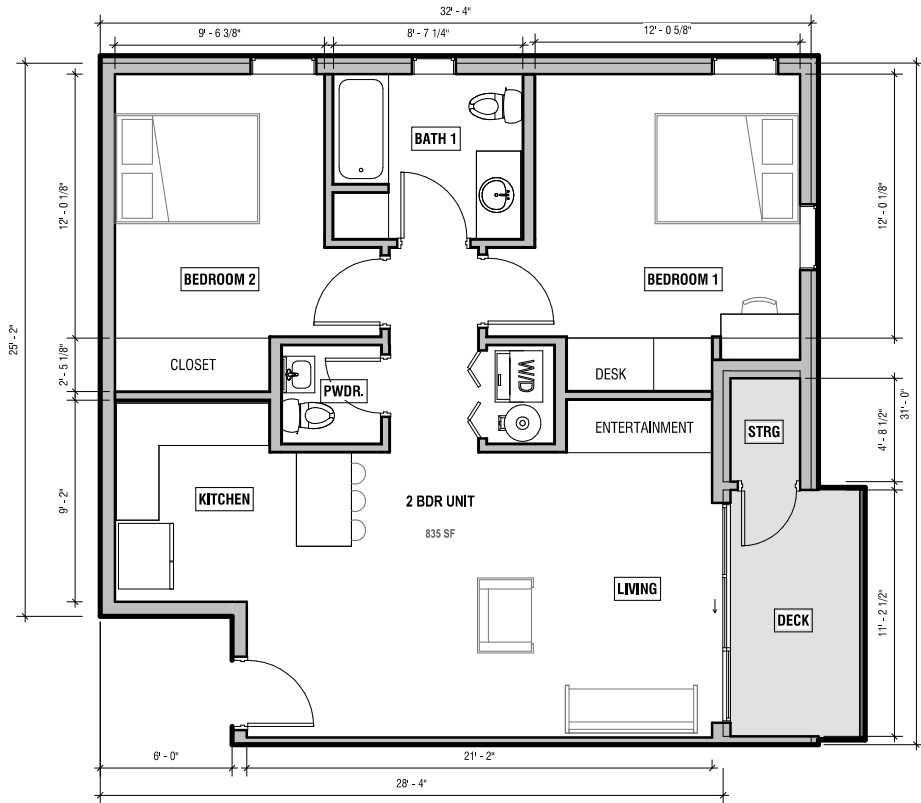
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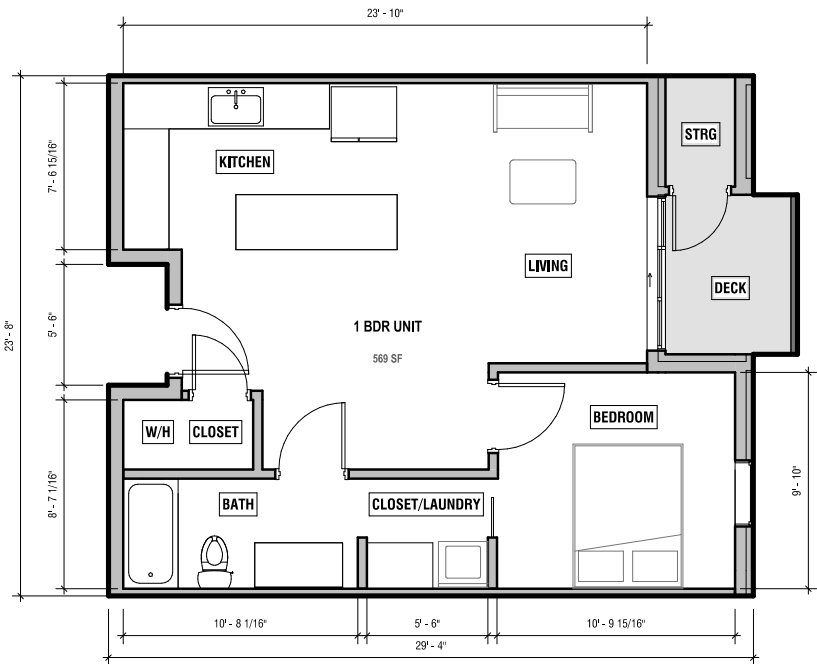
B1 2 Bedroom Unit - Type 2
1/4" = 1'-0"



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"

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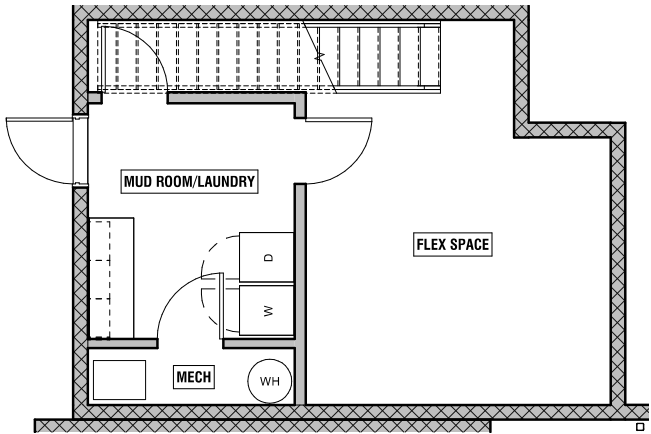
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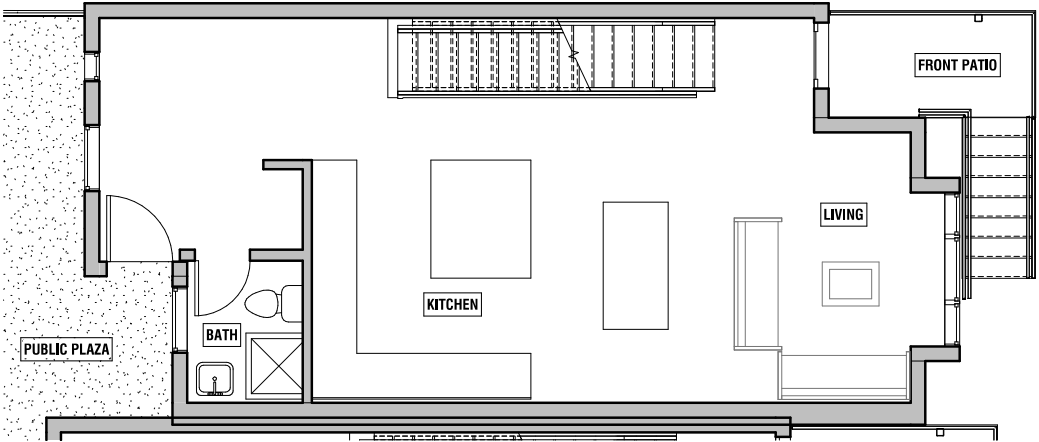
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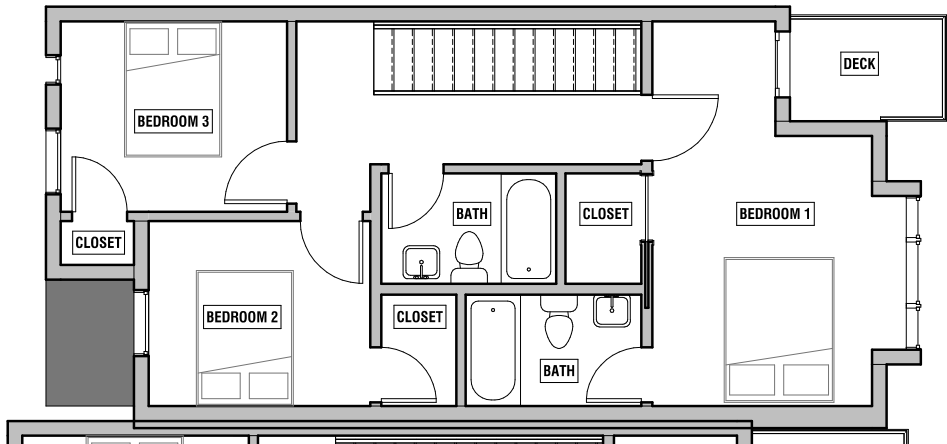
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C4 Woodside Townhome - Level 1
1/4" = 1'-0"



B4 Woodside Townhome - Level 2
1/4" = 1'-0"



A4 Woodside Townhome - Level 3
1/4" = 1'-0"

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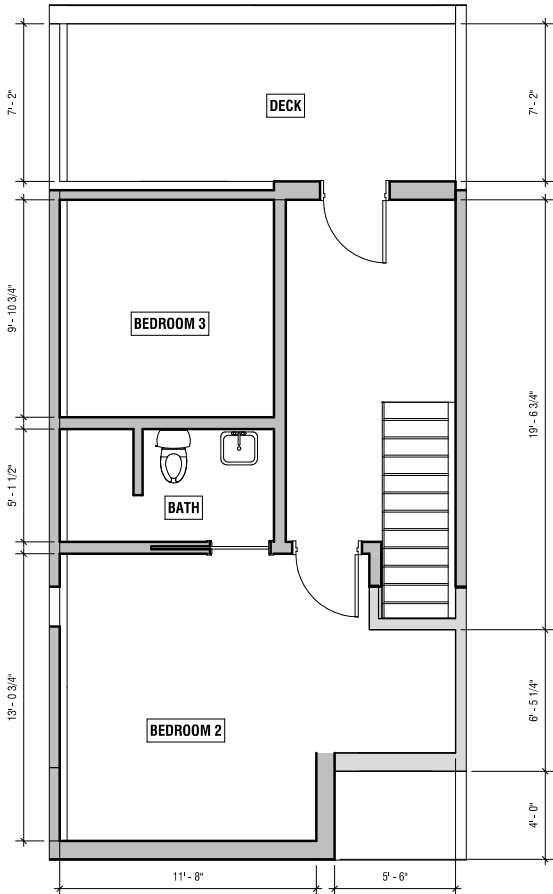
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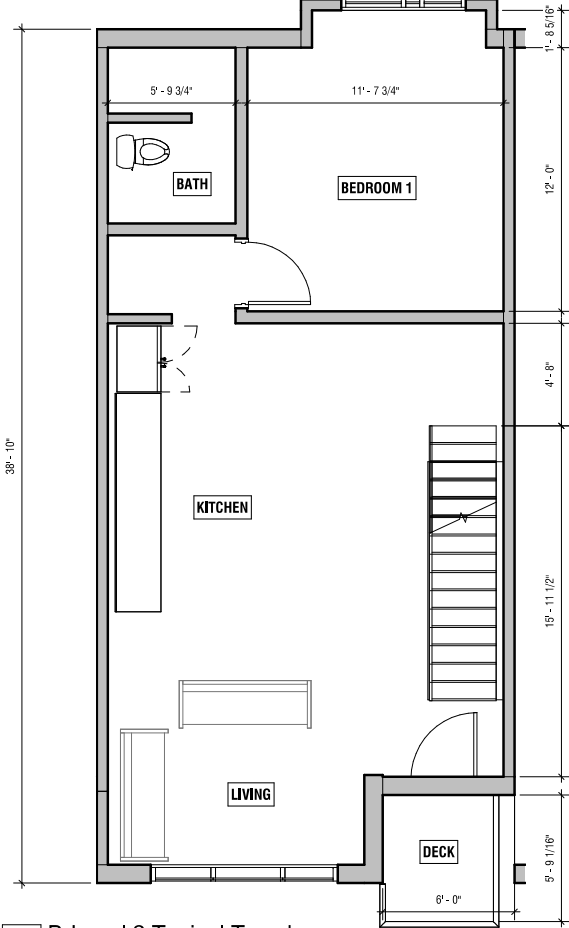
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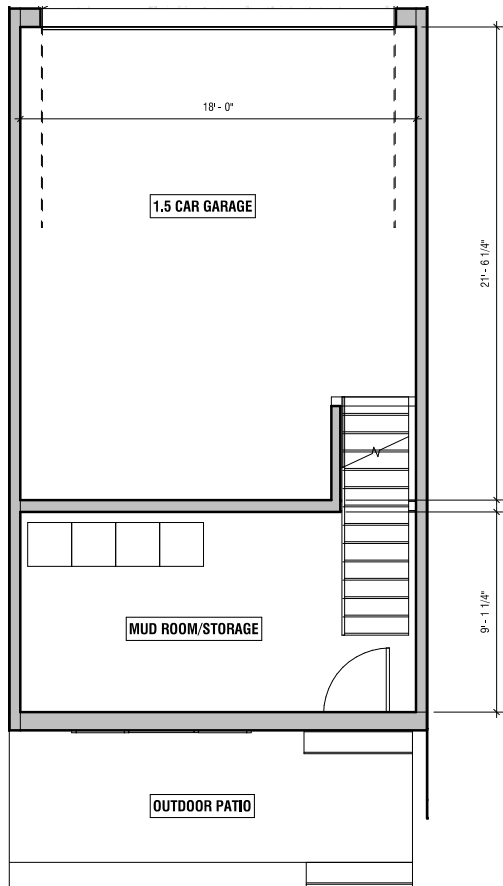
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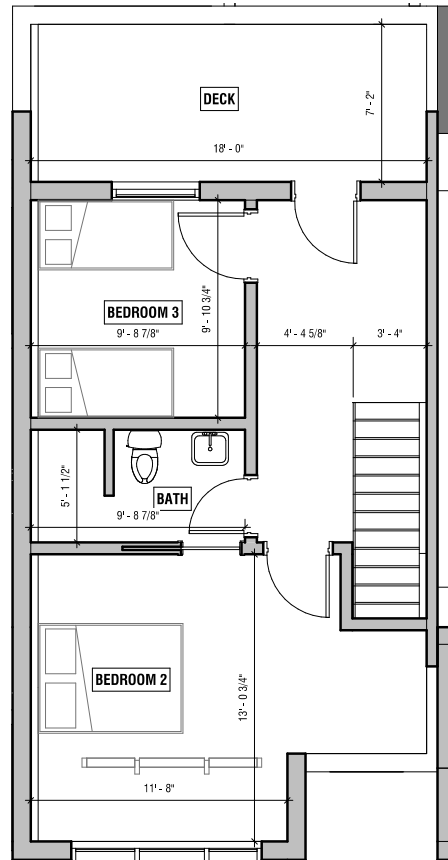
C1 B-Level 3 Typical Townhome
1/4" = 1'-0"



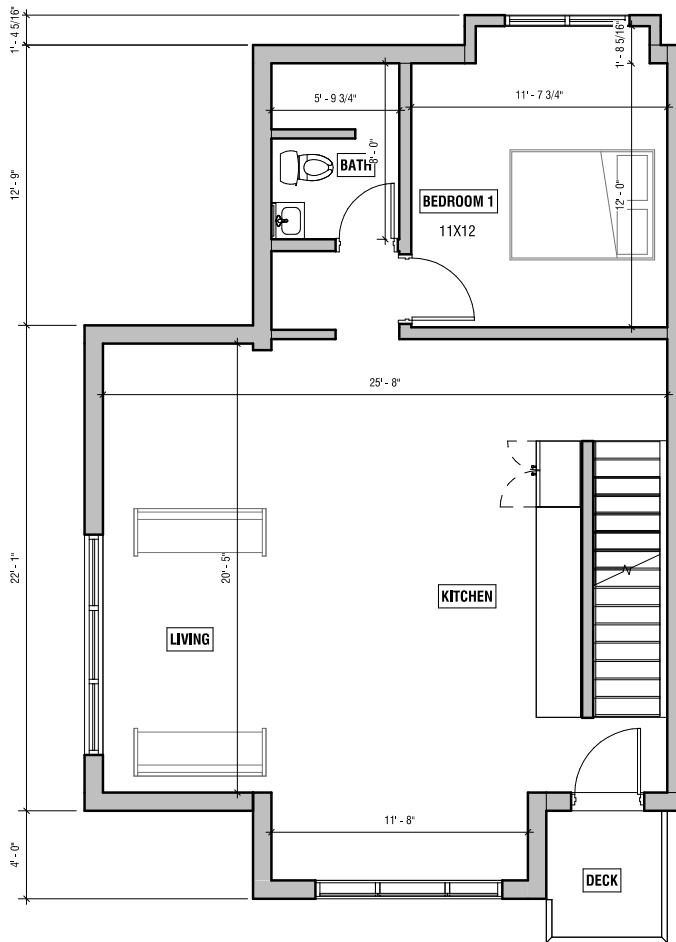
C3 B-Level 2 Typical Townhome
1/4" = 1'-0"



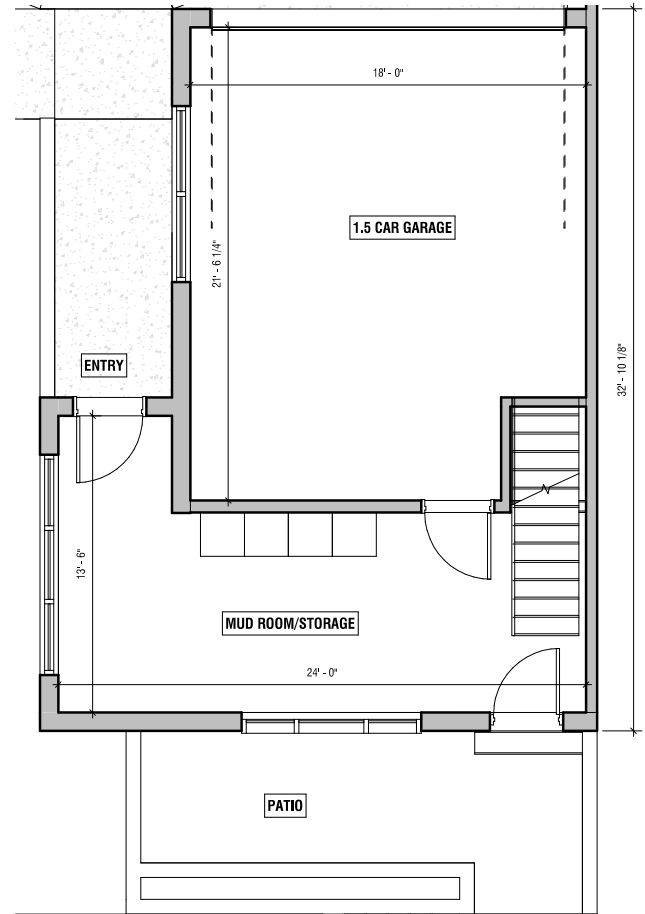
C4 B-Level 1 Typical Townhome
1/4" = 1'-0"



A1 B-Level 3 West Townhome
1/4" = 1'-0"



A3 B-Level 2 West Townhome
1/4" = 1'-0"



A4 B-Level 1 West Townhomes
1/4" = 1'-0"

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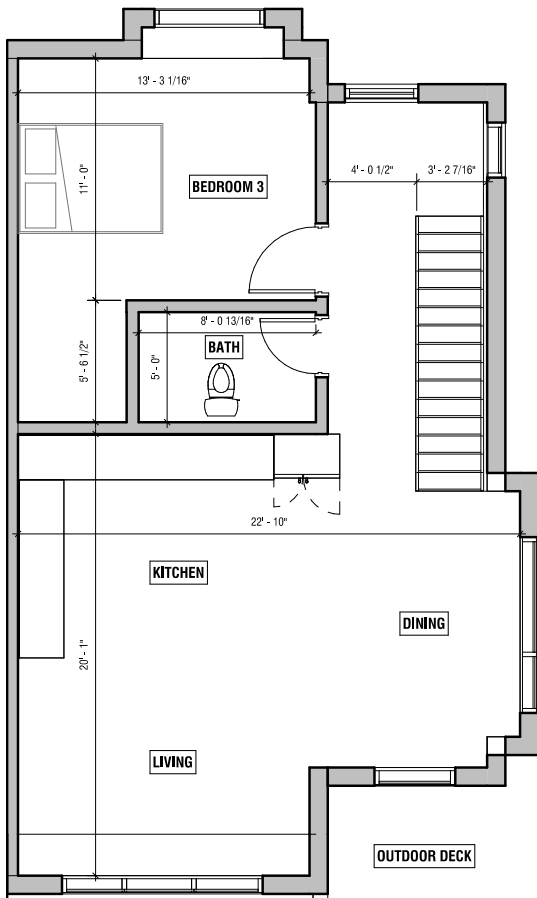
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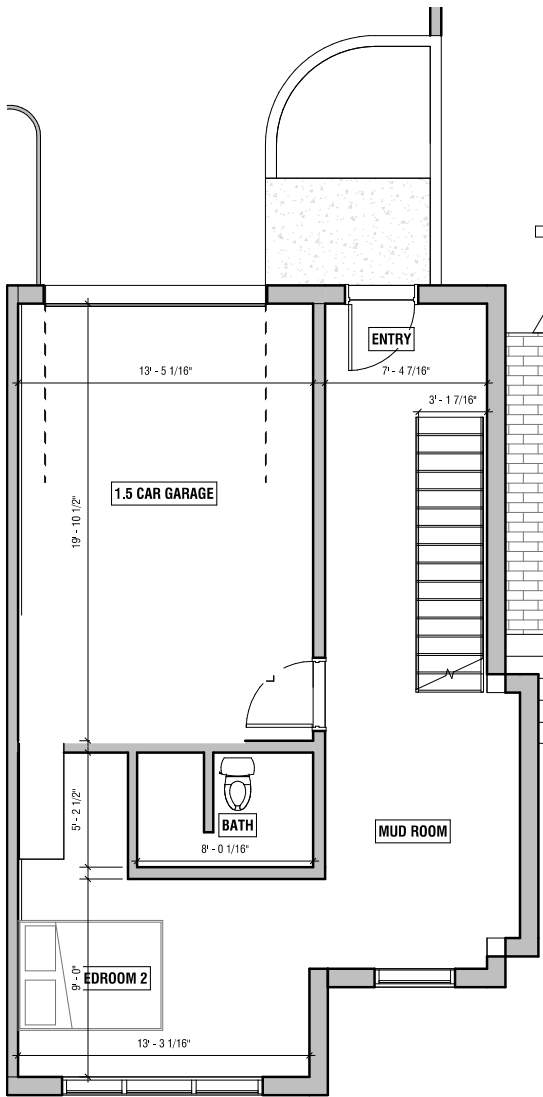
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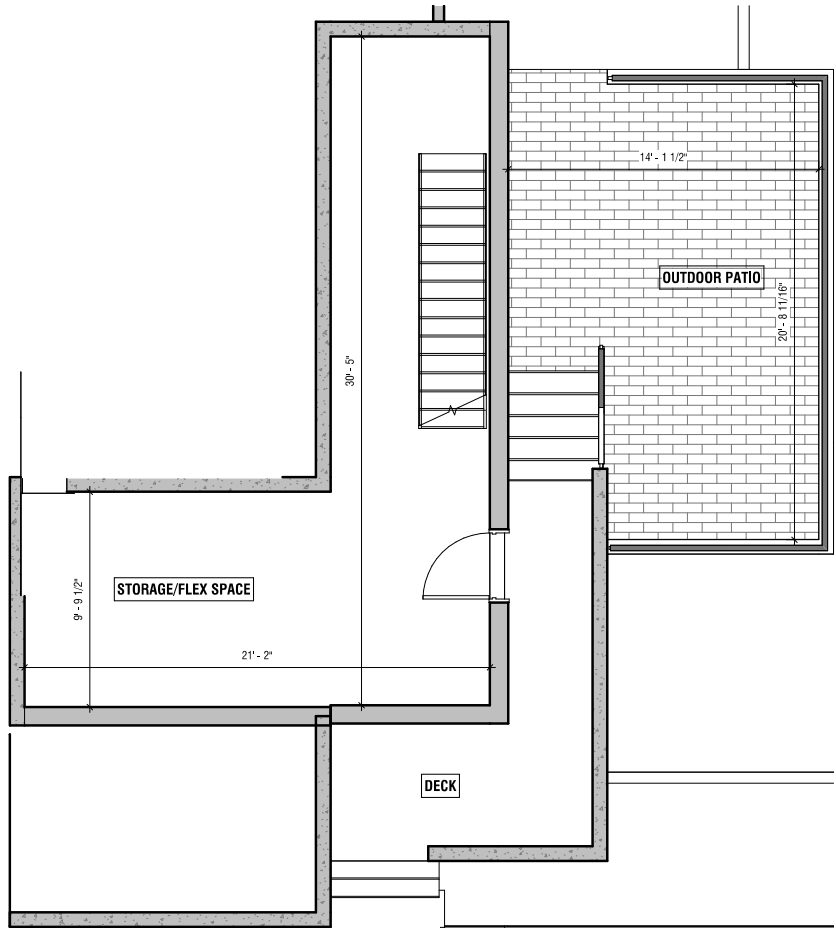
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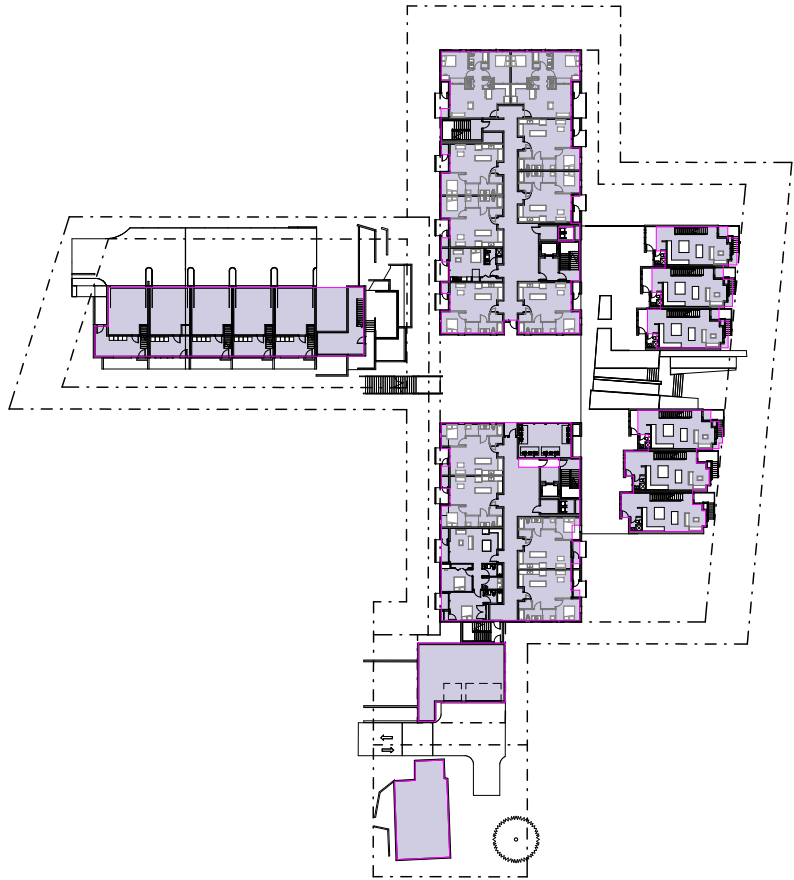
A1 B-Level 3 East Townhome
1/4" = 1'-0"



A2 B-Level 2 East Townhome
1/4" = 1'-0"



A4 B-Level 1 East Townhome
1/4" = 1'-0"



C1 Level 2 (Flats)
1" = 40'-0"



C3 Level 3 (Flats)
1" = 40'-0"



A1 Level 4 (Flats)
1" = 40'-0"

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 - EMPIRE	3,702 SF	5.7
LEVEL 2 - EMPIRE	4,324 SF	6.66
LEVEL 3 - EMPIRE	3,314 SF	5.11
LEVEL 2 FLATS - NORTH	7,585 SF	11.69
LEVEL 2 FLATS - SOUTH	5,391 SF	8.31
LEVEL 3 FLATS - NORTH	7,673 SF	11.82
LEVEL 3 FLATS - SOUTH	5,313 SF	8.19
LEVEL 4 FLATS - NORTH	7,080 SF	10.91
LEVEL 4 FLATS - SOUTH	5,003 SF	7.71
LEVEL 2 TOWNHOMES - NORTH	1,853 SF	2.85
LEVEL 2 TOWNHOMES - SOUTH	1,889 SF	2.91
LEVEL 3 TOWNHOMES - NORTH	1,887 SF	2.92
LEVEL 3 TOWNHOMES - SOUTH	1,957 SF	3.02
LEVEL 1 - NORFOLK	1,135 SF	1.75
LEVEL 3 - NORFOLK	1,370 SF	2.11
LEVEL 3 - NORFOLK	1,248 SF	1.92
Grand total	62,662 SF	96.53

RC ZONE ALLOWS = 1.0 FAR

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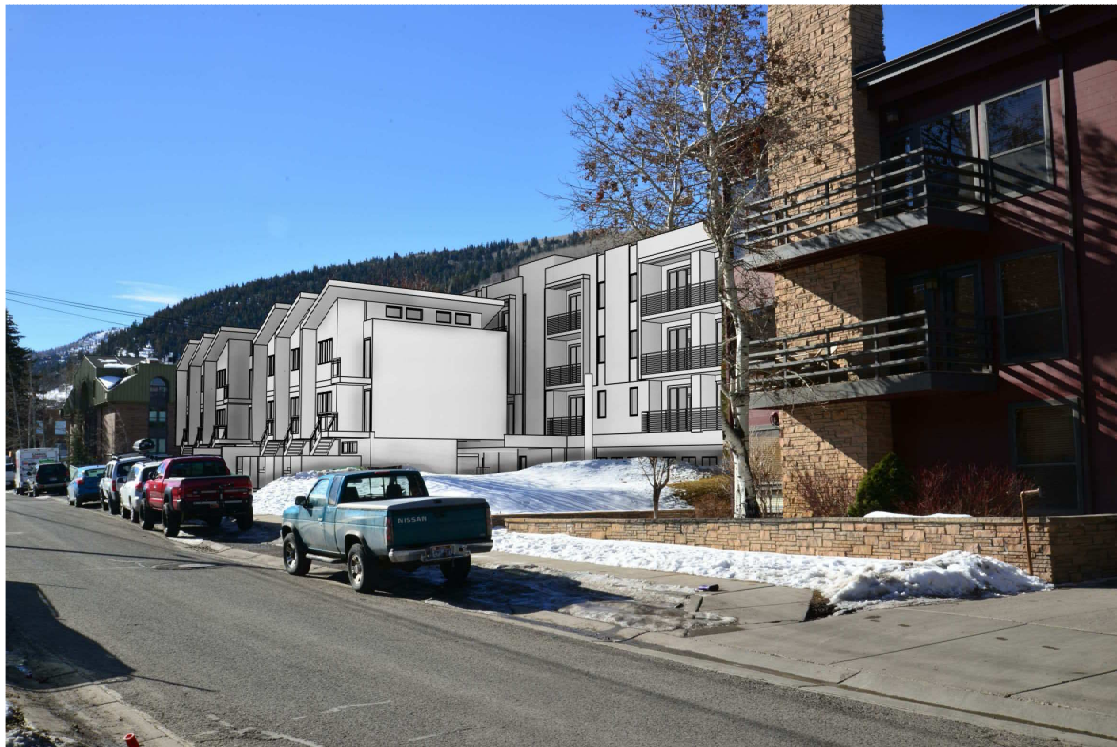
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Calculations

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MPD APPLICATION

D

C

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A



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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

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project#: 17.0755
date: 4.27.2018

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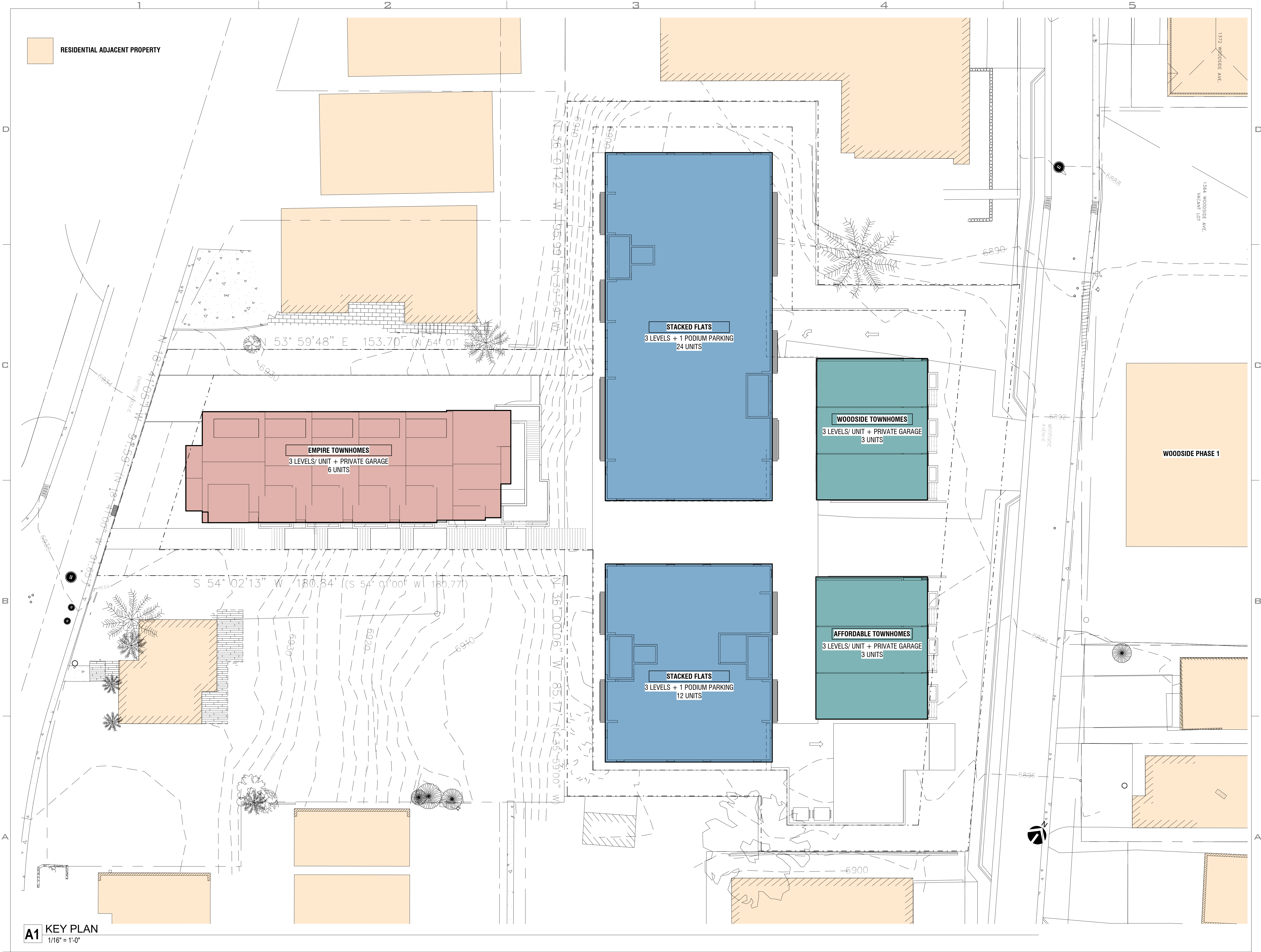
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Cover Sheet

sheet:

A900

MPD APPLICATION



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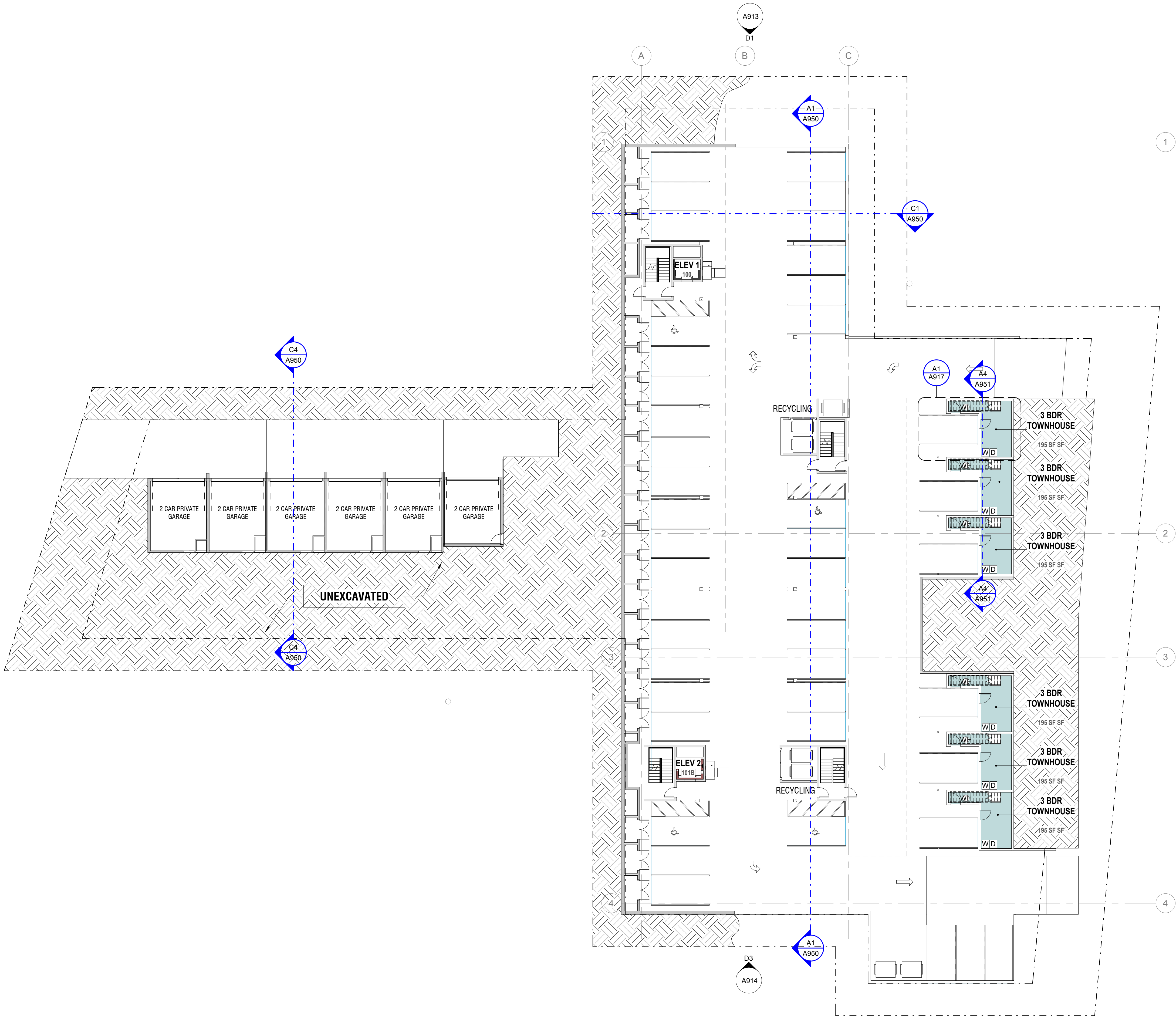
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title:
Key Plan

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

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WOODSIDE PHASE II

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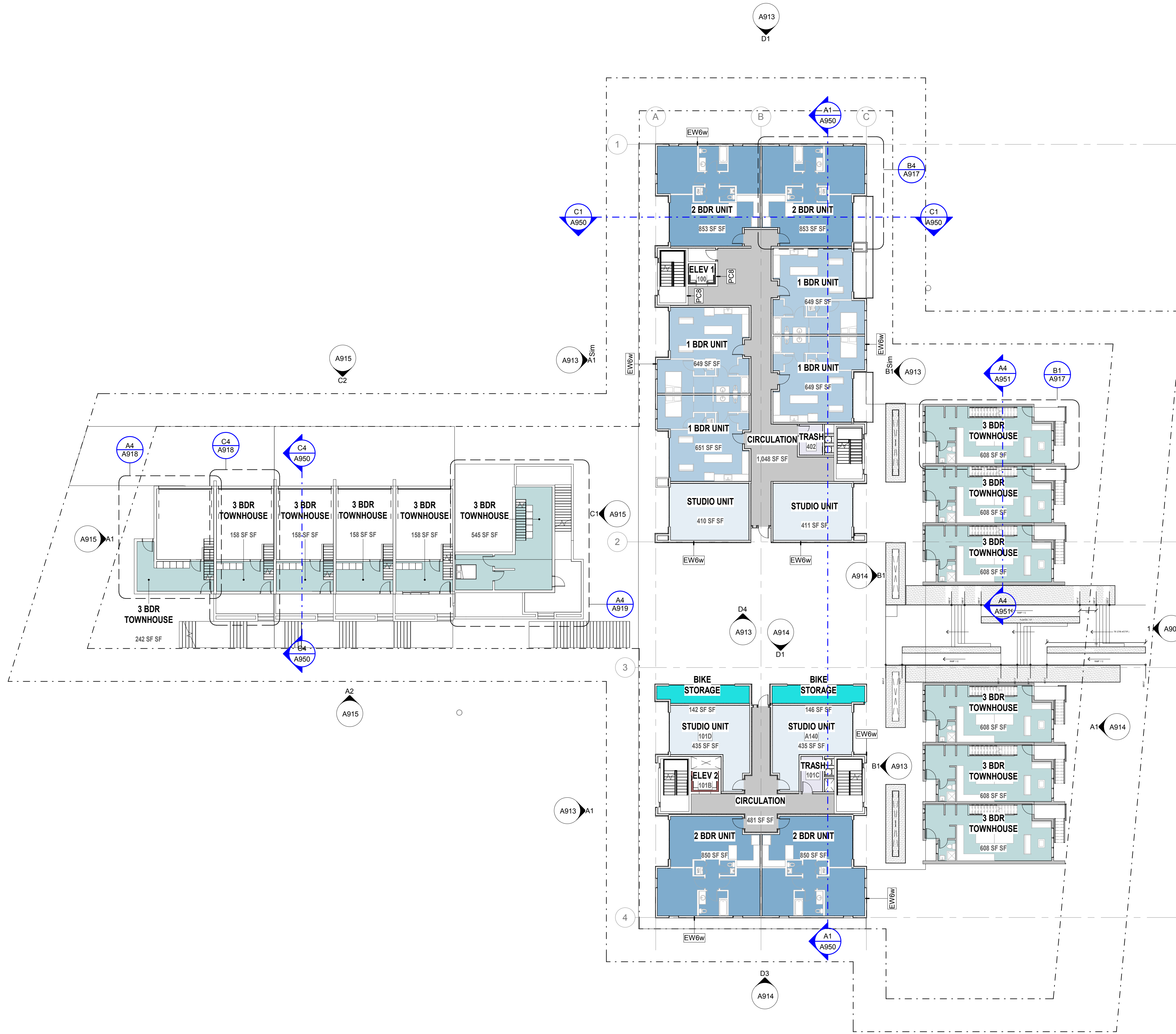
REVISIONS DATE

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
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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

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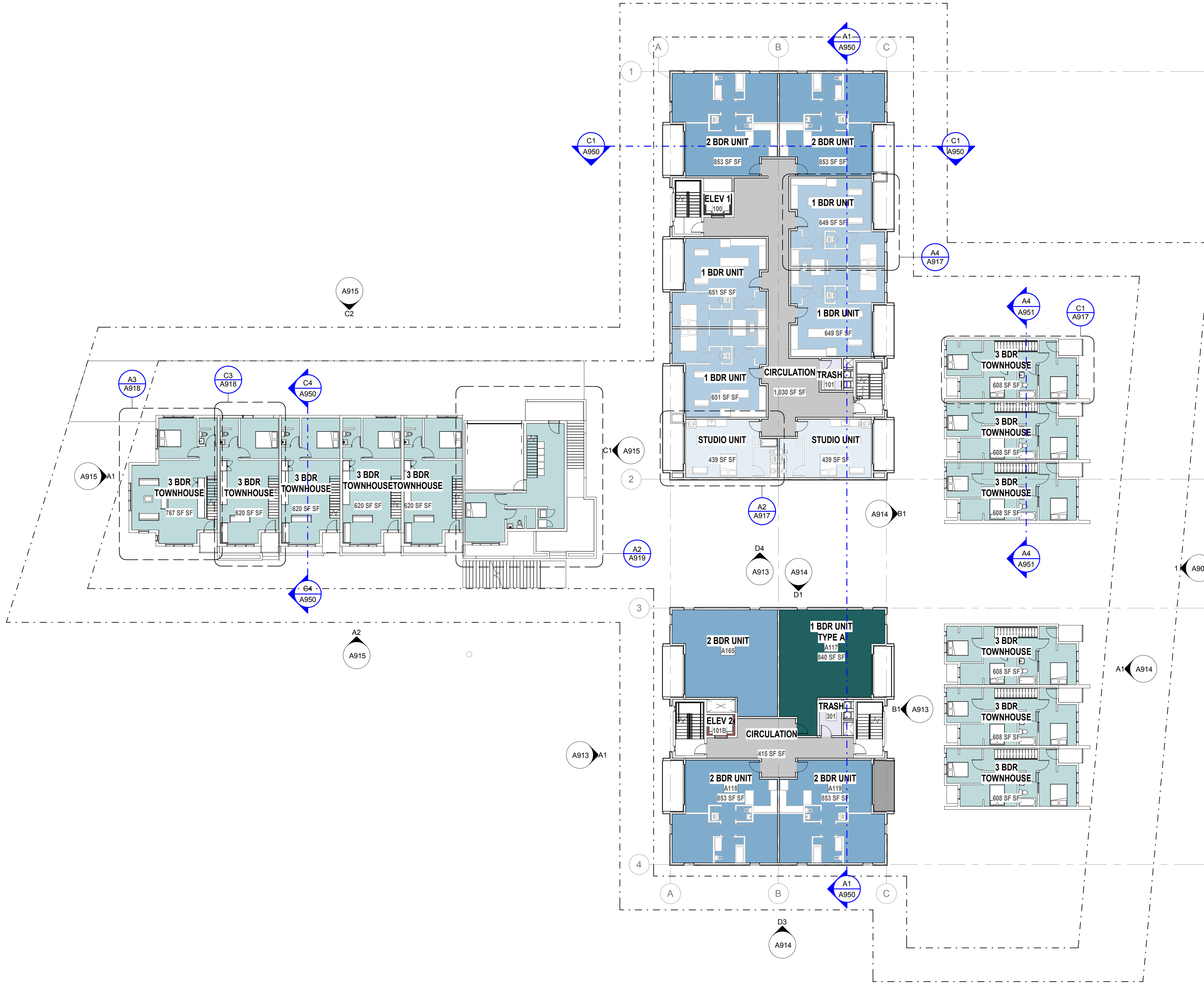
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title:

**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
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1 BDR UNIT TYPE A	1	840 SF
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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

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WOODSIDE PHASE II

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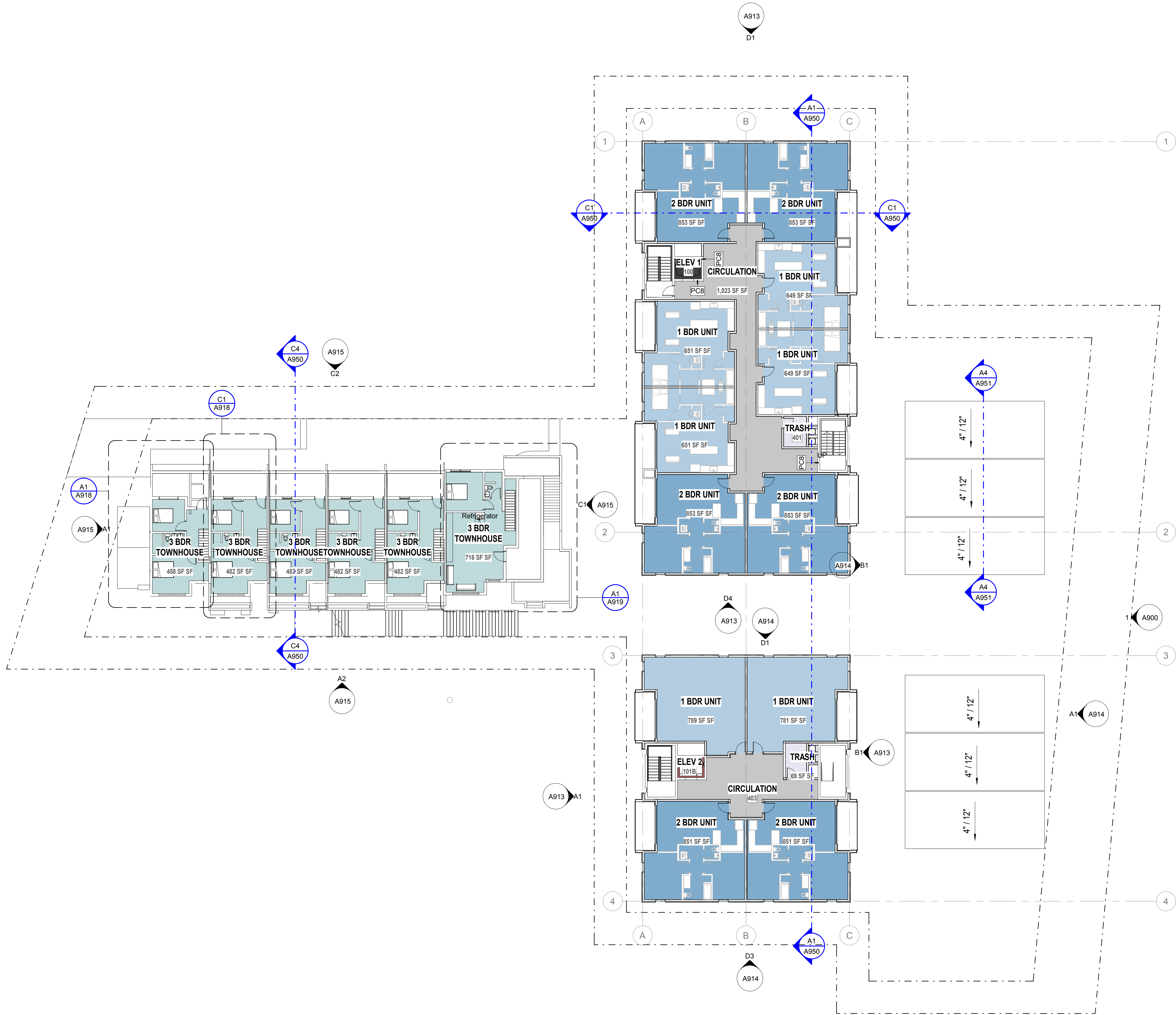
REVISIONS DATE

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
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Level 2 (Townhouse)		
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1 BDR UNIT	4	2,600 SF
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2 BDR UNIT	5	4,224 SF
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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

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WOODSIDE PHASE II

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date: 4,27,2018

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title:

Floor Plan -
Level 4

sheet:

A909



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project:
PARK CITY
AFFORDABLE
HOUSING -
WOODSIDE PHASE II

project#: 17.0755
date: 4.27.2018

#	REVISIONS	DATE
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title:
Context
Renderings

sheet:

A930

MPD APPLICATION

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

▲

▼

Reset Times

To:

2 /13/2018

▼

6 :00:00 AM

▲

▼

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

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

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 flourish at the end.

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.

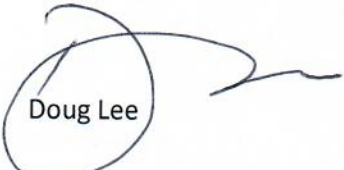
Requested Mitigations and Conclusion

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.

Planning Commission Staff Report

Subject: Woodside Park Subdivision - Phase I Condominiums
Author: Hannah M. Tyler, AICP, Senior Planner
Project Number: PL-19-04106
Date: March 27, 2019
Type of Item: Legislative – Condominium Plat

Summary Recommendations

Staff recommends the Planning Commission hold a public hearing for the Woodside Park Subdivision - Phase I Condominiums located at 1333 Park Avenue, 1343 Park Avenue, 1353 Park Avenue, 1330 Woodside Avenue, and 1350 Woodside Avenue and consider forwarding a positive recommendation to the City Council on April 18, 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: 1333 Park Avenue, 1343 Park Avenue, 1353 Park Avenue, 1330 Woodside Avenue, and 1350 Woodside Avenue
Zoning: Historic Residential-Medium Density District (HRM)
Adjacent Land Uses: Single-Family, Multi-Family, Municipal Uses
Reason for Review: Condominium Plat Amendments require Planning Commission review and City Council review and action

Proposal

The proposed Woodside Park Subdivision - Phase I Condominiums consists of twelve (12) units, eleven (11) of which will be deed restricted Affordable units. The remaining unit will be retained by the City. This project is being developed by the City in response to the City Council Affordable Housing Critical Priority. This condominium plat amendment memorializes private, common, and limited common area which allows the units to be sold individually.

Background

In 2016 and 2017, the City received applications for the Woodside Park Affordable Housing Project – Phase I. The proposed site location consists of 1333 Park Avenue (“Significant” Single-Family Dwelling), 1343 Park Avenue (new Single-Family Dwelling), 1353 Park Avenue (“Significant” Single-Family Dwelling), 1330 Woodside Avenue (new Single-Family Dwelling), and 1350 Woodside Avenue (new Multi-Unit Dwelling). The project consists of twelve (12) units, eleven (11) of which will be deed restricted Affordable units. The remaining unit will be retained by the City. Below is a detailed scope of the project of Woodside Park - Phase I as approved in 2017:

Phase I of the Woodside Park Affordable Housing Project will consist of 10.68 Unit Equivalents located between Woodside Avenue and Park Avenue.

- *Demolition of the former Park Avenue Fire Station*
- *Four (4) Single-Family Dwellings*
- *An eight-unit (8-unit) Multi-Unit Dwelling*
- *A Thirteen-car (13-car) Parking Lot*
- *An Access Easement running east-west.*

The project is phase one (1) of a two (2) phase project that will provide Affordable Housing units developed by the City. In addition to residential units, the two (2) projects will create a pedestrian link between Park Avenue and Empire Avenue through Public Access Easements. The recorded Woodside Park Subdivision - Phase I has a Public Access Easement running east-west and Phase II will soon follow (see Woodside Park Phase II Work Session staff report in this meeting packet for details). Phase I of the Woodside Park Affordable Housing Project is currently under construction with a goal of a summer 2019 completion.

The following matrix identifies all of the applications that were submitted and approved for Phase I. *NOTE: the property was readdressed prior to construction. Addresses below may differ from the current applications:*

Project #:	Application Type:	Address:	Description:	Meeting Packet Links:
PL-17-03454	Master Planned Development	1333 - 1353 Park Avenue and 1364 Woodside Avenue	Woodside Park Phase I MPD for 12 units, parking area, and Public Access Easement.	Woodside Park Phase I Master Planned Development Approval (p. 332) Woodside Park Phase I Development Agreement (p. 119)
PL-17-03439	Plat Amendment	1333 -1353 Park Avenue and 1364 Woodside Avenue	Woodside Park Phase I Subdivision creating a 3-Lot subdivision.	Planning Commission: Woodside Park Phase I Plat Amendment (p. 355) City Council: Woodside Park Phase I Plat Amendment (p. 87)
PL-17-03452	Conditional Use Permit (Parking Lot)	1364 Woodside Avenue	13-car Parking Lot.	1350 Woodside Avenue Parking Area Conditional Use Permit (p. 391)
PL-17-03453	Conditional Use Permit	1353 Park Avenue (to	8-unit Multi-Unit Dwelling.	1350 Woodside Avenue Multi-Unit

	(Multi-Unit Dwelling)	be located at 1350 Woodside Avenue)		Dwelling Conditional Use Permit (p. 391)
PL-16-03376	HDDR	1353 Park Avenue (1323 Woodside Avenue)	Reconstruction/ relocation of a Historic Single-Family Dwelling to a vacant lot.	1353 Park Avenue Material Deconstruction and Relocation (p. 53)
PL-16-03377	HDDR	1334 Woodside Avenue	Construction of a Non-historic Single-Family Dwelling.	N/A
PL-16-03378	HDDR	1333 Park Avenue	Rehabilitation of Historic Single-Family Dwelling.	1333 Park Avenue Material Deconstruction (p. 157)
PL-17-03451	HDDR	1353 Park Avenue, 1354 - 1364 Woodside Avenue	Non-historic Single-Family Dwelling, non-historic 8-unit Multi-Unit Dwelling , and Carport on vacant lots.	N/A

On January 30, 2019, the proposed Woodside Park – Phase I Condominium Plat Amendment application was complete.

Purpose

The purpose of the Historic Residential Medium Density (HRM) District is found in [Land Management Code § 15-2.4-1](#).

Analysis

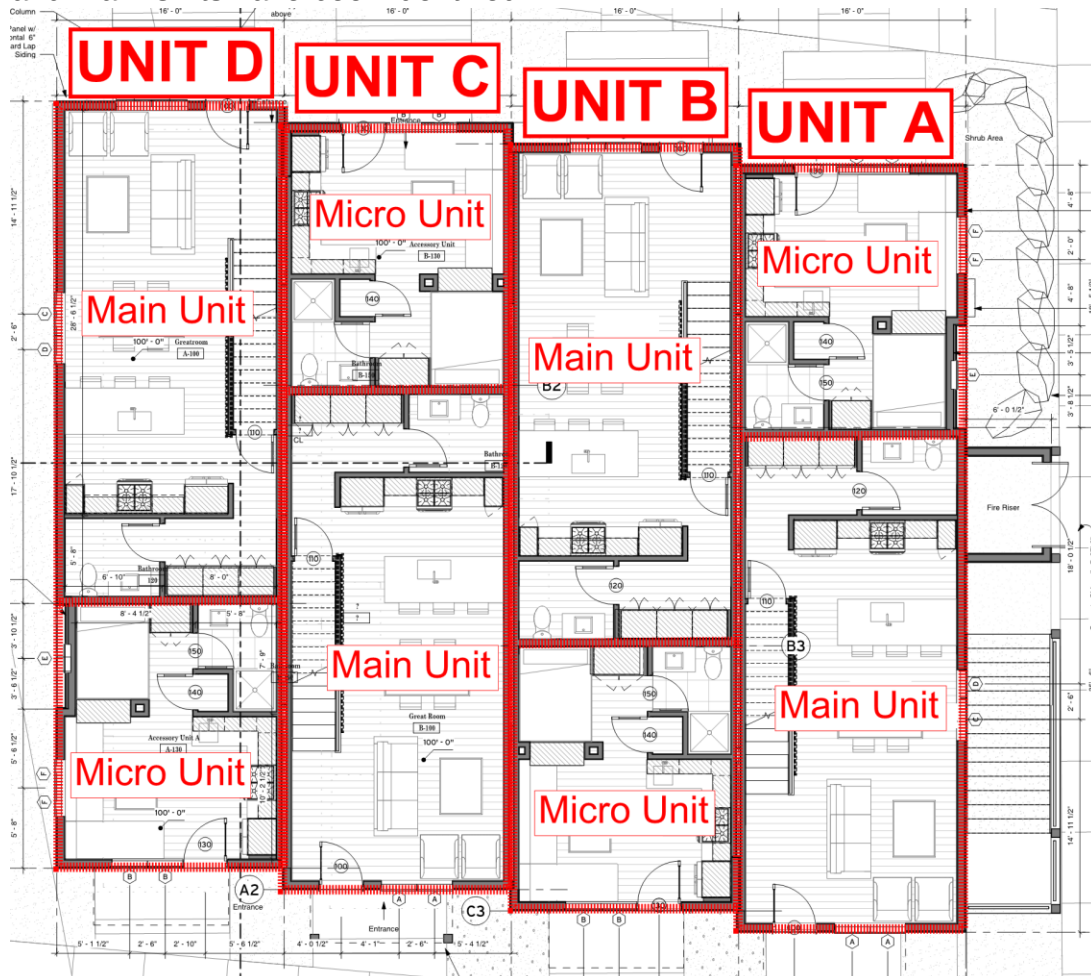
The proposed Woodside Park Subdivision - Phase I Condominium Plat Amendment memorializes private, common, and limited common area which allows the units to be sold individually. The proposed Woodside Park Subdivision - Phase I Condominiums consists of twelve (12) units, eleven (11) of which will be deed restricted Affordable units. The remaining unit will be retained by the City. There is a Multi-Unit Dwelling consisting of eight (8) dwelling units and four (4) Single-Family Dwellings.

The Multi-Unit Dwelling has storage for all eleven (11) deed restricted units in the basement. The basement is accessed via an exterior staircase on the north façade adjacent to the parking area. The basement is a combination of common area and limited common appurtenant with each private unit for the storage.

The multi-unit dwelling contains eight (8) dwelling units; however, the Condominium Plat will create four (4) condominium units each consisting of two (2) dwelling units. The two (2) dwelling units will consist of a larger main unit and an attached micro unit (both of which have a private/separate exterior entrance). The goal of this concept is that the larger unit can be purchased with an attached income producing micro unit. The rental rate of the micro unit will be established by the deed restrictions. The interior wall between the main unit and the micro unit is designated as common area which will prevent the combination of the micro unit and main unit into one (1) dwelling unit.

Staff has included a floor plan of the main level of the multi-unit dwelling for context. The main units are two (2) stories, but the micro units only occupy the area shown on the floor plan. The second story floor plans are not shown.

1350 Woodside Multi-Family Dwelling Main Level Floor Plan (Units A-D). Micro Units and Main Units have been identified.



The unit boundaries of each private unit are set forth on the recorded plat. The following table identifies the private area of each unit:

Building / Address	Unit #	Private Square Footage
Multi-Unit Dwelling 1350 Woodside Avenue (combination of Main and Micro Units)	A	1,460
	B	1,465
	C	1,465
	D	1,460
Single-Family Dwelling 1333 Park Avenue	1	2,085
Single-Family Dwelling 1353 Park Avenue	2	585
Single-Family Dwelling 1343 Park Avenue	3	1,361
Single-Family Dwelling 1330 Woodside Avenue	4	2,330

Common areas include a 13-car parking lot, exterior walls and internal bearing walls/columns, internal circulation, exterior gathering areas and pathways, footing and foundation, roof, etc.

Limited common areas include porches for each unit, decks, and storage areas in the basement. The proposed Condominium Plat is consistent with the approved Development Agreement and associated Affordable Housing Plan as it provides the eleven (11) deed restricted units. Recordation of this Condominium Plat would allow the applicant to sell each deed-restricted unit individually. The proposed Condominium Plat reflects compliance with the approved Master Plan (Development Agreement), Conditional Use, Subdivision Plat, Affordable Housing Mitigation Plan, and issued Building Permit.

Good Cause

Staff finds good cause for this Condominium Plat Amendment as the proposal memorializes private, common, and limited common area that allows the units to be sold individually. The proposed condominium project consists of twelve (12) units, eleven (11) of which will be deed restricted Affordable units. The remaining unit will be retained by the City. This project is being developed in response to the City Council Affordable Housing Critical Priority.

Process

The approval of this condominium 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 March 13, 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 according to requirements of the Land Management Code.

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 Woodside Park Subdivision - Phase I Condominiums located at 1333 Park Avenue, 1343 Park Avenue, 1353 Park Avenue, 1330 Woodside Avenue, and 1350 Woodside Avenue as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for the Woodside Park Subdivision - Phase I Condominiums located at 1333 Park Avenue, 1343 Park Avenue, 1353 Park Avenue, 1330 Woodside Avenue, and 1350 Woodside Avenue and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on the Woodside Park Subdivision - Phase I Condominiums located at 1333 Park Avenue, 1343 Park Avenue, 1353 Park Avenue, 1330 Woodside Avenue, and 1350 Woodside 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 residential units would not be able to be sold individually. The entire site would remain under one (1) ownership.

Summary Recommendation

Staff recommends the Planning Commission hold a public hearing for the Woodside Park Subdivision - Phase I Condominiums located at 1333 Park Avenue, 1343 Park Avenue, 1353 Park Avenue, 1330 Woodside Avenue, and 1350 Woodside Avenue and consider forwarding a positive recommendation to the City Council on April 18, 2019 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 – Existing Conditions Survey

Exhibit C – Woodside Park – Phase I Subdivision

Exhibit D – Aerial Photographs with 500' Radius

Exhibit E – Site Photographs

Exhibit F – Master Planned Development Action Letter

Exhibit G – Development Agreement

Ordinance No. 19-XX

AN ORDINANCE APPROVING THE WOODSIDE PARK SUBDIVISION - PHASE I CONDOMINIUMS LOCATED AT 1333 PARK AVENUE, 1343 PARK AVENUE, 1353 PARK AVENUE, 1330 WOODSIDE AVENUE, AND 1350 WOODSIDE AVENUE, PARK CITY, UTAH.

WHEREAS, the owners of the property located at 1333 Park Avenue, 1343 Park Avenue, 1353 Park Avenue, 1330 Woodside Avenue, and 1350 Woodside Avenue have petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, On March 13, 2019, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on March 9, 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 March 27, 2019 , to receive input on plat amendment; and

WHEREAS, the Planning Commission, on March 27, 2019, forwarded a _____ recommendation to the City Council; and,

WHEREAS, on April 18, 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 I Condominiums located at 1333 Park Avenue, 1343 Park Avenue, 1353 Park Avenue, 1330 Woodside Avenue, and 1350 Woodside Avenue.

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

SECTION 1. APPROVAL. The Woodside Park Subdivision - Phase I Condominiums located at 1333 Park Avenue, 1343 Park Avenue, 1353 Park Avenue, 1330 Woodside Avenue, and 1350 Woodside 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 property is located 1333 Park Avenue, 1343 Park Avenue, 1353 Park Avenue, 1330 Woodside Avenue, and 1350 Woodside Avenue in the Historic Residential-Medium Density (HR-M) District.
2. The subject property currently consists of lots the Woodside Park – Phase I

Subdivision.

3. The proposed site location addresses are 1333 Park Avenue (“Significant” Single-Family Dwelling), 1343 Park Avenue (new Single-Family Dwelling), 1353 Park Avenue (“Significant” Single-Family Dwelling), 1330 Woodside Avenue (new Single-Family Dwelling), and 1350 Woodside Avenue (new Multi-Unit Dwelling).
4. On July 26, 2017 the Planning Commission approved the Woodside Park – Phase I Master Planned Development application and Conditional Use Applications for the Multi-Unit Dwelling and Parking Area.
5. On July 26, 2017 the Planning Commission forwarded a positive recommendation to City Council for the Woodside Park – Phase I Subdivision.
6. On August 31, 2017, the City Council approved the Woodside Park – Phase I Subdivision.
7. The Woodside Park – Phase I Condominium Plat Amendment application was deemed complete on January 31, 2019.
8. The proposed Woodside Park Subdivision - Phase I Condominiums consists of twelve (12) units, eleven (11) of which will be deed restricted Affordable units. The remaining unit will be retained by the City.
9. The property consists of an eight (8) unit Multi-Unit Dwelling, four (4) Single-Family Dwellings (SFD), a Public Access Easement, common gathering areas, and a 13-car parking lot.
10. The project is phase one (1) of a two (2) phase project that will provide Affordable Housing units developed by the City. In addition to residential units, the two (2) projects will create a pedestrian link between Park Avenue and Empire Avenue through Public Access Easements.
11. The proposed Woodside Park Subdivision - Phase I Condominium Plat Amendment memorializes private, common, and limited common area which allows the units to be sold individually.
12. The Multi-Unit Dwelling has storage for all eleven (11) deed restricted units in the basement. The basement is accessed via an exterior staircase on the north façade adjacent to the parking area. The basement is a combination of common area and limited common appurtenant with each private unit for the storage.
13. The multi-unit dwelling contains eight (8) dwelling units; however, the Condominium Plat will create four (4) units each consisting of two (2) dwelling units. The two (2) dwelling units will consist of a larger main unit and an attached micro unit.
14. The rental rate of the micro unit will be established by the deed restrictions.
15. The interior wall between the main unit and the micro unit is designated as common area which will prevent the combination of the micro unit and main unit into one (1) dwelling unit.
16. Common areas include a 13-car parking lot, exterior walls and internal bearing walls/columns, internal circulation, exterior gathering areas and pathways, footing and foundation, roof, etc.
17. Limited common areas include porches for each unit, decks, and storage areas in the basement.
18. The proposed Condominium Plat is consistent with the approved Development Agreement and associated Affordable Housing Plan as it provides the eleven (11) deed restricted units.

19. Recordation of this Condominium Plat would allow the applicant to sell each deed restricted unit individually.
20. The proposed Condominium Plat reflects compliance with the approved Master Plan (Development Agreement), Conditional Use, Subdivision Plat, Affordable Housing Mitigation Plan, and issued Building Permit.
21. Staff finds good cause for this Condominium Plat Amendment as the proposal memorializes private, common, and limited common area that would that allows the units to be sold individually. The proposed condominium project consists of twelve (12) units, eleven (11) of which will be deed restricted Affordable units. The remaining unit will be retained by the City. This project is being developed in response to the City Council Affordable Housing Critical Priority.
22. 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 requirements of the Soils Ordinance.
23. On March 13, 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 according to requirements of the Land Management Code.
24. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

1. There is good cause for this Condominium Plat.
2. The Condominium 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 Condominium Plat Amendment.
4. Approval of the Condominium 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:

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat, individual unit deed restrictions, and CC&Rs for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The CCRs shall be submitted with the condominium plat for review and approval by the City prior to final condominium plat recordation.
3. The individual unit deed restrictions for the Affordable units, acceptable to the City, shall be recorded with or prior to condominium plat recordation. The deed restriction shall outline and resolve any issues or concerns regarding maintaining affordability of the unit. The plat shall note that the Affordable units are subject to a deed restriction.
4. The CCRs shall limit the HOA dues related to the deed restricted Affordable housing units in order to ensure the Affordable units remain affordable.

5. The applicant shall record the Plat at the County within one (1) year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval or 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.
6. All conditions of approval of the Master Planned Development, Conditional Use Permits, Woodside Park – Phase I Subdivision Plat Ordinance No. 2017-48, and approved Housing Mitigation Plan shall continue to apply.

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

PASSED AND ADOPTED this 18th day of April, 2019.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

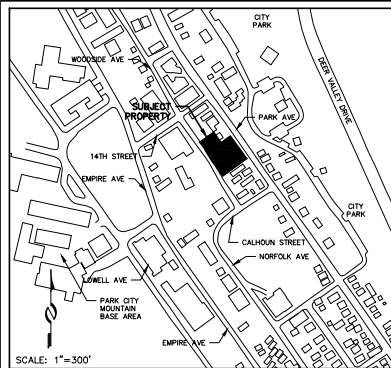
ATTEST:

City Recorder

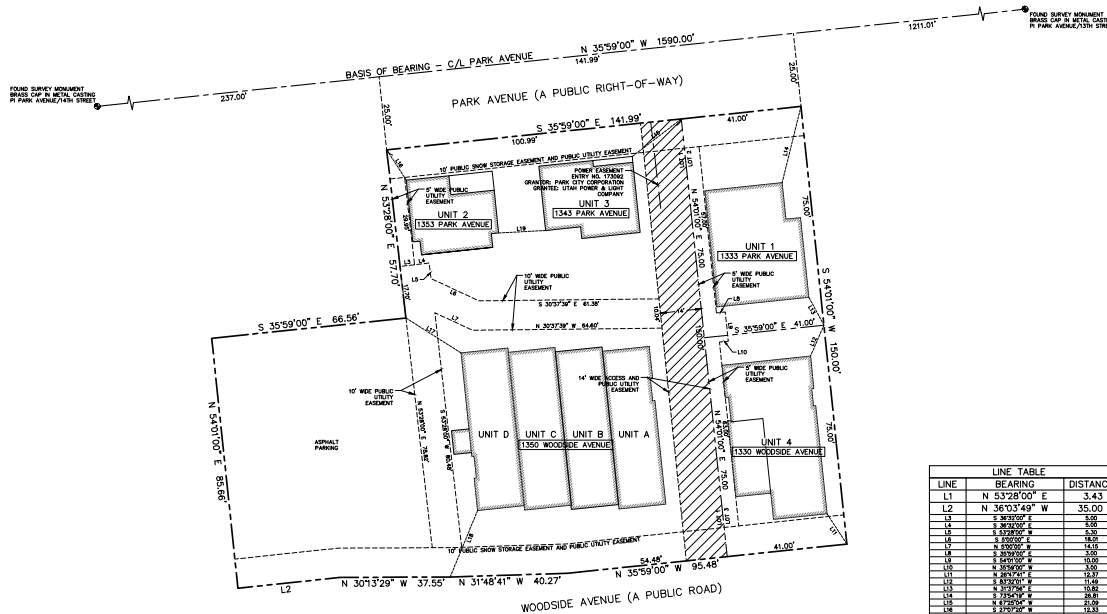
APPROVED AS TO FORM:

Mark Harrington, City Attorney

Attachment 1 – Proposed Plat



VICINITY MAP



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 53°28'00" E	3.43
L2	N 36°03'49" W	35.00
L3	S 89°00'00" E	1.00
L4	S 89°00'00" E	1.00
L5	S 89°00'00" E	1.00
L6	S 89°00'00" E	1.00
L7	S 89°00'00" E	1.00
L8	S 89°00'00" E	1.00
L9	S 89°00'00" E	1.00
L10	S 89°00'00" E	1.00
L11	S 89°00'00" E	1.00
L12	S 89°00'00" E	1.00
L13	S 89°00'00" E	1.00
L14	S 89°00'00" E	1.00
L15	S 89°00'00" E	1.00
L16	S 89°00'00" E	1.00
L17	S 89°00'00" E	1.00
L18	S 89°00'00" E	1.00
L19	S 89°00'00" E	1.00
L20	S 89°00'00" E	1.00

WOODSIDE PARK SUBDIVISION-PHASE I CONDOMINIUMS

BLOCK 24, SNYDERS ADDITION TO PARK CITY
LOCATED IN THE NORTHWEST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

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 under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land together with easements, hereafter to be known as Woodside Park Subdivision-Phase I Condominiums and that the same has been monumented on the ground as shown on this plat.

LEGAL DESCRIPTION

Parcel 1:

All of Lot 1, WOODSIDE PARK SUBDIVISION-PHASE I, recorded January 4, 2018, as Entry No. 1084351 in the Office of the Recorder, Summit County, Utah.

Less and excepting the following described parcel:

Beginning at a point that is South 35°59'00" East 170.99 feet and South 54°01'00" West 82.70 feet from a brass cap monument at the intersection of 14th Street and Park Avenue, said point being the northernmost corner of Lot 1, Woodside Park Subdivision-Phase I, recorded January 4, 2018, as Entry No. 1084351 in the Office of the Recorder, Summit County, Utah; and running thence coincident with the boundary of said Lot 1 South 35°59'00" East 66.56 feet; thence South 53°28'00" West 75.00 feet; thence North 35°59'00" West 67.28 feet to a point on the northerly boundary of said Lot 1; thence coincident with Lot 1 North 54°01'00" East 75.00 feet to the point of beginning.

ALSO

All of Lots 2 & 3, Woodside Park Subdivision-Phase I, recorded January 4, 2018, as Entry No. 1084351 in the Office of the Recorder, Summit County, Utah.

Parcel 2:

Beginning at a point that is South 35°59'00" East 170.99 feet and South 54°01'00" West 82.70 feet from a brass cap monument at the intersection of 14th Street and Park Avenue, said point being the northernmost corner of Lot 1, Woodside Park Subdivision-Phase I, recorded January 4, 2018, as Entry No. 1084351 in the Office of the Recorder, Summit County, Utah; and running thence coincident with the boundary of said Lot 1 South 35°59'00" East 66.56 feet; thence South 53°28'00" West 75.00 feet; thence North 35°59'00" West 67.28 feet to a point on the northerly boundary of said Lot 1; thence coincident with Lot 1 North 54°01'00" East 75.00 feet to the point of beginning.

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 I CONDOMINIUMS, does hereby certify that it has caused this Condominium Plat 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)

COUNTY OF SUMMIT) ss.

On this _____ day of _____, 2019, Andy Beerman personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the authorized representative of Park City Municipal Corporation, a Utah corporation, and that said document was signed by him on behalf of said corporation by authority of its Bylaws, or Resolution of its Board of Directors, and he acknowledged to me that he executed the Condominium Plat.

By _____

Notary Public

Printed Name _____

Residing in: _____

My Commission Expires: _____

Commission No.: _____

NOTES:

- This condominium plat is subject to the Conditions of Approval in Ordinance 2019-_____.
- All Conditions of Approval of Woodside Park Subdivision-Phase I continue to apply and remain in full force and effect.

CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that Redevelopment Agency of Park City, as to Parcel 2, to be known hereafter as WOODSIDE PARK SUBDIVISION-PHASE I CONDOMINIUMS, does hereby certify that it has caused this Condominium Plat 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.

REDEVELOPMENT AGENCY OF PARK CITY

By _____

Andy Beerman, Chair

ACKNOWLEDGMENT

STATE OF UTAH)

COUNTY OF SUMMIT) ss.

On this _____ day of _____, 2019, Andy Beerman personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the authorized representative of Redevelopment Agency of Park City, a Utah corporation, and that said document was signed by him on behalf of said corporation by authority of its Bylaws, or Resolution of its Board of Directors, and he acknowledged to me that he executed the Condominium Plat.

By _____

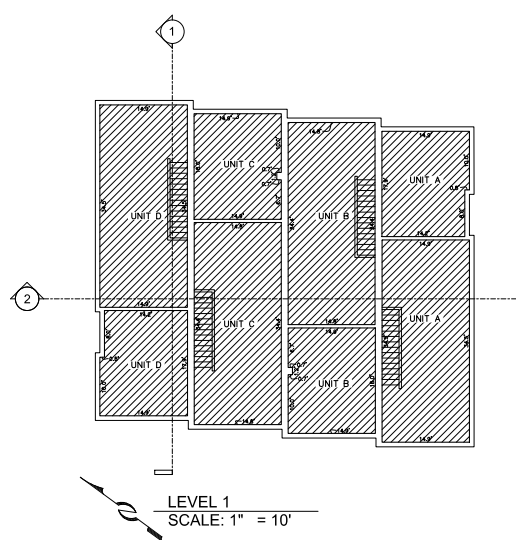
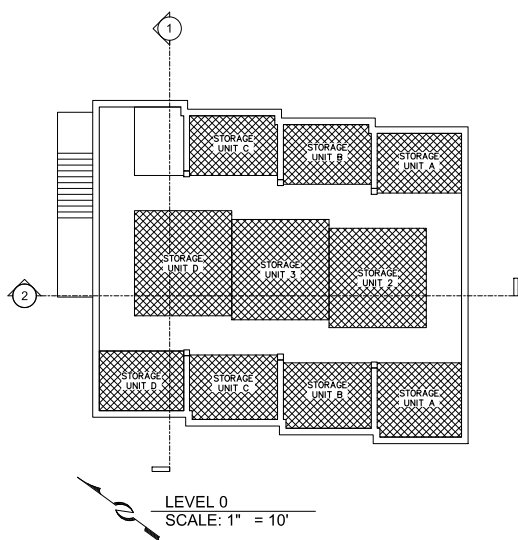
Notary Public

Printed Name _____

Residing in: _____

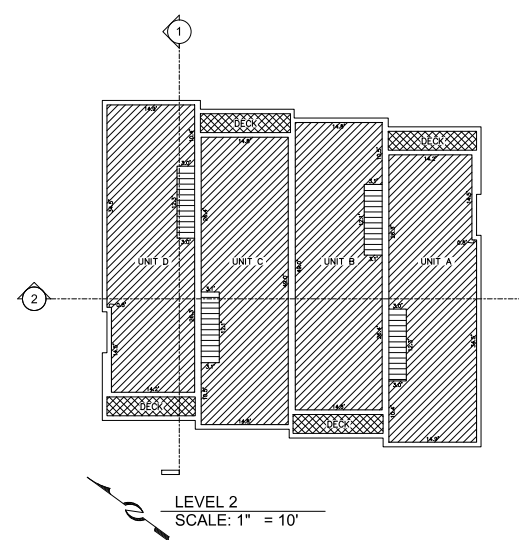
My Commission Expires: _____

Commission No.: _____



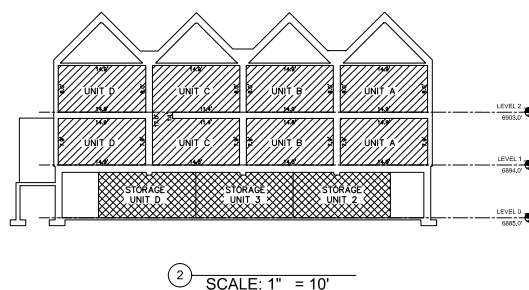
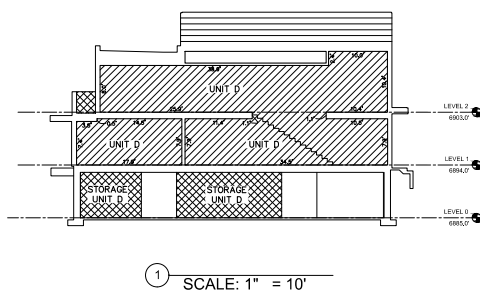
LEVEL 1 SQUARE FOOTAGE TABLE

UNIT	SQUARE FOOTAGE
A	776
B	776
C	776
D	776



LEVEL 2 SQUARE FOOTAGE TABLE

UNIT	SQUARE FOOTAGE
A	684
B	689
C	689
D	684



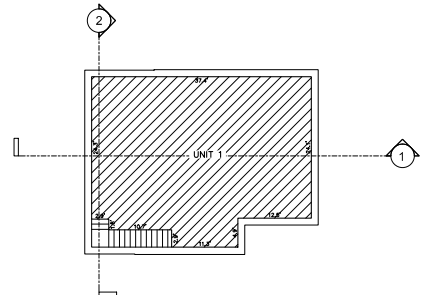
[White Box]	COMMON AREA
[Hatched Box]	PRIVATE OWNERSHIP
[Cross-hatched Box]	LIMITED COMMON OWNERSHIP

TOTAL SQUARE FOOTAGE TABLE

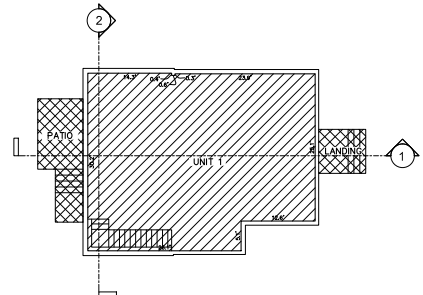
UNIT	SQUARE FOOTAGE
A	1,460
B	1,465
C	1,465
D	1,460

WOODSIDE PARK SUBDIVISION-PHASE I CONDOMINIUMS

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



LEVEL 0
SCALE: 1" = 10'

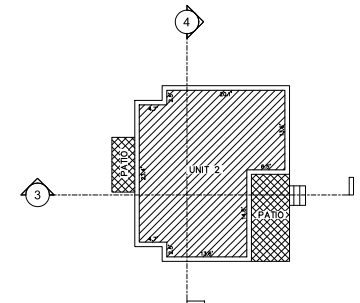


LEVEL 1
SCALE: 1" = 10'

UNIT 1 SQUARE FOOTAGE TABLE

UNIT	SQUARE FOOTAGE
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LEVEL 1	1,105
TOTAL	2,085

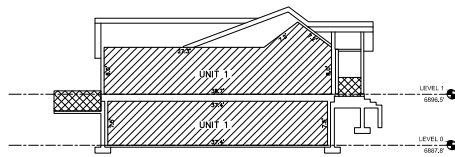
- COMMON AREA
- PRIVATE OWNERSHIP
- LIMITED COMMON OWNERSHIP



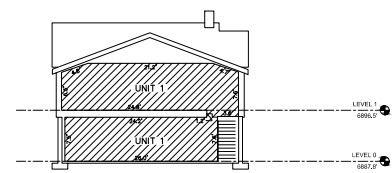
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UNIT 2 SQUARE FOOTAGE TABLE

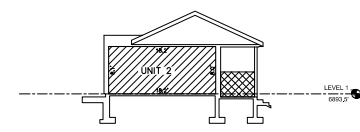
UNIT	SQUARE FOOTAGE
LEVEL 1	585



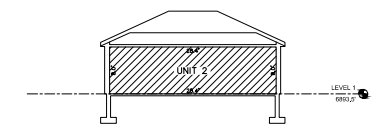
SCALE: 1" = 10'



SCALE: 1" = 10'



SCALE: 1" = 10'



SCALE: 1" = 10'

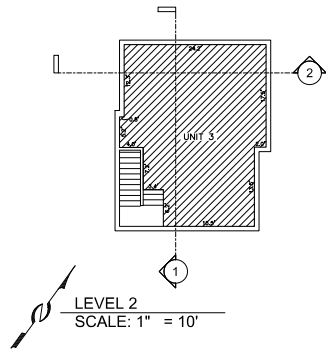
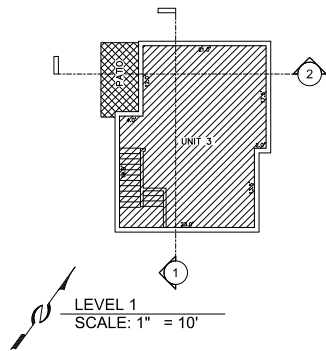


WOODSIDE PARK SUBDIVISION-PHASE I CONDOMINIUMS

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

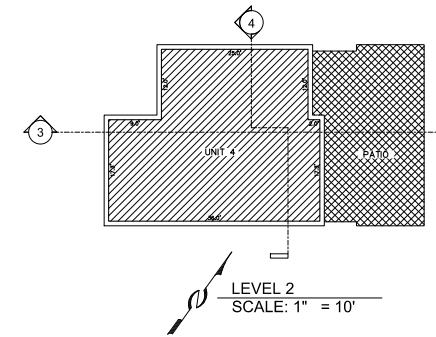
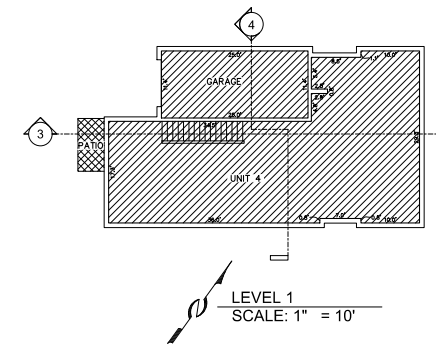
Alliance
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2064 Park City, Utah 84060-2064
(435) 649-9487

JOB NO.: 7-10-16 FILE: X:\SnydersAddition\dwg\serv\plat2016\071016-condo.dwg
1/10/19
SHEET 3 OF 4
RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF _____
FEE _____ RECORDER _____
TIME _____ DATE _____ ENTRY NO. _____



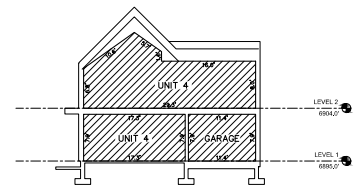
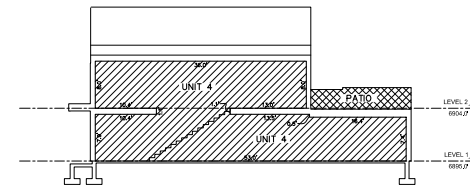
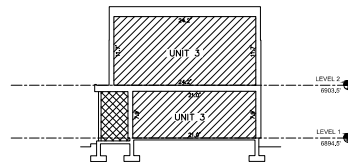
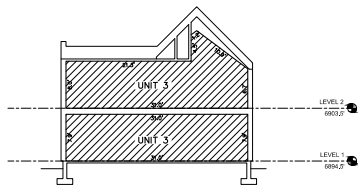
UNIT 3 SQUARE FOOTAGE TABLE

UNIT	SQUARE FOOTAGE
LEVEL 1	699
LEVEL 2	662
TOTAL	1,361



UNIT 4 SQUARE FOOTAGE TABLE

UNIT	SQUARE FOOTAGE
LEVEL 1	1,122
LEVEL 2	922
GARAGE	286
TOTAL	2,330



WOODSIDE PARK SUBDIVISION-PHASE I CONDOMINIUMS

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



SHEET 4 OF 4

JOB NO.: 7-10-16 FILE: X:\SnydersAddition\dwg\sv\plot2016\071016-condo.dwg

1/10/19

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF _____

FEE _____ RECORDER _____
TIME _____ DATE _____ ENTRY NO. _____

Exhibit B – Proposed Project Intent

WOODSIDE PARK SUBDIVISION-PHASE I CONDOMINIUMS
SNYDER'S ADDITION TO PARK CITY SURVEY, BLOCK 24

December 4, 2018

PROJECT INTENT

This plat application is for the purpose of providing deed restricted housing to residents of Park City. The property is in Block 24, Snyder's Addition to Park City Survey, and a subdivision plat was recorded on January 4, 2018, as Entry No. 1084351. Three lots were created by the aforementioned plat. Lot 1 consists of a 4-unit condominium building, two single family residences and asphalt surface parking. Lot 2 and Lot 3 each will be occupied by a single family residence. Park City Municipal Corporation and Redevelopment Agency of Park City seek approval of this condominium plat.

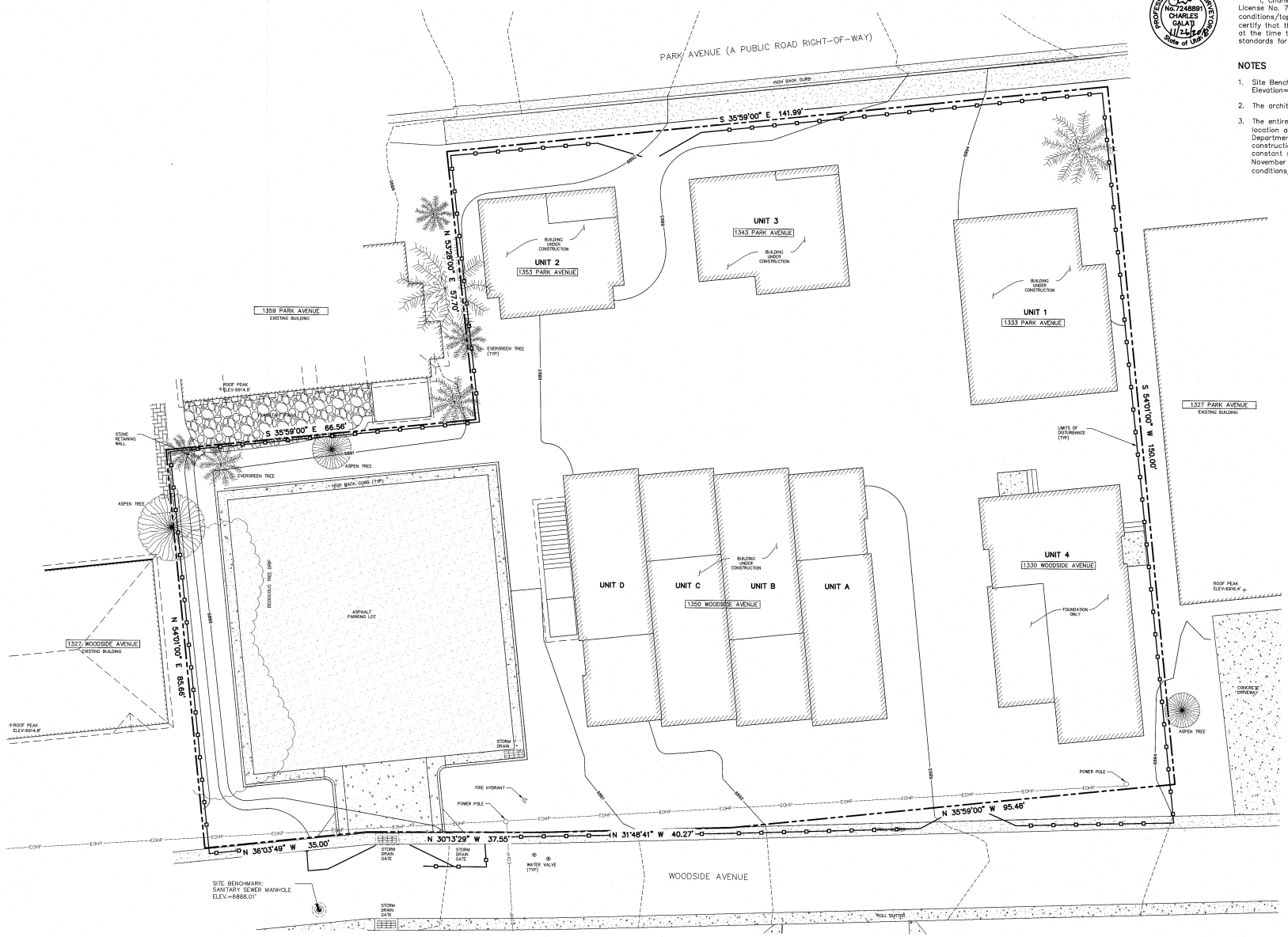
Exhibit C – Existing Conditions Survey

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. I further certify that an existing conditions/topographic survey has been made under my direction of the lands shown hereon. I further certify that this existing conditions/topographic survey is a correct representation of the land surveyed at the time the field work was completed and is in compliance with generally accepted industry standards for accuracy.

NOTES

1. Site Benchmark: Sanitary Sewer Manhole Lid
Elevation=6888.01 feet.
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. The entire subject property is under construction. All building foundations have been verified per location and elevation, and Certificate of Survey's have been filed with Park City Building Department. Contours as shown are per civil plans prepared by Alliance Engineering and all construction staking has been performed by Alliance Engineering. The existing topography is in a constant state of flux as construction activity continues. A site inspection was performed on November 21, 2018 to review the "state of construction" and to prepare this existing conditions/topographic survey drawing.



 (435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 123 Main Street, P.O. Box 2664, Park City, Utah 84060-2664	STAFF: CHARLES GALATI DUSTIN CARRISH MARSHALL KING	EXISTING CONDITIONS & TOPOGRAPHIC MAP WOODSIDE PARK PHASE I	SHEET 1 OF 1
	DATE: 11/26/18	FOR: PARK CITY MUNICIPAL CORPORATION	
	JOB NO.: 7-10-16	FILE: X:\SnydersAddition\dwg\sr\topo2018\071016-Woodside Park Phase I existing conditions.dwg	

Exhibit D – Woodside Park – Phase I Subdivision



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 under the laws of the State of Utah. I further certify that by authority of the owner, I have made a survey of the tract of land into lots and streets, together with easements, hereafter to be known as WOODSIDE PARK SUBDIVISION-PHASE I and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

LEGAL DESCRIPTION

PARCEL 1

Beginning at a point which is North 54°01' East 350.00 feet and South 35°59' East 222.00 feet from the Northwest corner of Block 24, SNYDER'S ADDITION TO PARK CITY, said point also being on the Westerly right-of-way line of Park Avenue; running thence South 35°59' East along said right-of-way line 92.99 feet; thence South 54°01' West 150.00 feet; thence North 35°59' West 91.55 feet; thence North 53°28' East 150.1 feet to the point of beginning.

PARCEL 2

Beginning at a point which is South 54°01' West 329 feet and South 35°59' East 325.0 feet from the Northeast corner of Block 24, SNYDER'S ADDITION TO PARK CITY, Utah, and running thence South 35°59' East 39 feet; thence South 54°01' West 150 feet; thence North 35°59' West 49 feet, more or less, to a wooden fence; thence North 54°01' East along said wooden fence 150 feet; thence South 35°59' East 10 feet to the point of beginning.

PARCEL 3

Lot 2, Sernyak Subdivision, according to the official plat thereof, recorded July 7, 2005 as Entry No. 741765 of the official records in the office of the Summit County Recorder.

PARCEL 4

Beginning at the westernmost corner of Lot 2, Sernyak Subdivision, recorded July 7, 2005, as Entry No. 741763, and running thence along the southwestern boundary of said Lot 2 South 35°59'00" East 67.28 feet; thence South 53°28'00" West 13.88 feet to the northeastern edge of an existing roll gutter; thence along said roll gutter the following two (2) courses: (1) North 30°13'29" West 32.58 feet; thence (2) North 36°03'49" West 35.00 feet; thence North 54°01'00" East 10.66 feet to the point of beginning.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 53°28'00" E	3.43
L2	N 30°13'29" W	32.58
L3	N 36°03'49" W	35.00
L4	N 30°13'29" W	4.97
L5	S 35°59'00" E	92.99
L6	S 54°01'00" W	150.00
L7	S 35°59'00" E	91.55
L8	N 53°28'00" E	150.10
L9	S 35°59'00" E	10.66
L10	S 35°59'00" E	32.58
L11	S 54°01'00" W	32.58
L12	S 35°59'00" E	32.58
L13	N 36°03'49" W	35.00
L14	N 54°01'00" E	10.66

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that Park City Municipal Corporation, a Utah municipal corporation, as to Parcels 1, 2 and 4, to be known hereafter as WOODSIDE PARK SUBDIVISION-PHASE I, 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

11 day of DEC., 2017.

PARK CITY MUNICIPAL CORPORATION

By: Jack Thomas
Jack Thomas, Mayor

ACKNOWLEDGMENT

State of Utah: ss:
County of Summit:

On this 11 day of December 2017, Jack Thomas personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Jack Thomas 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.

Michelle Kellogg
Notary Public

A Notary Public commissioned in Utah

Michelle Kellogg
Printed Name

Residing in: Park City, UT

My commission expires: 5-19-2019



CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that Redevelopment Agency of Park City, as to Parcel 3, to be known hereafter as WOODSIDE PARK SUBDIVISION-PHASE I, 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

11 day of DEC., 2017.

REDEVELOPMENT AGENCY OF PARK CITY

By: Jack Thomas
Jack Thomas, Chair

ACKNOWLEDGMENT

State of Utah: ss:
County of Summit:

On this 11 day of December 2017, Jack Thomas personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Jack Thomas acknowledged to me that he is the authorized representative of Redevelopment Agency of Park City and that he signed the above Consent to Record freely and voluntarily.

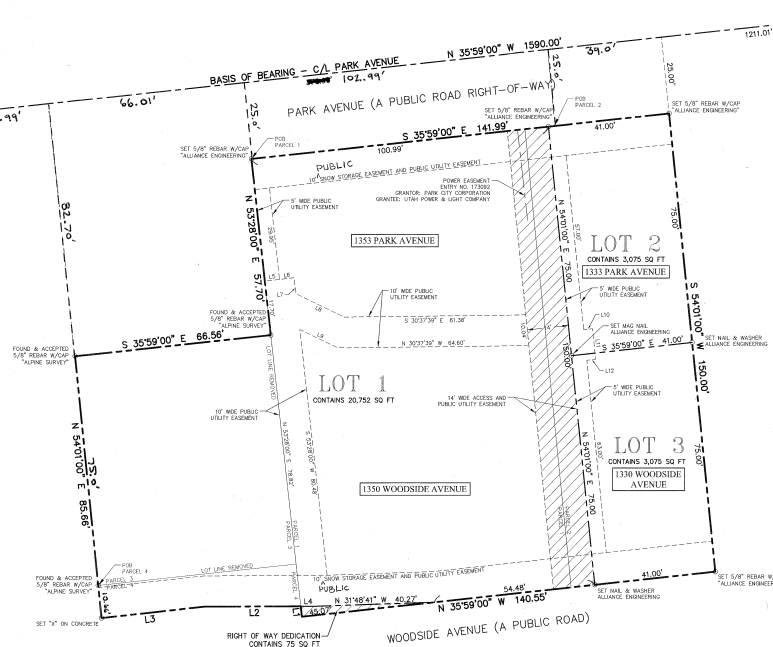
Michelle Kellogg
Notary Public

A Notary Public commissioned in Utah

Michelle Kellogg
Printed Name

Residing in: Park City, UT

My commission expires: 5-19-2019



NOTES

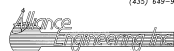
- This subdivision plat is subject to the Conditions of Approval in Ordinance 2017-48.
- A façade preservation easement shall be dedicated to Park City for the historic structures at 1333 and 1353 Park Avenue following their restoration and prior to sale of the historic buildings to private property owners.
- The property is located within the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) boundary. Final construction must comply with requirements of the Soils Ordinance.
- No vehicular access or curb cuts are allowed from Park Avenue.
- Modified 13-D sprinklers shall be required within all dwellings constructed on the lots.
- All at-grade utility facilities for this development shall be located on the property and not in the adjacent right of way.
- A Grant of Easement recorded April 25, 2007, as Entry Nos. 810965 and 810966, in the Summit County Recorder's Office, affects the property.
- A Fence Easement Agreement and Quitclaim Deed recorded April 25, 2007, as Entry Nos. 810960 and 810961, in the Summit County Recorder's Office, affects the property.
- A Snow Shed Easement Agreement recorded October 12, 2007, as Entry No. 827809, in the Summit County Recorder's Office, affects the property.
- Any encroachments, including, but not limited to, any concrete sidewalks, shall be removed prior to obtaining a Certificate of Occupancy.

WOODSIDE PARK SUBDIVISION-PHASE I

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

20' 0 20' 40'

(435) 648-8467



CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2064 Park City, Utah 84060-2064

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 11th

DAY OF December 2017

BY: S.W.R.D.
S.W.R.D.

PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 23rd

DAY OF AUGUST, 2017

BY: Chair
VICE-CHAIR

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 10th

DAY OF December 2017

BY: Park City Engineer
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 28th

DAY OF December 2017

BY: Park City Attorney
PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 31st DAY OF AUGUST, 2017

BY: Jack Thomas
MAYOR

CERTIFICATE OF ATTEST

I CERTIFY THIS SUBDIVISION PLAT WAS APPROVED BY PARK CITY COUNCIL THIS 31st DAY OF AUGUST, 2017

BY: Michelle Kellogg
PARK CITY RECORDER



JOB NO.: 7-10-16 FILE: X:\SnydersAddition.dwg\sr\plat2016\071016.dwg

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Park City Municipal Corporation

to 0.00 C. Willoughby-deputy

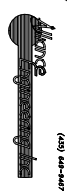
DATE 10/27/17 TIME 10:27 AM DATE 1/4/2018 ENTRY NO. 1094331

WOODSIDE PARK SUBDIVISION PHASE I

Exhibit E – Aerial Photographs with 500' Radius



SUBJECT
PROPERTY



(405) 246-4447

LANDSCAPE ARCHITECTURE LAND PLANNING SURVEYING
222 West Park, Suite 100, Oklahoma City, Oklahoma 73102

STAFF:
RYAN BETHUNE
DUSTIN CLARKSH

DATE: 12/3/18

AERIAL PHOTOGRAPH

WOODSIDE PARK SUBDIVISION-PHASE I
SNYDER'S ADDITION TO PARK CITY SURVEY

FOR PARK CITY MUNICIPAL CORPORATION
JOB NO. 7-1-18
FILE: X:\Survey\addition\new\csh\city\Woodside Park Phase I-18\img

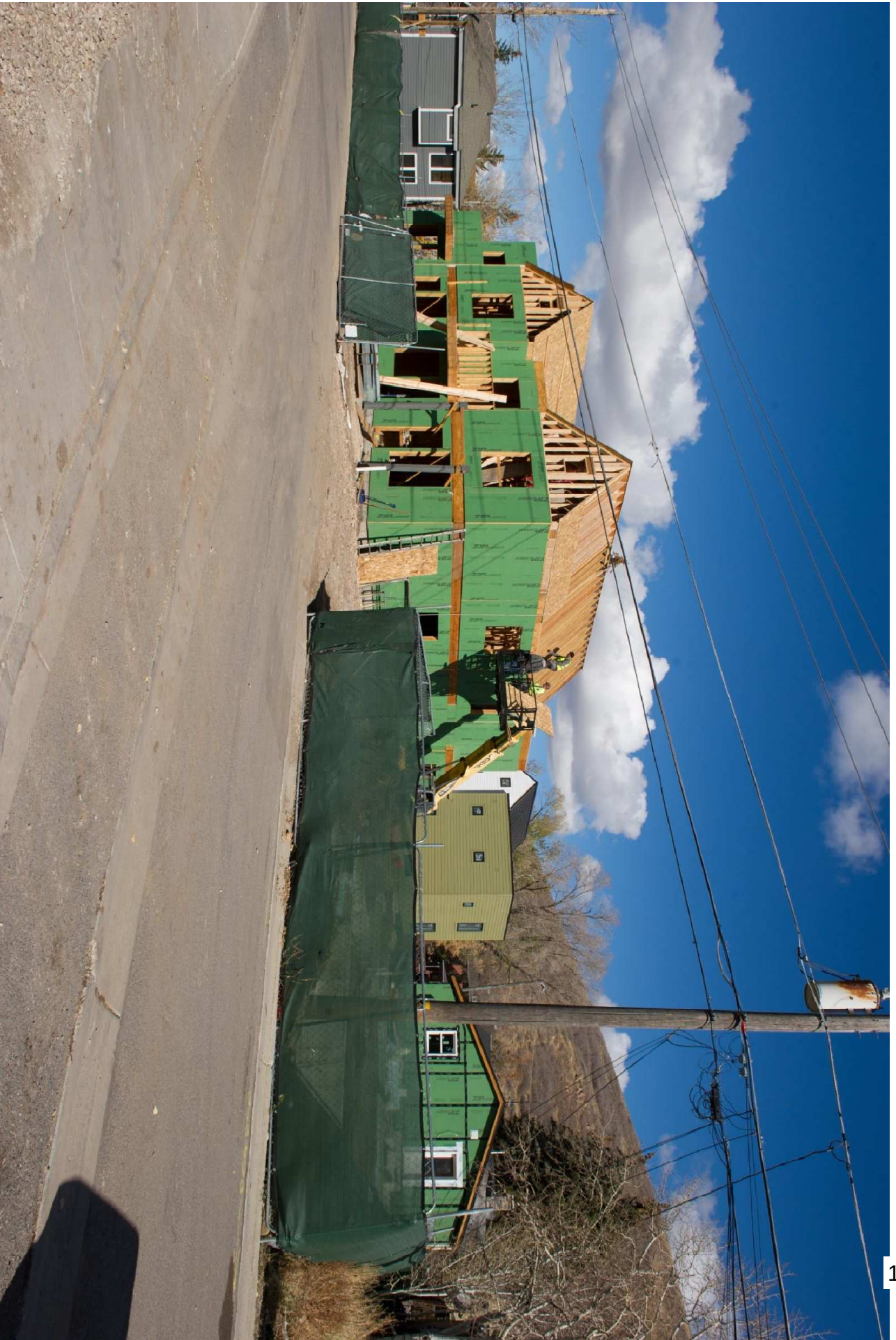
SHEET
1
OF
1



Exhibit F – Site Photographs



Woodside Park – Phase I looking southwesterly



Woodside Park – Phase I looking northeasterly



Woodside Park – Phase I looking southeasterly



Woodside Park – Phase I looking northwesterly

Exhibit G – Master Planned Development Action Letter



August 25, 2017

Park City Municipal Corporation
445 Marsac Avenue
P.O. Box 1480
Park City, UT 84103

CC: Elliott Workgroup, Project Architects

NOTICE OF PLANNING COMMISSION ACTION

Description

Project Description: Woodside Park Master Planned Development
Project Number: PL-17-03454
Project Address: 1333 Park Avenue, 1353 Park Avenue, and 1364 Woodside Avenue
Date of Final Action: August 23, 2017

Action Taken

On August 23, 2017 the Planning Commission conducted a public hearing and approved the Woodside Park Master Planned Development (MPD) according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact:

1. The proposed site location consists of 1333 Park Avenue ("Significant" Single-Family Dwelling), 1353 Park Avenue (the former Park Avenue Fire Station parcel), and 1364 Woodside Avenue (vacant lot)
2. The site is known as the Woodside Park Affordable Housing Project Phase I.
3. Phase I of the Woodside Park Affordable Housing Project will consist of 10.68 Unit Equivalents to be located between Woodside Avenue and Park Avenue. The scope will include: Demolition of the former Park Avenue Fire Station; Four (4) Single-Family Dwellings; An eight-unit (8-unit) Multi-Unit Dwelling; A Thirteen-car (13-car) Parking Lot and An Access Easement running east-west.
4. During a Work Session on August 25, 2016, City Council provided the Lower Park Avenue Affordable Housing Project Team (Elliott Workgroup, Economic Development, Housing, Planning, and Community Development) with direction to pursue a preferred concept for affordable housing on the former Park Avenue Fire Station Parcel.
5. At the October 20th, 2016 meeting, City Council provided affirmative direction to pursue the preferred concept, as amended, and begin the Land Use process.

6. The Project Team met weekly to develop the required Land Use application submittals and conduct further LMC pre-reviews with Planning Department staff as required by the Land Management Code 15-6-4.
7. There are eight (8) applications total for the entire scope of Phase I.
8. On January 26, 2017 Elliot Workgroup submitted the MPD application as the representative for Park City Municipal Corporation. The application was deemed complete on March 2, 2017 after staff worked with the applicant on the requirements for the submittal.
9. The Planning Commission reviewed and continued this Master Planned Development application during a Work Session on July 12th, 2017. The Planning Commission held a public hearing and continued the Master Planned Development application on July 26th, 2017.
10. On June 28th, 2017, July 12th, 2016, August 9th, 2017 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 June 24th, 2017, July 8th, 2017, and August 5th, 2017 according to requirements of the Land Management Code.
11. At the July 12th, 2017 Work Session, the Planning Commission reviewed the entire scope of the project and discussed specific items with the applicant. The specific discussion items included, but were not limited to Snow storage, Area context on a neighborhood scale, Parking Requirements based on unit type, Solar panel glare, other examples of similar Affordable Housing projects, and Sound mitigation between units of the Multi-Unit Dwelling.
12. On March 1, 2017, the Historic Preservation Board (HPB) reviewed the Historic District Design Review (HDDR) application and approved the Material Deconstruction and Relocation of the "Significant" Single-Family Dwelling at 1323 Woodside Avenue to 1353 Park Avenue.
13. On March 1, 2017, the HPB reviewed the HDDR application and approved the Material Deconstruction of the "Significant" Single-Family Dwelling located at 1333 Park Avenue.
14. The remaining HDDR applications are under review by Planning Staff pending additional modifications and/or reviews by Planning Commission for the Conditional Use Permits.
15. 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 5.25 Residential Unit Equivalents.
16. 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 HR-M Zoning District.
17. The proposal complies with Land Management Code (LMC) § 15-6-5(C) Setbacks as Per [LMC 15-6-5\(C\)\(2\)](#), for parcels less than one (1) acre in size and located inside the HRM, HR-1, HR-2, HR-L, HRC, and HCB, Districts, the minimum Setback around the exterior boundary of an MPD shall be determined by the Planning Commission in order to remain consistent with the contextual streetscape of adjacent Structures.
18. The Woodside Park Affordable Housing Phase I MPD area is less than one (1) acre in size in the HRM Zoning District, therefore, the setbacks shall be determined by the Planning Commission.

19. The two (2) Single-Family Dwellings located on Lot 1 abutting Park Avenue (1343 Park Avenue and 1353 Park Avenue) shall have an 10 foot rather than the Zone required 15 foot Front Yard Setback which is consistent with many of the existing single-family dwellings on Park Avenue (including the neighboring "Significant" Single-Family Dwelling located at 1359 Park Avenue).
20. The two (2) Single-Family Dwellings (1343 Park Avenue and 1353 Park Avenue) will comply with all other applicable Setbacks, will comply with the 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). No additional density is achieved by the decreased setback and all other requirements will still be met.
21. Parking Space 13 of the Parking Lot abutting Woodside Avenue on Lot 1 shall have a minimum Front Yard setback of 12 foot 8 inches. The remainder of the Parking Lot will comply with all applicable Setbacks. Parking Space 13 encroaches into the Front Yard Setback by a maximum of approximately 2 feet 4 inches. The Parking Lot is compatible with the streetscape and is appropriately screened. The Carport Structure will comply with all applicable HRM Zone required Setbacks.
22. The Front Yard setback of 12 feet 8 inches for Parking Space will not result in greater project density and will be properly buffered/visually mitigated through vegetative and fenced screening that is compatible with the Design Guidelines for Historic Districts and Historic Sites.
23. The Setback for Parking Space 13 will result in an additional Parking Space for the project, which the project team is contemplating potential uses as electric car charging station, car-share, and other uses that are compatible with goals set forth in the General Plan (ex. Goal 5 - Environmental Mitigation objectives and implementation strategies). Parking Space 13 will allow for one (1) additional car to park off-street rather than on the street.
24. 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 proposed MPD area is a total of 26,940 square feet. The applicant is proposing 52.41% Open Space which equates to 14,119 square feet.
25. The total required Parking Spaces of the entire project is 13.5 (14 when rounded to the next whole number) Parking Spaces. The total number of Parking Spaces provided by the project is 15 Parking Spaces.
26. The proposed MPD is providing one (1) additional Parking Space in excess of what is required by the Land Management Code.
27. The two (2) Historic Single-Family Dwellings located on Park Avenue (1333 Park Avenue and 1353 Park Avenue) do not have a Parking Requirement per LMC 15-2.4-6 Existing Historic Structures; therefore, no parking is provided for these structures.
28. The non-Historic Single-Family Dwelling located at 1334 Woodside Avenue has a single-car garage and driveway providing the required two (2) parking spaces on its own site.
29. The Multi-Family Dwelling (1354 Woodside Avenue) and non-historic Single-Family Dwelling (1343 Park Avenue) combine for a total of 11.5 Parking Spaces required

which will be provided in the 13-car Parking Lot.

30. One (1) of the Parking Spaces is ADA compliant for van accessibility in accordance with the ADA requirements.
31. Per LMC 15-3-9 Bicycle Parking Requirements, the Multi-Unit Dwelling must provide at least three (3) 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 five (5) Bicycle Parking Spaces.
32. 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 HRM Zoning District. No Height exception is requested.
33. 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 Historic District, specifically respecting the Historic rhythm and scale of the streetscape on both Woodside Avenue and Park Avenue; Due to the relatively flat topography, very little retaining will be necessary. All retaining walls on site are no higher than 4 feet in total height. All retaining walls will be stacked stone consistent with those found in the Historic District; Roads, utility lines, and Buildings are designed to work with the Existing Grade. Cuts and fills are minimized; The project scope includes an Access Easement running east-west which will link the City Park and Park Avenue bus stops to Woodside Avenue; ample snow storage areas are provided in accordance with the requirements of the LMC for the Access Easement, internal sidewalks, and Parking Lot; An enclosed trash and recycling structure has been provided on site which included a total of 12 cans (6 Recycling and 6 Trash).
34. The proposal complies with Land Management Code (LMC) § 15-6-5(H) Landscape and Street Scape because there is no existing significant vegetation. There is a landscape buffer for the Parking Lot and landscaping throughout the remainder of the project that is consistent with that found in the Historic District, including, but not limited to, natural turf, native grasses, deciduous trees, shrubs, and other alpine perennials.
35. 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.
36. Land Management Code (LMC) § 15-6-5(J) Employee/Affordable Housing is not applicable as Eleven (11) of the twelve (12) proposed units are designated as Affordable Housing.
37. Land Management Code (LMC) § 15-6-5(K) Child Care is not applicable as the scale of this project is minor and much less than the allowed Zone Density. 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.).
38. Land Management Code (LMC) § 15-6-5(L) Mine Hazards is not applicable as there are no known Physical Mine Hazards on the property.
39. 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. 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 #5 of the Plat Amendment.
40. 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.

41. The proposal complies with Land Management Code (LMC) § 15-6-5(O) Historic Sites as the applicant submitted a Historic Preservation Plan and Physical Conditions Report for the Historic Single Family Dwellings located at 1333 Park Avenue and 1353 Park Avenue. 1333 Park Avenue will be rehabilitated and 1353 Park Avenue will be relocated from 1323 Woodside Avenue and reconstructed at the new site. As a part of the Plat Amendment application, Condition of Approval #4 requires that both structures (1333 Park Avenue and 1353 Park Avenue) shall have Façade Preservation Easements placed on them prior to sale to a new property owner. Both structures are already listed as “Significant” on Park City’s Historic Sites Inventory.
42. The property is located in a FEMA Flood Zone A.

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.

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 and Parking Area of five (5) or more spaces 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. All vehicle access to the site shall be off of Woodside Avenue.
5. Parking Space Allocation within the Parking Area shall be established as a part of the CC&Rs.
6. That the basic infrastructure for electronic charges to be installed in the parking lot and for e-chargers to be installed at a later date.
7. An e-bike location should be located somewhere on the site.

If you have any questions or concerns regarding this letter, please do not hesitate to call me at (435)615-5059 or contact me by email at hannah.tyler@parkcity.org.

Sincerely,



Hannah M. Tyler
Project Planner

Exhibit H – Development Agreement

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

**DEVELOPMENT AGREEMENT
FOR THE WOODSIDE PARK AFFORDABLE HOUSING PROJECT
PHASE I MASTER PLANNED DEVELOPMENT (MPD), LOCATED AT
1333 PARK AVENUE, 1353 PARK AVENUE, 1330 WOODSIDE AND 1350
WOODSIDE AVENUE, PARK CITY, SUMMIT COUNTY, UTAH**

This Development Agreement is entered into as of this 15 day of August, 2018, by and between Park City Municipal Corporation ("Developer") as the owner and developer of certain real property located in Park City, Summit County, Utah, on which Developer proposes the development of a project known as the Woodside Park Affordable Housing Project Phase I Master Planned Development, and Park City Municipal Corporation, a municipality and political subdivision of the State of Utah ("Park City"), by and through its City Council.

RECITALS

- A. Developer is the owner of a the Woodside Park Phase I Subdivision located in Park City, Summit County, Utah, as reflected in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property"), on which it has obtained approval for the development known as the Woodside Park Affordable Housing Project Phase I Master Planned Development, as more fully described in the incorporated Exhibits B and C, attached, and as set forth below (the "Project").
- B. Park City requires development agreements under the requirements of the Park City Land Management Code ("LMC") for all Master Planned Developments.
- C. Developer is willing to design and develop the Project in a manner that is in harmony with and intended to promote the long-range policies, goals and objectives of the Park City General Plan, and address other issues as more fully set forth below.
- D. Park City, acting pursuant to its authority under Utah Code Ann., Section 10-9-101, *et seq.*, and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations has made certain determinations with respect to the proposed Project, and, in the exercise of its legislative discretion, has elected to approve this Development Agreement.

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

1. Project Conditions:

1.1. The Design Drawings dated and reviewed by the Planning Commission on August 23, 2017, (attached as Exhibit B) and Findings of Fact, Conclusions of Law and Conditions of Approval (attached as Exhibit C) are incorporated herein as the Project; subject to

changes detailed herein. The Project is located in the Historic Residential Medium-Density (HR-M) zoning district.

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

1.3. Developer and any successors agree that the following are required to be entered into and approved by Park City prior to issuance of a Building Permit: (a) a construction mitigation plan, (b) a utility and grading plan, (c) a storm water plan, (d) a water efficient landscape and irrigation plan showing snow storage areas in compliance with the conditions of the August 23, 2017 MPD approval.

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

2. Vested Rights and Reserved Legislative Powers

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

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

3. Successors and Assigns.

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

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

evidenced by letter from the City to Developer or its successors or assigns. This restriction on assignment is not intended to prohibit or impede the sale of parcels of fully or partially improved or unimproved land by Developer prior to construction of buildings or improvements on the parcels, with Developer retaining all rights and responsibilities under this Agreement.

4. General Terms and Conditions.

4.1 Term of Agreement. Construction, as defined by the Uniform Building Code, is required to commence within two (2) years of the date of execution of this Agreement. After Construction commences, the Woodside Park Affordable Housing Project Phase I Master Planned Development and this Agreement shall continue in force and effect until all obligations hereto have been satisfied. The Master Plan approval for the Project shall remain valid so long as construction is proceeding in accordance with the approved phasing plan set forth herein.

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

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

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

4.5 Severability. If any part or provision of this Agreement shall be determined to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Agreement except that specific provision determined to be unconstitutional, invalid or unenforceable. If any condition, covenant or other provision of this Agreement shall be deemed invalid due its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

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

4.7 Minor Administrative Modification. Minor administrative modification may occur to this approval without revision of this Agreement.

5. Phasing.

5.1 Project Phasing. The Project will be developed in one (1) phase.

5.2 Construction of Access. Developer may commence grading access to the Project from Park Avenue and Woodside Avenue, as approved by the City Engineer according to generally accepted engineering practices and standards, and pursuant to permit requirements of

the LMC, the International Building Code/ Fire Code, and the Army Corps of Engineers. Developer shall be responsible for maintenance of any such accesses until they are completed according to City standards and accepted by the City.

5.3 Form of ownership anticipated for the project. The Project will consist of twelve residential units. Units are anticipated to be included in the condominium plat for individual ownership.

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

7. **Affordable Housing.** Eleven (11) of the twelve (12) proposed units are designated as Affordable Housing and will be deed restricted as such. The Affordability has been established by Resolution 03-2017. This project complies with Resolution 03-2017 and definitions of Affordable.

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

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

To Developers:

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

To Park City:

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

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

10. **List of Exhibits.**

Exhibit A – Plat

Exhibit B – MPD plans including site plan, architectural plans, landscape plan, trail and open space plans, grading plan, and utility plan approved by Planning Commission on August 23, 2017

Exhibit C – MPD Action letter Planning Commission Approval from August 23, 2017

Exhibit D – Legal Description of subject property located at the Woodside Park Subdivision-Phase I

Exhibit E – Historic Structures Report

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



PARK CITY MUNICIPAL CORPORATION

By: Andy Beerman
Andy Beerman, Mayor

ATTEST:

By: Michelle Kellogg
City Recorder

APPROVED AS TO FORM:

Mark D. Harrington
Mark D. Harrington, City Attorney

DEVELOPER AND OWNER OF A PORTION OF LOT 1 AND ALL OF LOTS 2 AND 3 OF WOODSIDE PARK SUBDIVISION-PHASE I:

Park City Municipal Corporation

445 Marsac Avenue

PO Box 1480

Park City, UT 84060

By: Diane Foster
Diane Foster, City Manager

STATE OF UTAH)
 : ss
COUNTY OF SUMMIT)

On this 15 day of August, 2018, personally appeared before me Michelle Kellogg (notary), whose identity is personally known to me/or proved to me on

the basis of satisfactory evidence and who by me duly sworn/affirmed), did say that Diane Foster is City Manager of Park City Municipal Corporation.



Michelle Kellogg
Notary Public

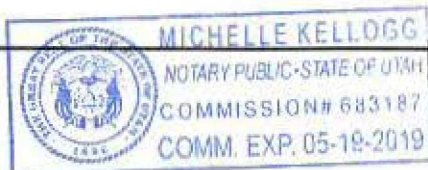
OWNER OF PORTION OF LOT 1 OF WOODSIDE PARK SUBDIVISION-PHASE 1:

Redevelopment Agency of Park City
445 Marsac Avenue
PO Box 1480
Park City, UT 84060

By: [Signature]
Diane Foster, Executive Director

STATE OF UTAH)
 : ss
COUNTY OF SUMMIT)

On this 15 day of August, 2018, personally appeared before me Michelle Kellogg (notary), whose identity is personally known to me/or proved to me on the basis of satisfactory evidence and who by me duly sworn/affirmed), did say that Diane Foster is Executive Director of Redevelopment Agency of Park City.



Michelle Kellogg
Notary Public

Exhibit A:
Plat approved by Planning Commission
on August 23, 2017

SALES PROMOTION CERTIFICATE

1. Certain legal, or family, events that are a *Protonotario* Luis SANCHEZ, and that had taken place, *PROTONOTARIO*, in particular, from the time of the State of Affairs, further certify that by subjects of the same, there were a variety of the kind of last two names and others, together with numerous, however, it is known as *PROTONOTARIO* *PROTONOTARIO* *PROTONOTARIO*, and that the same two have certainly married and re-married on the ground to them on the spot.

LOCAL DESCRIPTION

[illegible][illegible][illegible]

CONSENT TO RECORD

any of these (11), or to know (12) to be a serious factor in the development of the disease. The authors conclude that the results of the study suggest that the use of a risk factor questionnaire is not a reliable method for identifying individuals at high risk of developing the disease. The authors also conclude that the use of a risk factor questionnaire is not a reliable method for identifying individuals at high risk of developing the disease.

My day is DEC. 2011

ACKNOWLEDGMENT

100

1. Also, Thomas' primary objective was to establish a "strong" national industry (NACI) to end the dependence on foreign goods, and to make the U.S. more self-sufficient in the event of a war.

Washburn College

Signature: Kelly

$$\text{transitive closure } \frac{F \vdash A \rightarrow B}{F \vdash A \rightarrow B^+}$$

✓

24

WITNESS	
---------	--

41. THE REASONING IN THE ARGUMENT IS MOST SIMILAR TO THAT IN WHICH OF THE FOLLOWING?

Indicative price per m	EUR 107/Ann. 24
------------------------	-----------------



- The mortgage pool is subject to the direction of *Supreme of Oklahoma 2017-2018*.
- A *Notice of Completion* against pool is submitted to each day for the entire duration of the MBS and CDO Trusts. General Referring their information and plan to state of the mortgage industry to create mortgage pools.
- The project is a *Notice of Completion* for the *First City* (University and Management of said *General District* (State Government) Society. First construction must comply with requirements of the *State Government*.
- No smaller account or can file are allowed from *First American*.
- Another 17-0 questions were to request state of mortgage construction on the title.
- As to 17-0 it is implied for the development that is located in the publicly and not in the project, 19-01 or more.
- A *Notice of Completion* received June 22, 2017, at *First City* (100000 and 100000) in the *General County* (County) Office, affects the property.
- A *State General Agreement* and *Declaration* that received April 25, 2017, in *First City* (100000 and 100000) in the *General County* (County) Office, affects the property.
- A *State General Agreement* (received October 12, 2017, on *First City* (100000) in the *General County* (County) Office, affects the property).
- Any construction, including but not limited to, any mortgage interests, shall be revealed prior to entering a *Certificate of Occupancy*.

WOODSIDE PARK SUBDIVISION-PHASE I

LOCATED IN THE NORTHWEST QUARTER OF SECTION 18
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MORGAN
PARK CITY, SUMMIT COUNTY, UTAH

INTERVILLE BOYS WITH RECLAMATION DISTRICT
STORY: FOR CONSIDERED TO INTERVIEW BOYS WITH
RECLAMATION DISTRICT: STANLEY ON THE
ON A FIVE-STAR

PLANNING COMMISSION
APPROVED BY THE BOARD OF
PUBLISHED ORDINANCE NO. 2-27-04
DATE OF ADOPTION 2004

ENGINEER'S CERTIFICATE

APPROVAL AS TO FORM
ISSUED AS TO FORM MAY 27TH
DAY OF ¹⁹SEPTEMBER 2017

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE STATE OF
CONNECTICUT MAY BE OBTAINED BY
CONTACTING THE STATE OF CONNECTICUT

CERTIFICATE OF ARTIST
 I, CLAUDIO TADE ALBUQUERQUE FILHO
 DO hereby certify that the above
 work was approved for patent entry
 -CORRESPONDENCE-
 OF MARCH, 2017

RECORDED
-
WANT OR INFO, COUNTY OF DEWITT, AND FILE
ON THE REQUEST OF *Frank and Margaret Cady*
#200 *Cady, Margaret - photo*

THE NEW YORK CITY OFFICE OF THE
COMMISSIONER OF THE DEPARTMENT OF
CORRECTIONS

Exhibit B:
MPD Plans approved by Planning
Commission on August 23, 2017



SURVEYOR'S CERTIFICATE

I, Charles E. Smith, do hereby certify that I am a Professional Land Surveyor and that I am duly licensed by the State of Utah to practice my profession in the State of Utah. I have made a survey of the land shown on this map and have found that the same is correctly surveyed and measured according to the laws of the State of Utah and the rules and regulations of the Board of Land Surveyors of the State of Utah.

BOUNDARY DESCRIPTION

Parcel 1 is a parcel of land in the Salt Lake Valley, Salt Lake County, Utah, and is situated in the Northwest Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake County, Utah. The parcel is bounded on the north by the Salt Lake Valley, on the south by the Salt Lake Valley, on the east by the Salt Lake Valley, and on the west by the Salt Lake Valley. The parcel is situated in the Northwest Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake County, Utah.

OWNER'S DECLARATION AND CONSENT TO RECORD

I, the undersigned, do hereby declare that I am the owner of the land shown on this map and that I have made a survey of the land and have found that the same is correctly surveyed and measured according to the laws of the State of Utah and the rules and regulations of the Board of Land Surveyors of the State of Utah.

ACKNOWLEDGMENT

Subscribed and sworn to before me this _____ day of _____, 2012.

Notary Public for the State of Utah

NOTE: This statement is subject to the conditions of approval by the State of Utah. The statement is subject to the conditions of approval by the State of Utah. The statement is subject to the conditions of approval by the State of Utah.

NOTE: This statement is subject to the conditions of approval by the State of Utah. The statement is subject to the conditions of approval by the State of Utah. The statement is subject to the conditions of approval by the State of Utah.

NO.	DATE	DESCRIPTION
1	1/1/12	1.0000
2	2/1/12	2.0000
3	3/1/12	3.0000
4	4/1/12	4.0000
5	5/1/12	5.0000
6	6/1/12	6.0000
7	7/1/12	7.0000
8	8/1/12	8.0000
9	9/1/12	9.0000
10	10/1/12	10.0000



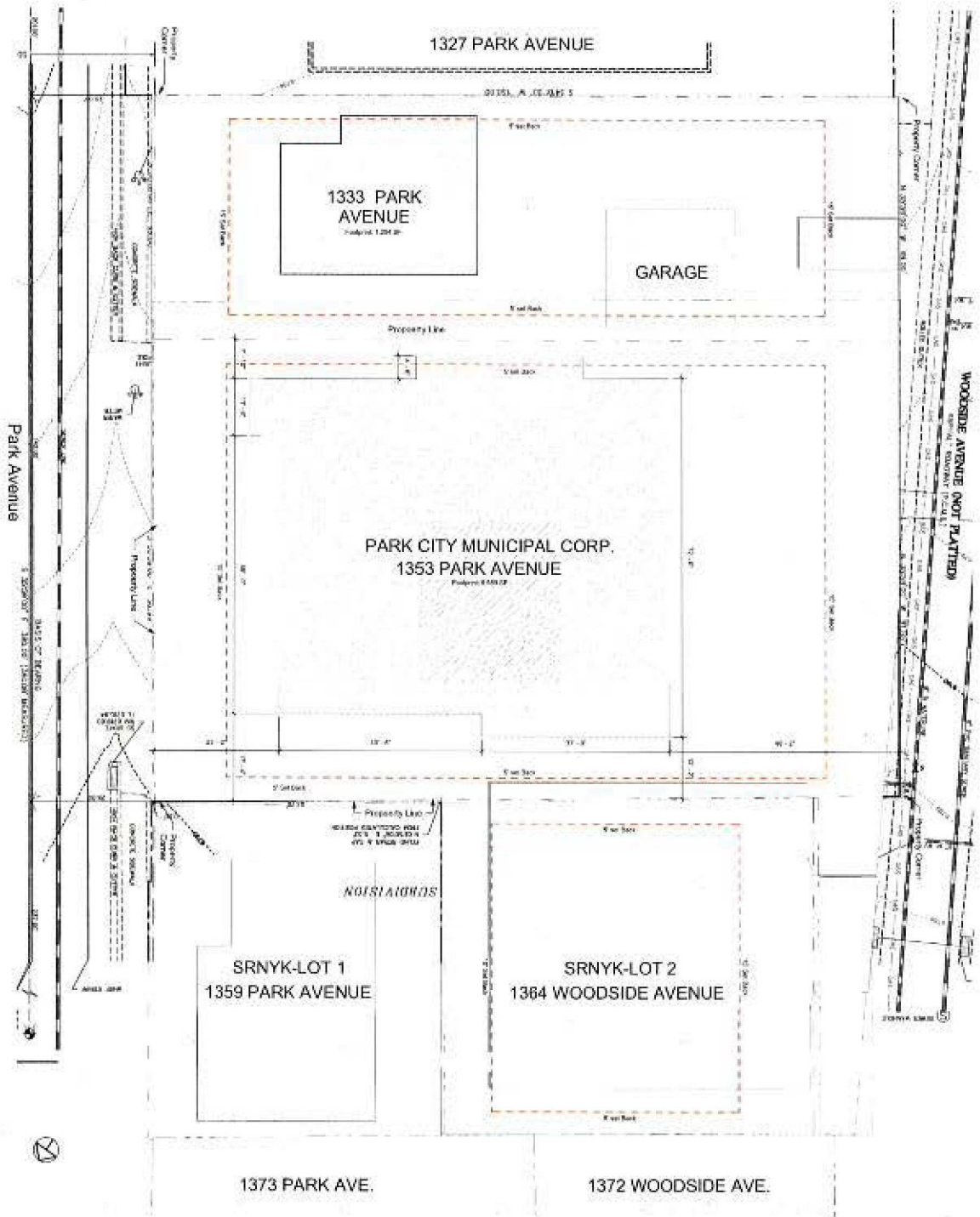
WOODSIDE PARK SUBDIVISION-PHASE I

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



APPROVED FOR RECORDING REVIEWED FOR CONFORMANCE WITH SUTAHS REQUIREMENTS FOR RECORDING DATE OF _____ 2012 BY _____	PLANNING COMMISSION APPROVED BY THE PLANNING COMMISSION DATE OF _____ 2012 BY _____	ENGINEER'S CERTIFICATE I AND THIS FIRM DO HEREBY CERTIFY THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUTAHS DATE OF _____ 2012 BY _____	APPROVAL AS TO FORM APPROVED AS TO FORM BY THE PLANNING COMMISSION DATE OF _____ 2012 BY _____	COUNCIL APPROVAL AND ACCEPTANCE APPROVED AND ACCEPTED BY THE PLANNING COMMISSION DATE OF _____ 2012 BY _____	CERTIFICATE OF ATTORNEY I, _____, do hereby certify that I am the attorney for the owner of the land shown on this map and that I have made a survey of the land and have found that the same is correctly surveyed and measured according to the laws of the State of Utah and the rules and regulations of the Board of Land Surveyors of the State of Utah. DATE OF _____ 2012 BY _____	RECORDED STATE OF UTAH, COUNTY OF SALT LAKE DATE OF _____ 2012 BY _____
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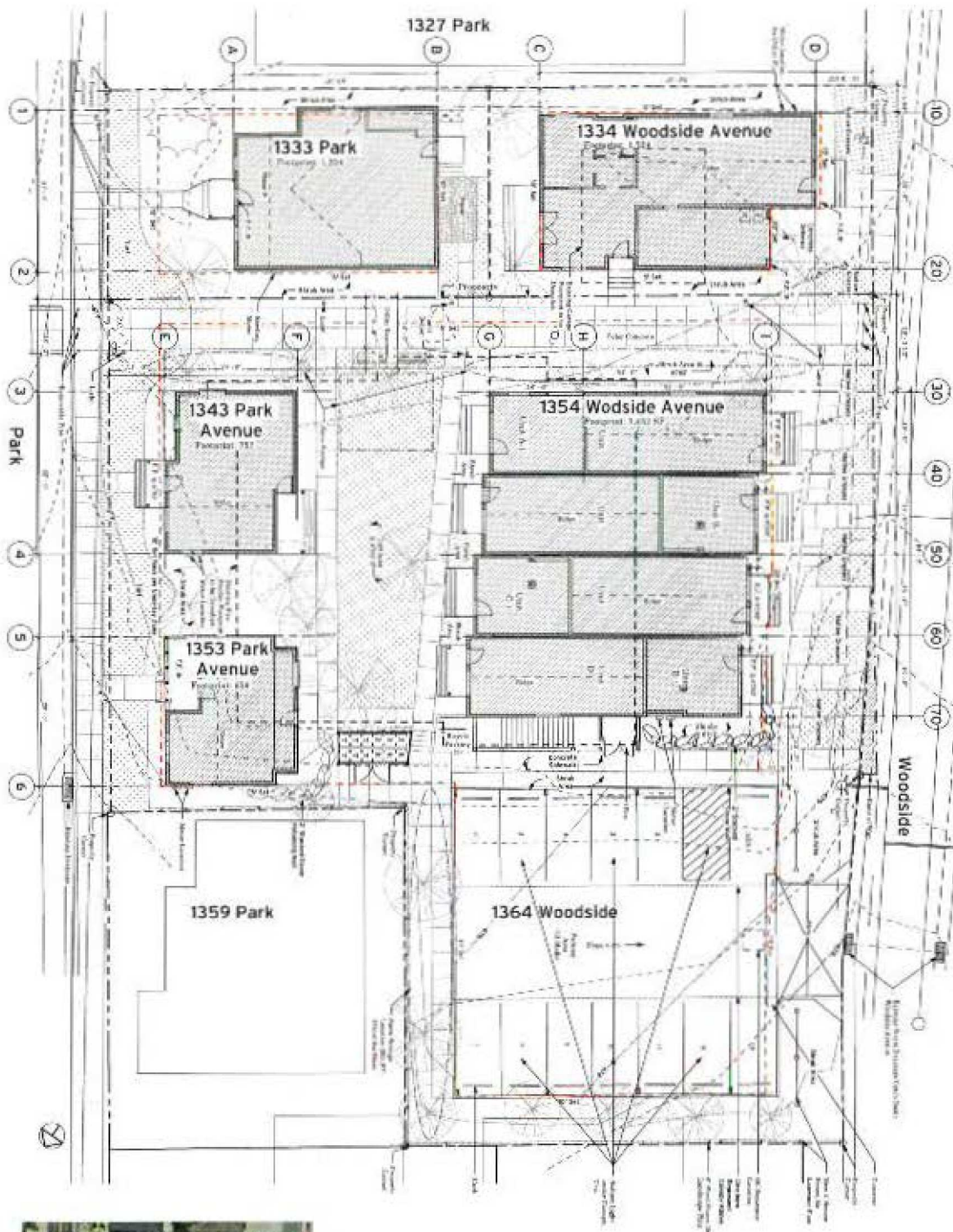
1 Existing 1353 Park Avenue Site Plan
SCALE: 1" = 10'-0"



EXISTING SITE PLAN
MPD-003

January 25th, 2017 (Rev. 05/04/2017)

1 Proposed Site Plan
SCALE: 1" = 10'-0"



2 Proposed Aerial Photo
SCALE: 1" = 40'-0"



Parking Analysis

Address	Existing	Proposed	Total
1333 Park Avenue	0	0	0
1343 Park Avenue	0	0	0
1353 Park Avenue	1	1	2
1354 Woodside Avenue	2	2	4
1359 Park Avenue	2	2	4
1364 Woodside Avenue	2	2	4
TOTAL REQUIRED	7	7	14

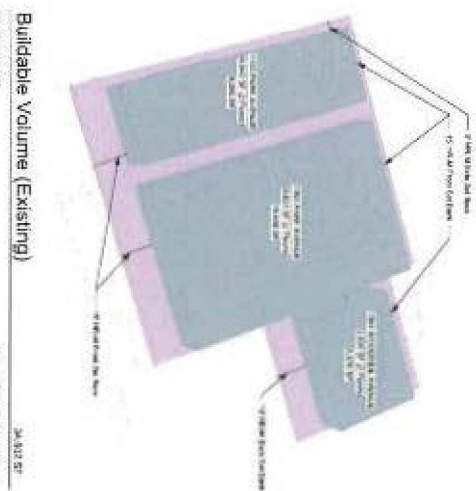
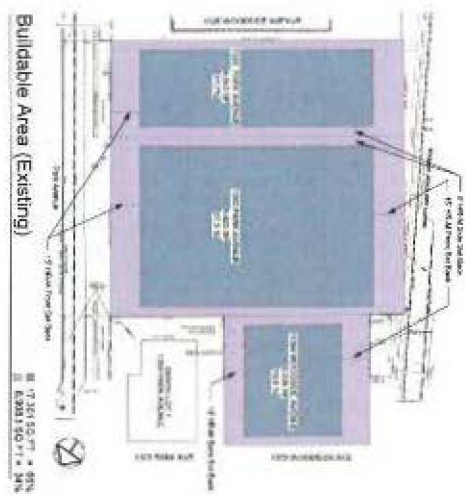
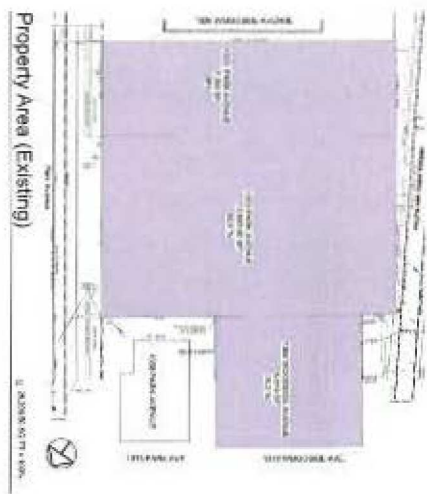
Site Analysis

Address	Area	Percentage
1333 Park Avenue	4,187	14.30%
1343 Park Avenue	4,401	15.27%
1353 Park Avenue	14,110	49.47%
1354 Woodside Avenue	14,110	49.47%
1359 Park Avenue	14,110	49.47%
1364 Woodside Avenue	14,110	49.47%
TOTAL	29,228	100.00%



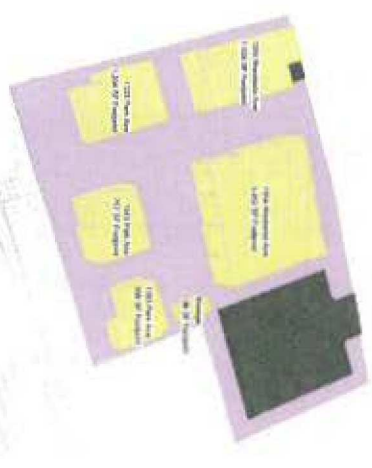
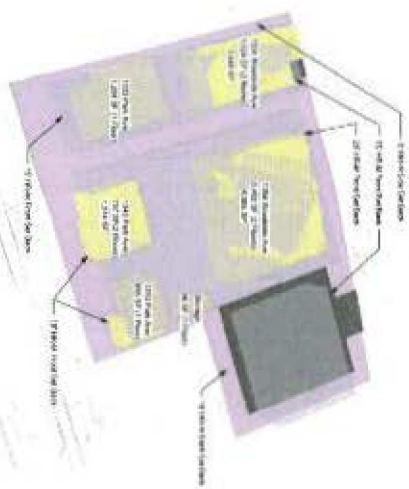
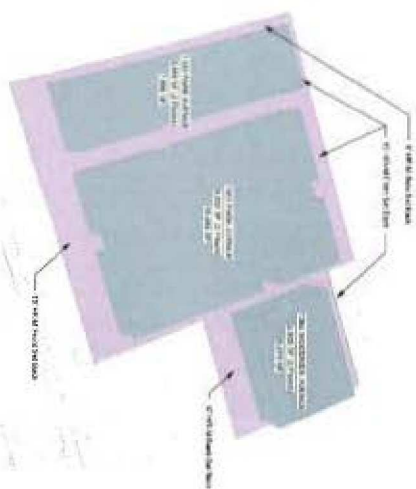
1 Proposed General Roof Plan
SCALE: 1" = 10'-0"





Legend

- Site Area
- Buildable Area
- Existing Building
- Proposed Building



[illegible]

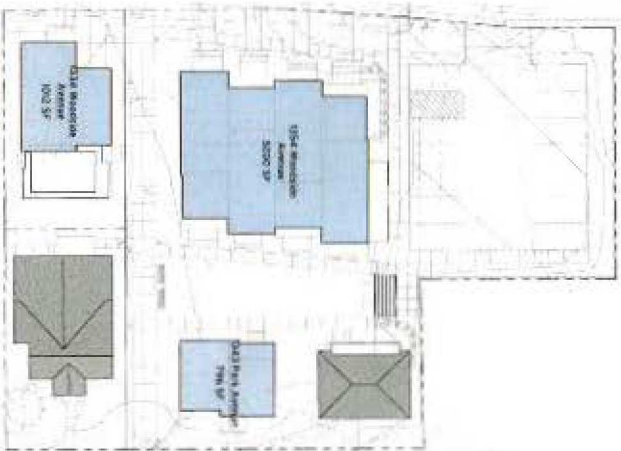
References

1102-9571

- | Category | Green | Yellow | Orange | Red |
|----------|-------|--------|--------|------|
| Green | 100% | 0% | 0% | 0% |
| Yellow | 0% | 100% | 0% | 0% |
| Orange | 0% | 0% | 100% | 0% |
| Red | 0% | 0% | 0% | 100% |



1 Gross Main Level
SCALE: 1" = 20'-0"



2 Gross Second Level
SCALE: 1" = 20'-0"



3 Gross Storage Level
SCALE: 1" = 20'-0"



1
Net Floor Level
SCALE: 1" = 20'-0"



2 Net Second Level
SCALE: 1" = 20'-0"

AREA CALCULATION - NEEL / PAVING						
Revised						
Item No.	Area	Unit	Volume	Rate	Amount	Remarks
1	1.00	Sq. Mtr	1.00	100.00	100.00	
2	1.00	Sq. Mtr	1.00	100.00	100.00	
3	1.00	Sq. Mtr	1.00	100.00	100.00	
4	1.00	Sq. Mtr	1.00	100.00	100.00	
5	1.00	Sq. Mtr	1.00	100.00	100.00	
6	1.00	Sq. Mtr	1.00	100.00	100.00	
7	1.00	Sq. Mtr	1.00	100.00	100.00	
8	1.00	Sq. Mtr	1.00	100.00	100.00	
9	1.00	Sq. Mtr	1.00	100.00	100.00	
10	1.00	Sq. Mtr	1.00	100.00	100.00	
11	1.00	Sq. Mtr	1.00	100.00	100.00	
12	1.00	Sq. Mtr	1.00	100.00	100.00	
13	1.00	Sq. Mtr	1.00	100.00	100.00	
14	1.00	Sq. Mtr	1.00	100.00	100.00	
15	1.00	Sq. Mtr	1.00	100.00	100.00	
16	1.00	Sq. Mtr	1.00	100.00	100.00	
17	1.00	Sq. Mtr	1.00	100.00	100.00	
18	1.00	Sq. Mtr	1.00	100.00	100.00	
19	1.00	Sq. Mtr	1.00	100.00	100.00	
20	1.00	Sq. Mtr	1.00	100.00	100.00	
21	1.00	Sq. Mtr	1.00	100.00	100.00	
22	1.00	Sq. Mtr	1.00	100.00	100.00	
23	1.00	Sq. Mtr	1.00	100.00	100.00	
24	1.00	Sq. Mtr	1.00	100.00	100.00	
25	1.00	Sq. Mtr	1.00	100.00	100.00	
26	1.00	Sq. Mtr	1.00	100.00	100.00	
27	1.00	Sq. Mtr	1.00	100.00	100.00	
28	1.00	Sq. Mtr	1.00	100.00	100.00	
29	1.00	Sq. Mtr	1.00	100.00	100.00	
30	1.00	Sq. Mtr	1.00	100.00	100.00	
31	1.00	Sq. Mtr	1.00	100.00	100.00	
32	1.00	Sq. Mtr	1.00	100.00	100.00	
33	1.00	Sq. Mtr	1.00	100.00	100.00	
34	1.00	Sq. Mtr	1.00	100.00	100.00	
35	1.00	Sq. Mtr	1.00	100.00	100.00	
36	1.00	Sq. Mtr	1.00	100.00	100.00	
37	1.00	Sq. Mtr	1.00	100.00	100.00	
38	1.00	Sq. Mtr	1.00	100.00	100.00	
39	1.00	Sq. Mtr	1.00	100.00	100.00	
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42	1.00	Sq. Mtr	1.00	100.00	100.00	
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44	1.00	Sq. Mtr	1.00	100.00	100.00	
45	1.00	Sq. Mtr	1.00	100.00	100.00	
46	1.00	Sq. Mtr	1.00	100.00	100.00	
47	1.00	Sq. Mtr	1.00	100.00	100.00	
48	1.00	Sq. Mtr	1.00	100.00	100.00	
49	1.00	Sq. Mtr	1.00	100.00	100.00	
50	1.00	Sq. Mtr	1.00	100.00	100.00	
51	1.00	Sq. Mtr	1.00	100.00	100.00	
52	1.00	Sq. Mtr	1.00	100.00	100.00	
53	1.00	Sq. Mtr	1.00	100.00	100.00	
54	1.00	Sq. Mtr	1.00	100.00	100.00	
55	1.00	Sq. Mtr	1.00	100.00	100.00	
56	1.00	Sq. Mtr	1.00	100.00	100.00	
57	1.00	Sq. Mtr	1.00	100.00	100.00	
58	1.00	Sq. Mtr	1.00	100.00	100.00	
59	1.00	Sq. Mtr	1.00	100.00	100.00	
60	1.00	Sq. Mtr	1.00	100.00	100.00	
61	1.00	Sq. Mtr	1.00	100.00	100.00	
62	1.00	Sq. Mtr	1.00	100.00	100.00	
63	1.00	Sq. Mtr	1.00	100.00	100.00	
64	1.00	Sq. Mtr	1.00	100.00	100.00	
65	1.00	Sq. Mtr	1.00	100.00	100.00	
66	1.00	Sq. Mtr	1.00	100.00	100.00	
67	1.00	Sq. Mtr	1.00	100.00	100.00	
68	1.00	Sq. Mtr	1.00	100.00	100.00	
69	1.00	Sq. Mtr	1.00	100.00	100.00	
70	1.00	Sq. Mtr	1.00	100.00	100.00	
71	1.00	Sq. Mtr	1.00	100.00	100.00	
72	1.00	Sq. Mtr	1.00	100.00	100.00	
73	1.00	Sq. Mtr	1.00	100.00	100.00	
74	1.00	Sq. Mtr	1.00	100.00	100.00	
75	1.00	Sq. Mtr	1.00	100.00	100.00	
76	1.00	Sq. Mtr	1.00	100.00	100.00	
77	1.00	Sq. Mtr	1.00	100.00	100.00	
78	1.00	Sq. Mtr	1.00	100.00	100.00	
79	1.00	Sq. Mtr	1.00	100.00	100.00	
80	1.00	Sq. Mtr	1.00	100.00	100.00	
81	1.00	Sq. Mtr	1.00	100.00	100.00	
82	1.00	Sq. Mtr	1.00	100.00	100.00	
83	1.00	Sq. Mtr	1.00	100.00	100.00	
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89	1.00	Sq. Mtr	1.00	100.00	100.00	
90	1.00	Sq. Mtr	1.00	100.00	100.00	
91	1.00	Sq. Mtr	1.00	100.00	100.00	
92	1.00	Sq. Mtr	1.00	100.00	100.00	
93	1.00	Sq. Mtr	1.00	100.00	100.00	
94	1.00	Sq. Mtr	1.00	100.00	100.00	
95	1.00	Sq. Mtr	1.00	100.00	100.00	
96	1.00	Sq. Mtr	1.00	100.00	100.00	
97	1.00	Sq. Mtr	1.00	100.00	100.00	
98	1.00	Sq. Mtr	1.00	100.00	100.00	
99	1.00	Sq. Mtr	1.00	100.00	100.00	
100	1.00	Sq. Mtr	1.00	100.00	100.00	

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Aerial View 1 From Park Avenue



Aerial View 2 From Woodside Avenue



Courtyard View 1



Courtyard View 2



Park Avenue View



Woodside Avenue View

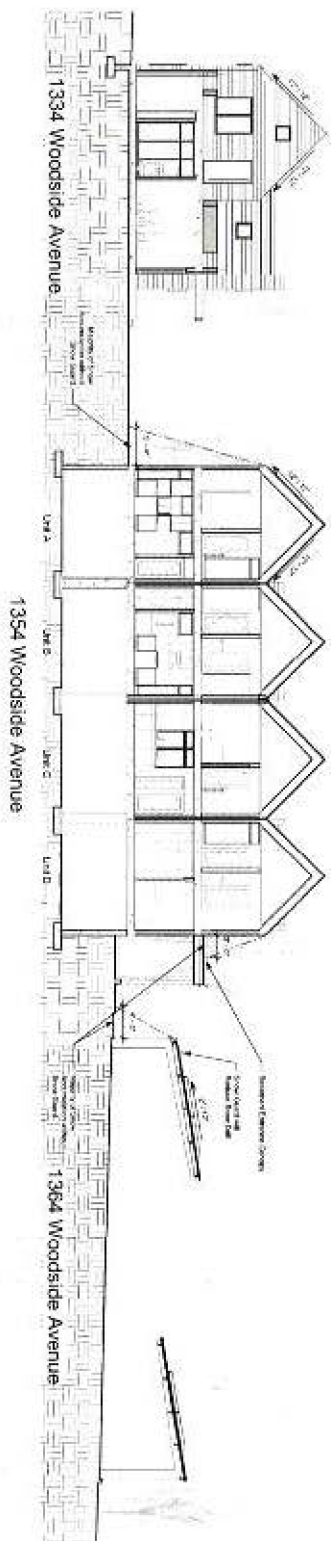


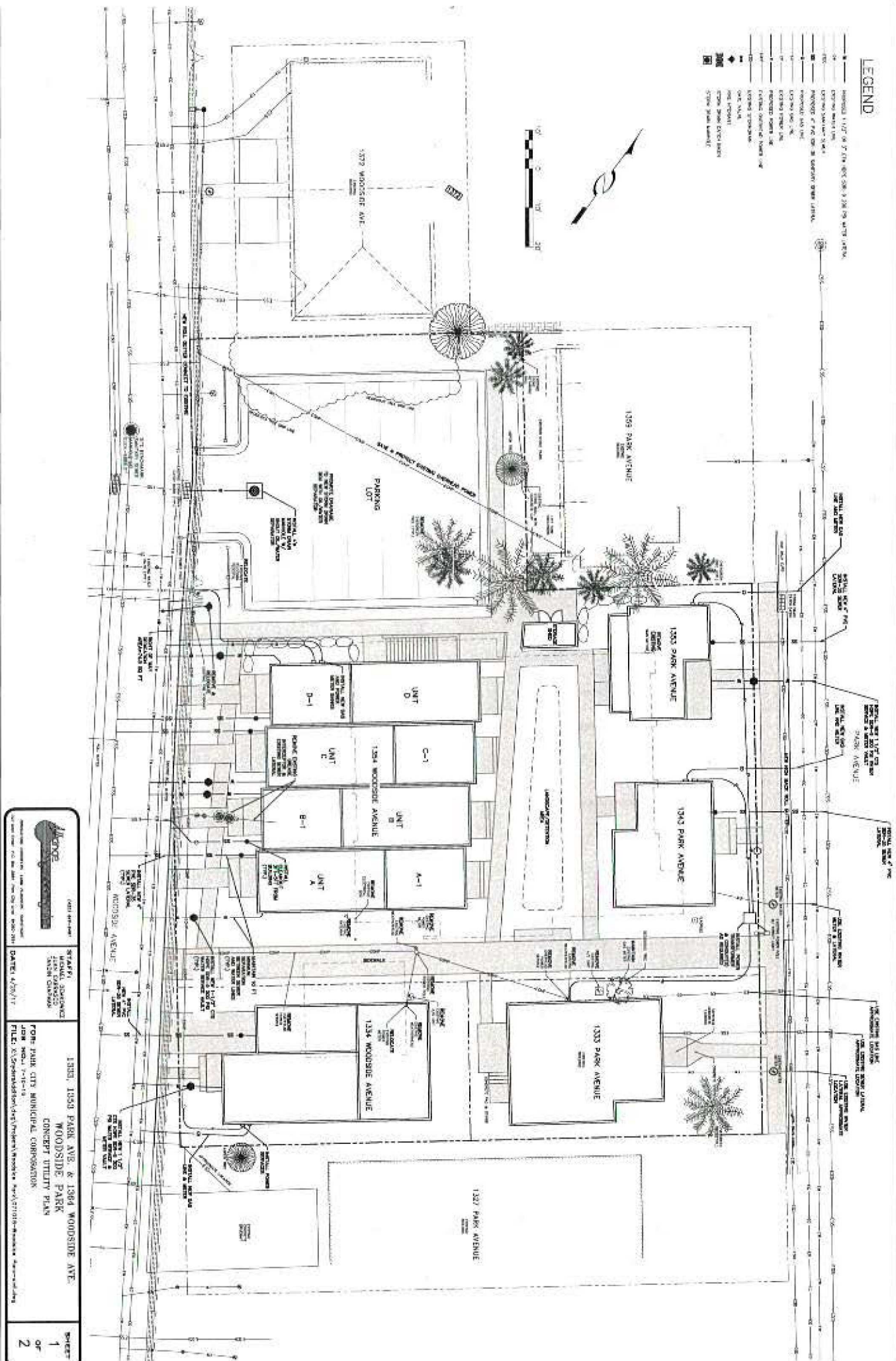
Woodside Avenue View

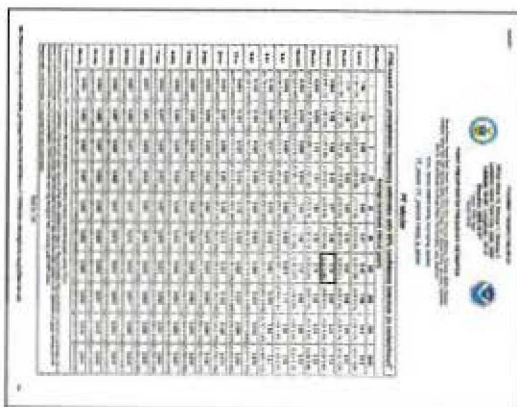
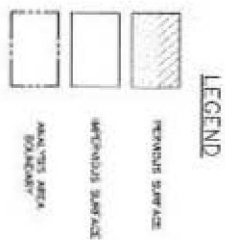


Woodside Avenue View

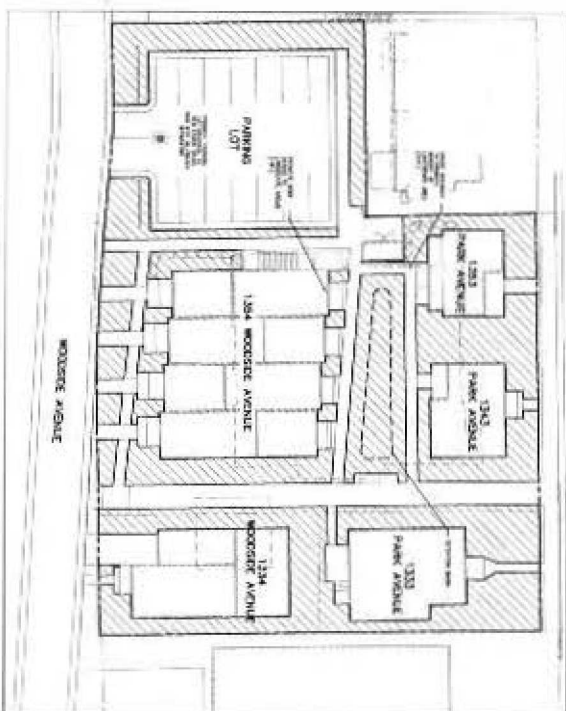
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SCALE: 1/8" = 1'-0"

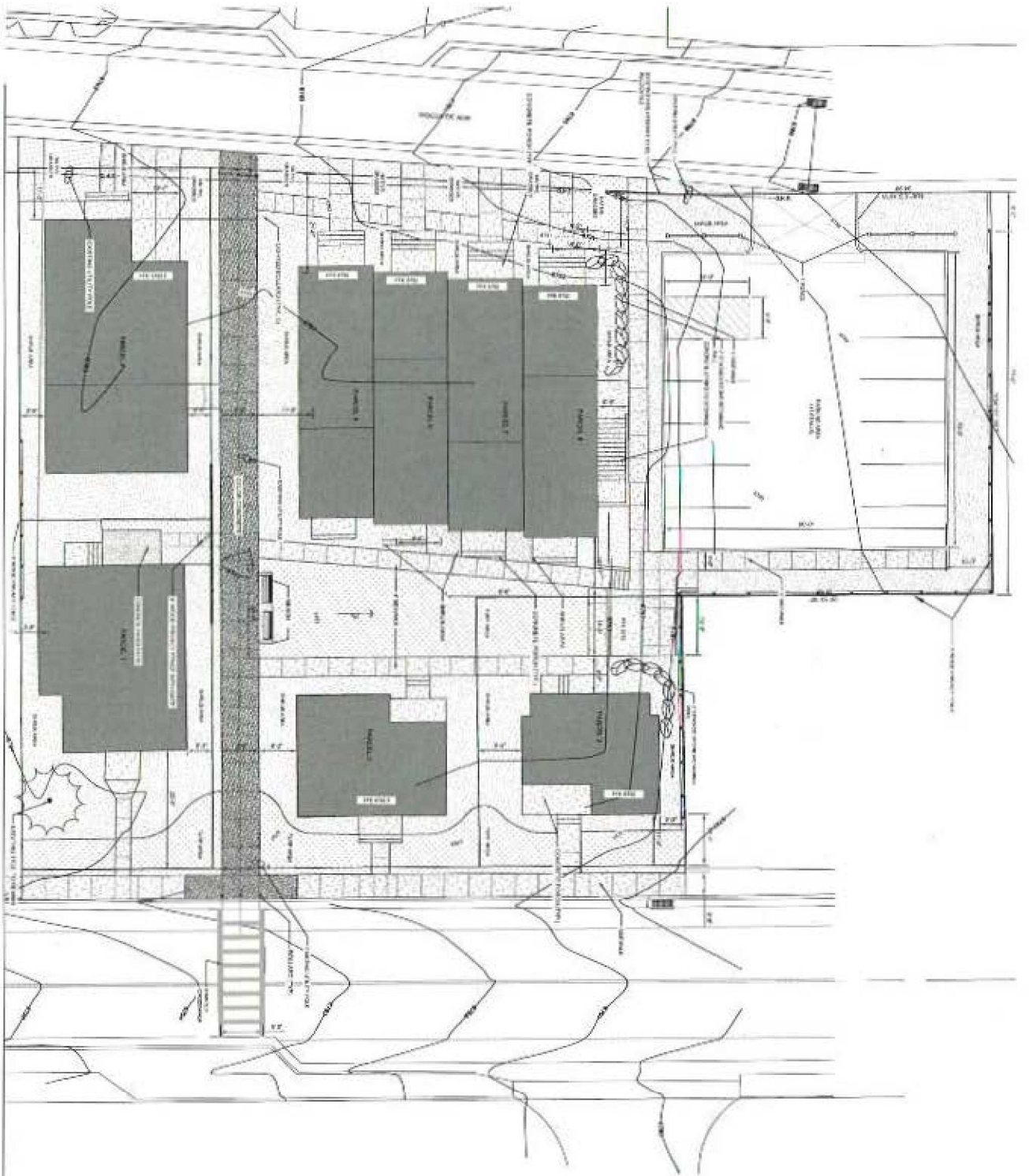


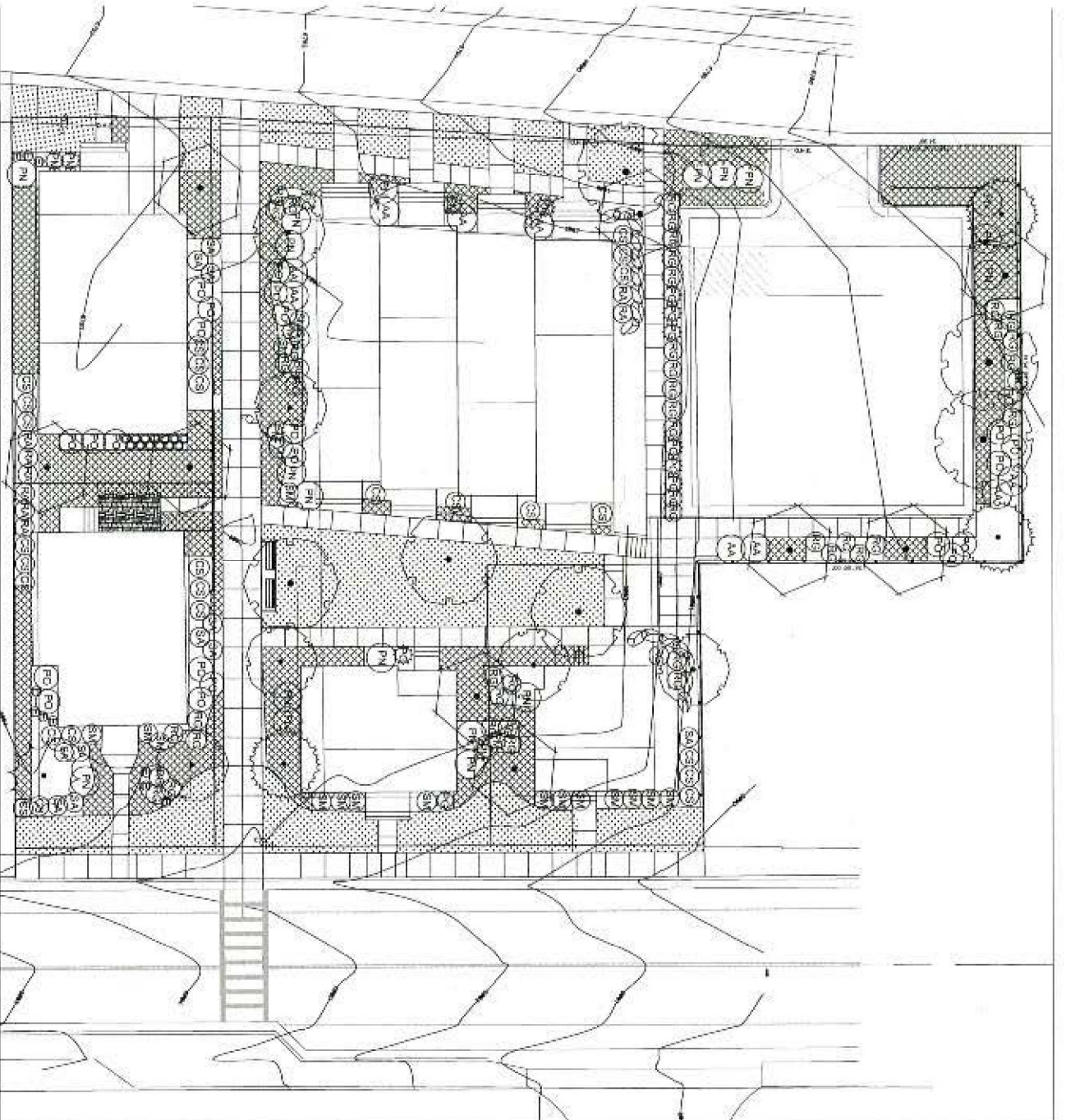




POST-DEVELOPMENT







PLANT SCHEDULE

Full Name of Child: _____

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INTERNATIONAL JOURNAL OF THE HISTORY OF LINGUISTICS

International Journal of Management & Information Technology

ANALYSES BY ALBERTA'S ENVIRONMENTAL PROTECTION BOARD

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For the following questions, write the letter of the correct answer in the space provided.

[illegible]

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100

CONTACT INFORMATION: MICHAEL BROWN

PERENNIAL PLANT AREA

Scott M. Brinkman

NOVEMBER 1990

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1997-1998

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Exhibit C:
MPD Action Letter from Planning
Commission Approval on August 23, 2017



August 25, 2017

Park City Municipal Corporation
445 Marsac Avenue
P.O. Box 1480
Park City, UT 84103

CC: Elliott Workgroup, Project Architects

NOTICE OF PLANNING COMMISSION ACTION

Description

Project Description: Woodside Park Master Planned Development
Project Number: PL-17-03454
Project Address: 1333 Park Avenue, 1353 Park Avenue, and 1364 Woodside Avenue
Date of Final Action: August 23, 2017

Action Taken

On August 23, 2017 the Planning Commission conducted a public hearing and approved the Woodside Park Master Planned Development (MPD) according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact:

1. The proposed site location consists of 1333 Park Avenue ("Significant" Single-Family Dwelling), 1353 Park Avenue (the former Park Avenue Fire Station parcel), and 1364 Woodside Avenue (vacant lot)
2. The site is known as the Woodside Park Affordable Housing Project Phase I.
3. Phase I of the Woodside Park Affordable Housing Project will consist of 10.68 Unit Equivalents to be located between Woodside Avenue and Park Avenue. The scope will include: Demolition of the former Park Avenue Fire Station; Four (4) Single-Family Dwellings; An eight-unit (8-unit) Multi-Unit Dwelling; A Thirteen-car (13-car) Parking Lot and An Access Easement running east-west.
4. During a Work Session on August 25, 2016, City Council provided the Lower Park Avenue Affordable Housing Project Team (Elliott Workgroup, Economic Development, Housing, Planning, and Community Development) with direction to pursue a preferred concept for affordable housing on the former Park Avenue Fire Station Parcel.
5. At the October 20th, 2016 meeting, City Council provided affirmative direction to pursue the preferred concept, as amended, and begin the Land Use process.

6. The Project Team met weekly to develop the required Land Use application submittals and conduct further LMC pre-reviews with Planning Department staff as required by the Land Management Code 15-6-4.
7. There are eight (8) applications total for the entire scope of Phase I.
8. On January 26, 2017 Elliot Workgroup submitted the MPD application as the representative for Park City Municipal Corporation. The application was deemed complete on March 2, 2017 after staff worked with the applicant on the requirements for the submittal.
9. The Planning Commission reviewed and continued this Master Planned Development application during a Work Session on July 12th, 2017. The Planning Commission held a public hearing and continued the Master Planned Development application on July 26th, 2017.
10. On June 28th, 2017, July 12th, 2016, August 9th, 2017 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 June 24th, 2017, July 8th, 2017, and August 5th, 2017 according to requirements of the Land Management Code.
11. At the July 12th, 2017 Work Session, the Planning Commission reviewed the entire scope of the project and discussed specific items with the applicant. The specific discussion items included, but were not limited to Snow storage, Area context on a neighborhood scale, Parking Requirements based on unit type, Solar panel glare, other examples of similar Affordable Housing projects, and Sound mitigation between units of the Multi-Unit Dwelling.
12. On March 1, 2017, the Historic Preservation Board (HPB) reviewed the Historic District Design Review (HDDR) application and approved the Material Deconstruction and Relocation of the "Significant" Single-Family Dwelling at 1323 Woodside Avenue to 1353 Park Avenue.
13. On March 1, 2017, the HPB reviewed the HDDR application and approved the Material Deconstruction of the "Significant" Single-Family Dwelling located at 1333 Park Avenue.
14. The remaining HDDR applications are under review by Planning Staff pending additional modifications and/or reviews by Planning Commission for the Conditional Use Permits.
15. 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 5.25 Residential Unit Equivalents.
16. 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 HR-M Zoning District.
17. The proposal complies with Land Management Code (LMC) § 15-6-5(C) Setbacks as Per [LMC 15-6-5\(C\)\(2\)](#), for parcels less than one (1) acre in size and located inside the HRM, HR-1, HR-2, HR-L, HRC, and HCB, Districts, the minimum Setback around the exterior boundary of an MPD shall be determined by the Planning Commission in order to remain consistent with the contextual streetscape of adjacent Structures.
18. The Woodside Park Affordable Housing Phase I MPD area is less than one (1) acre in size in the HRM Zoning District, therefore, the setbacks shall be determined by the Planning Commission.

19. The two (2) Single-Family Dwellings located on Lot 1 abutting Park Avenue (1343 Park Avenue and 1353 Park Avenue) shall have an 10 foot rather than the Zone required 15 foot Front Yard Setback which is consistent with many of the existing single-family dwellings on Park Avenue (including the neighboring "Significant" Single-Family Dwelling located at 1359 Park Avenue).
20. The two (2) Single-Family Dwellings (1343 Park Avenue and 1353 Park Avenue) will comply with all other applicable Setbacks, will comply with the 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). No additional density is achieved by the decreased setback and all other requirements will still be met.
21. Parking Space 13 of the Parking Lot abutting Woodside Avenue on Lot 1 shall have a minimum Front Yard setback of 12 foot 8 inches. The remainder of the Parking Lot will comply with all applicable Setbacks. Parking Space 13 encroaches into the Front Yard Setback by a maximum of approximately 2 feet 4 inches. The Parking Lot is compatible with the streetscape and is appropriately screened. The Carport Structure will comply with all applicable HRM Zone required Setbacks.
22. The Front Yard setback of 12 feet 8 inches for Parking Space will not result in greater project density and will be properly buffered/visually mitigated through vegetative and fenced screening that is compatible with the Design Guidelines for Historic Districts and Historic Sites.
23. The Setback for Parking Space 13 will result in an additional Parking Space for the project, which the project team is contemplating potential uses as electric car charging station, car-share, and other uses that are compatible with goals set forth in the General Plan (ex. Goal 5 - Environmental Mitigation objectives and implementation strategies). Parking Space 13 will allow for one (1) additional car to park off-street rather than on the street.
24. 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 proposed MPD area is a total of 26,940 square feet. The applicant is proposing 52.41% Open Space which equates to 14,119 square feet.
25. The total required Parking Spaces of the entire project is 13.5 (14 when rounded to the next whole number) Parking Spaces. The total number of Parking Spaces provided by the project is 15 Parking Spaces.
26. The proposed MPD is providing one (1) additional Parking Space in excess of what is required by the Land Management Code.
27. The two (2) Historic Single-Family Dwellings located on Park Avenue (1333 Park Avenue and 1353 Park Avenue) do not have a Parking Requirement per LMC 15-2.4-6 Existing Historic Structures; therefore, no parking is provided for these structures.
28. The non-Historic Single-Family Dwelling located at 1334 Woodside Avenue has a single-car garage and driveway providing the required two (2) parking spaces on its own site.
29. The Multi-Family Dwelling (1354 Woodside Avenue) and non-historic Single-Family Dwelling (1343 Park Avenue) combine for a total of 11.5 Parking Spaces required

which will be provided in the 13-car Parking Lot.

30. One (1) of the Parking Spaces is ADA compliant for van accessibility in accordance with the ADA requirements.
31. Per LMC 15-3-9 Bicycle Parking Requirements, the Multi-Unit Dwelling must provide at least three (3) 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 five (5) Bicycle Parking Spaces.
32. 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 HRM Zoning District. No Height exception is requested.
33. 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 Historic District, specifically respecting the Historic rhythm and scale of the streetscape on both Woodside Avenue and Park Avenue; Due to the relatively flat topography, very little retaining will be necessary. All retaining walls on site are no higher than 4 feet in total height. All retaining walls will be stacked stone consistent with those found in the Historic District; Roads, utility lines, and Buildings are designed to work with the Existing Grade. Cuts and fills are minimized; The project scope includes an Access Easement running east-west which will link the City Park and Park Avenue bus stops to Woodside Avenue; ample snow storage areas are provided in accordance with the requirements of the LMC for the Access Easement, internal sidewalks, and Parking Lot; An enclosed trash and recycling structure has been provided on site which included a total of 12 cans (6 Recycling and 6 Trash).
34. The proposal complies with Land Management Code (LMC) § 15-6-5(H) Landscape and Street Scape because there is no existing significant vegetation. There is a landscape buffer for the Parking Lot and landscaping throughout the remainder of the project that is consistent with that found in the Historic District, including, but not limited to, natural turf, native grasses, deciduous trees, shrubs, and other alpine perennials.
35. 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.
36. Land Management Code (LMC) § 15-6-5(J) Employee/Affordable Housing is not applicable as Eleven (11) of the twelve (12) proposed units are designated as Affordable Housing.
37. Land Management Code (LMC) § 15-6-5(K) Child Care is not applicable as the scale of this project is minor and much less than the allowed Zone Density. 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.).
38. Land Management Code (LMC) § 15-6-5(L) Mine Hazards is not applicable as there are no known Physical Mine Hazards on the property.
39. 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. 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 #5 of the Plat Amendment.
40. 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.

41. The proposal complies with Land Management Code (LMC) § 15-6-5(O) Historic Sites as the applicant submitted a Historic Preservation Plan and Physical Conditions Report for the Historic Single Family Dwellings located at 1333 Park Avenue and 1353 Park Avenue. 1333 Park Avenue will be rehabilitated and 1353 Park Avenue will be relocated from 1323 Woodside Avenue and reconstructed at the new site. As a part of the Plat Amendment application, Condition of Approval #4 requires that both structures (1333 Park Avenue and 1353 Park Avenue) shall have Façade Preservation Easements placed on them prior to sale to a new property owner. Both structures are already listed as "Significant" on Park City's Historic Sites Inventory.
42. The property is located in a FEMA Flood Zone A.

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.

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 and Parking Area of five (5) or more spaces 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. All vehicle access to the site shall be off of Woodside Avenue.
5. Parking Space Allocation within the Parking Area shall be established as a part of the CC&Rs.
6. That the basic infrastructure for electronic charges to be installed in the parking lot and for e-chargers to be installed at a later date.
7. An e-bike location should be located somewhere on the site.

If you have any questions or concerns regarding this letter, please do not hesitate to call me at (435)615-5059 or contact me by email at hannah.tyler@parkcity.org.

Sincerely,



Hannah M. Tyler
Project Planner

Exhibit D:
Legal Description of subject property located at
the Woodside Park Subdivision-Phase I

**Legal Description of subject property located at the
Woodside Park Subdivision-Phase I**

The land referred to in the Commitment is described as follows: Summit County, Utah

Parcel 1:

All of Lot 1, Woodside Park Subdivision-Phase I, recorded January 4, 2018, as Entry No. 1084351 in the Office of the Recorder, Summit County, Utah.

Less and excepting the following described parcel:

Beginning at a point that is South 35°59'00" East 170.99 feet and South 54°01'00" West 82.70 feet from a brass cap monument at the intersection of 14th Street and Park Avenue, said point being the northernmost corner of Lot 1, Woodside Park Subdivision-Phase I, recorded January 4, 2018, as Entry No. 1084351 in the Office of the Recorder, Summit County, Utah; and running thence coincident with the boundary of said Lot 1 South 35°59'00" East 66.56 feet; thence South 53°28'00" West 75.00 feet; thence North 35°59'00" West 67.28 feet to a point on the northerly boundary of said Lot 1; thence coincident with Lot 1 North 54°01'00" East 75.00 feet to the point of beginning.

ALSO

All of Lots 2 & 3, Woodside Park Subdivision-Phase I, recorded January 4, 2018, as Entry No. 1084351 in the Office of the Recorder, Summit County, Utah.

Parcel 2:

Beginning at a point that is South 35°59'00" East 170.99 feet and South 54°01'00" West 82.70 feet from a brass cap monument at the intersection of 14th Street and Park Avenue, said point being the northernmost corner of Lot 1, Woodside Park Subdivision-Phase I, recorded January 4, 2018, as Entry No. 1084351 in the Office of the Recorder, Summit County, Utah; and running thence coincident with the boundary of said Lot 1 South 35°59'00" East 66.56 feet; thence South 53°28'00" West 75.00 feet; thence North 35°59'00" West 67.28 feet to a point on the northerly boundary of said Lot 1; thence coincident with Lot 1 North 54°01'00" East 75.00 feet to the point of beginning.

Summit County Tax Serial Numbers: WSPS-1, WSPS-2 and WSPS-3

Exhibit E:
Historic Structures Report

Historic Preservation Package

1333 Park Avenue
Park City, UT 84060

November 1st, 2016

PROJECT CONTACT INFORMATION

AND EFFECT

《中国大百科全书·中国文学卷》

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SERVICE CONTACTS

[illegible]

Drawing Index HPP	
HTP	Class
HTP-000	Initial Presentation Studies
HTP-001	Initial Presentation Studies
HTP-002	Initial Presentation Studies

1333 Park Avenue

1339 Park Avenue
Park City, UT 84060

**elliott
workgroup**
architecture

And Mary Magdalene... the poor Mary Magdalene...
a poor Mary Magdalene... a poor Mary Magdalene...

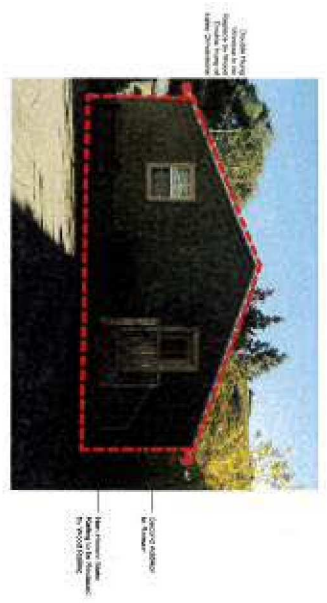
November 1st, 2016

HPD-000

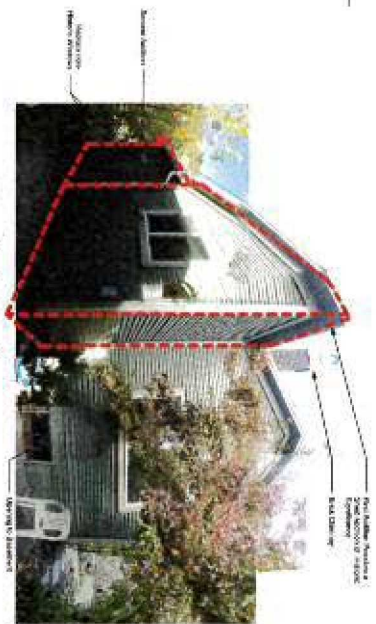
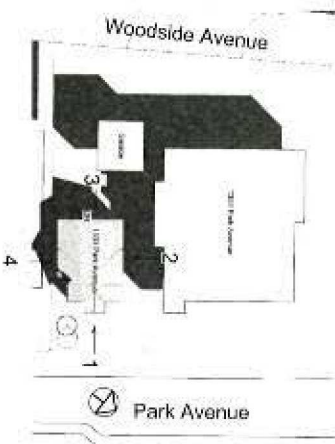
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2 North Elevation



3 West Elevation



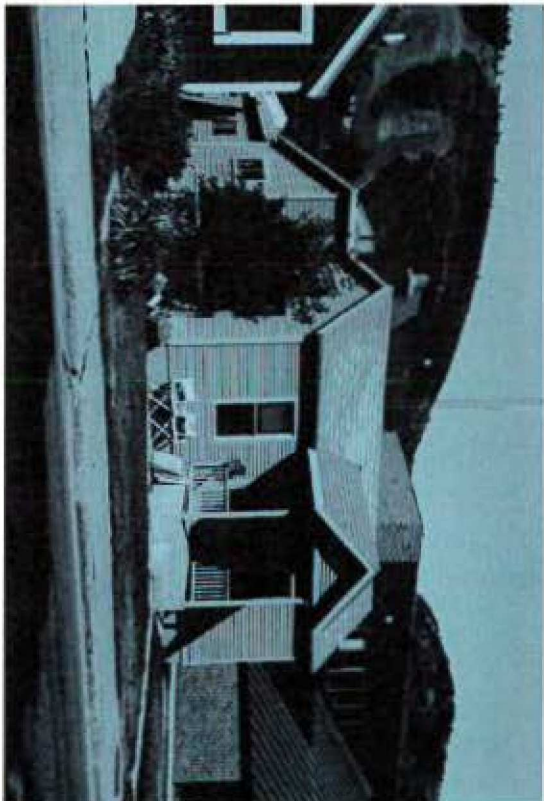
5 South Elevation



1 East Elevation



Sanborn Fire Insurance Map From 1907



1995 Picture

1353 Park Avenue

Historic Preservation Package

1353 Park Avenue
(old 1323 Woodside Ave)
Park City, Utah
November 1st, 2016

PROJECT CONTACT INFORMATION

Owner: Park City Historic Corporation
445 Walker Avenue #10200 Park City, UT 84002

Architect: EWC Architects
440 Main Street, PMB 300, Salt Lake City, UT 84102
303.457.1000
CONTACT: Chris Ewald

DRAWING INDEX

Historic Preservation Drawings

HPP-001 Cover Sheet
HPP-002 History, Preservation Permit Documentation
HPP-003 Building Survey
HPP-004 Drafting/Transmittal Drawing
HPP-005 Drafting/Transmittal Drawing
HPP-006 Drafting/Transmittal Drawing



Green House Foundation
1353 Park Avenue

1353 Park Avenue
(old 1323 Woodside Ave)
Park City, Utah

**elliott
workgroup**
architecture
300 West 5000 • PO Box 1010 • Park City, Utah 84061
930.443.2012 931.418.1829 www.elliottworkgroup.com

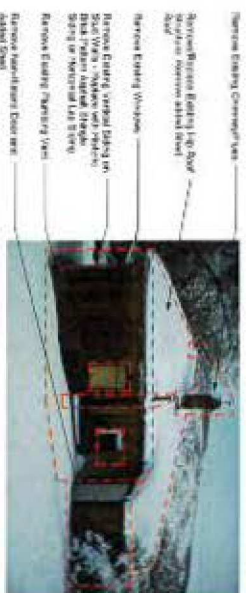
Historic Preservation Package
November 1st, 2016

GENERAL NOTES

1. Work to be done shall conform to the requirements of the National Historic Preservation Act (16 U.S.C. 470) and the National Historic Preservation Act Regulations (36 CFR 60.0000).
2. Work to be done shall conform to the requirements of the National Historic Preservation Act (16 U.S.C. 470) and the National Historic Preservation Act Regulations (36 CFR 60.0000).
3. Work to be done shall conform to the requirements of the National Historic Preservation Act (16 U.S.C. 470) and the National Historic Preservation Act Regulations (36 CFR 60.0000).
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5. Work to be done shall conform to the requirements of the National Historic Preservation Act (16 U.S.C. 470) and the National Historic Preservation Act Regulations (36 CFR 60.0000).



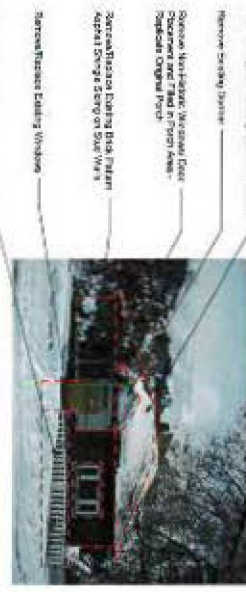
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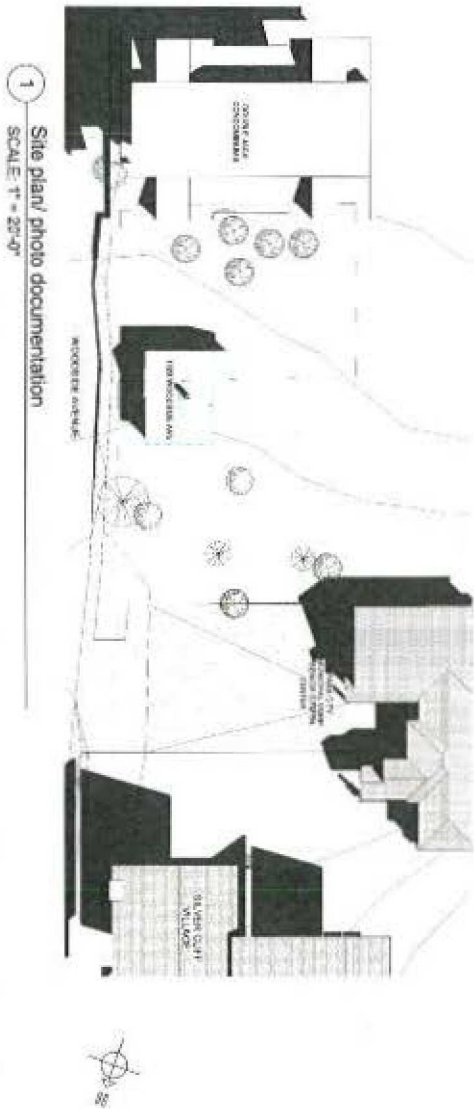
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SCALE 1/8"



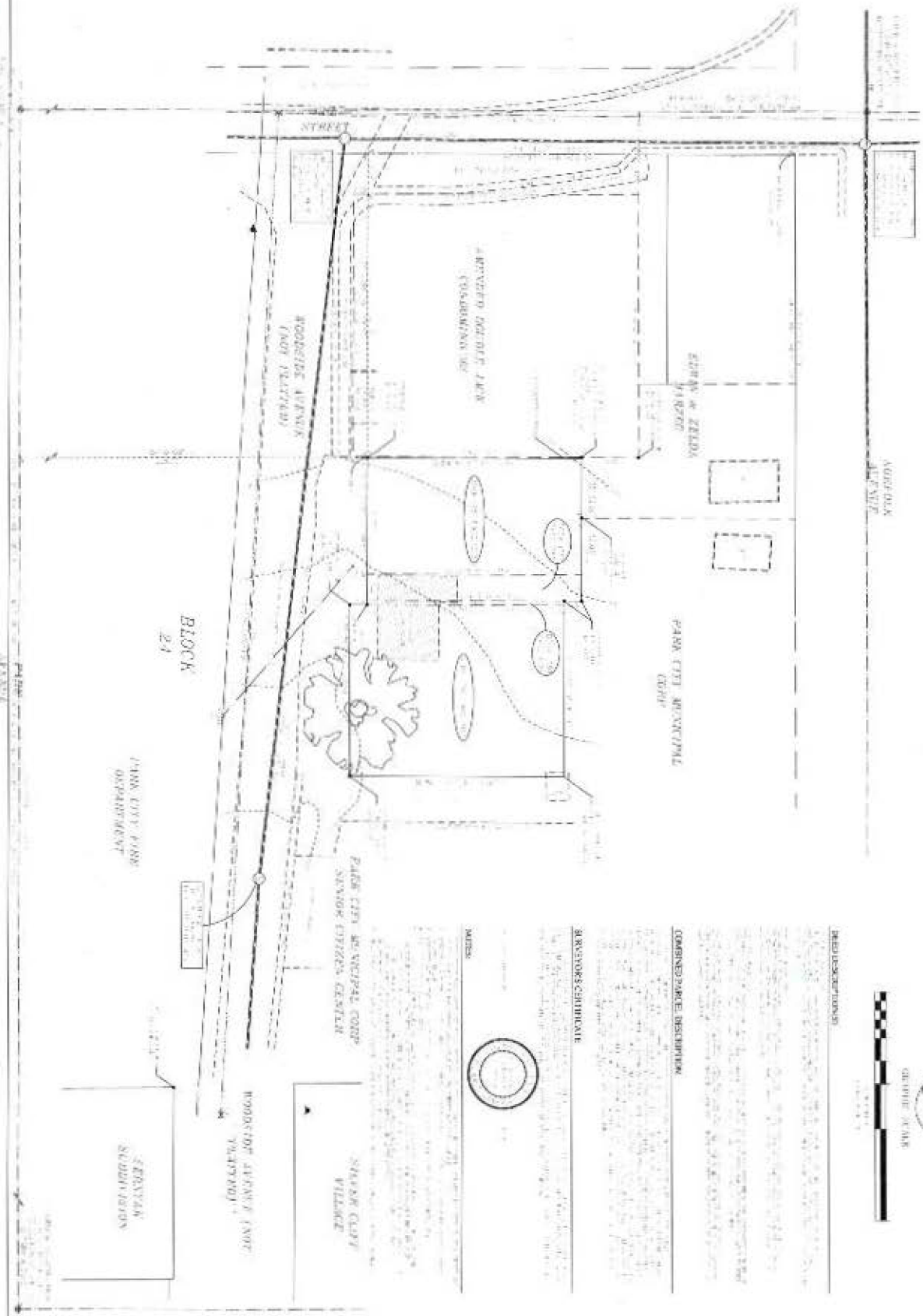
3 Existing Looking South
SCALE 1/8"



2 Existing Looking West
SCALE 1/8"



1 Site plan/ photo documentation
SCALE 1" = 20'-0"



DEED DESCRIPTIONS

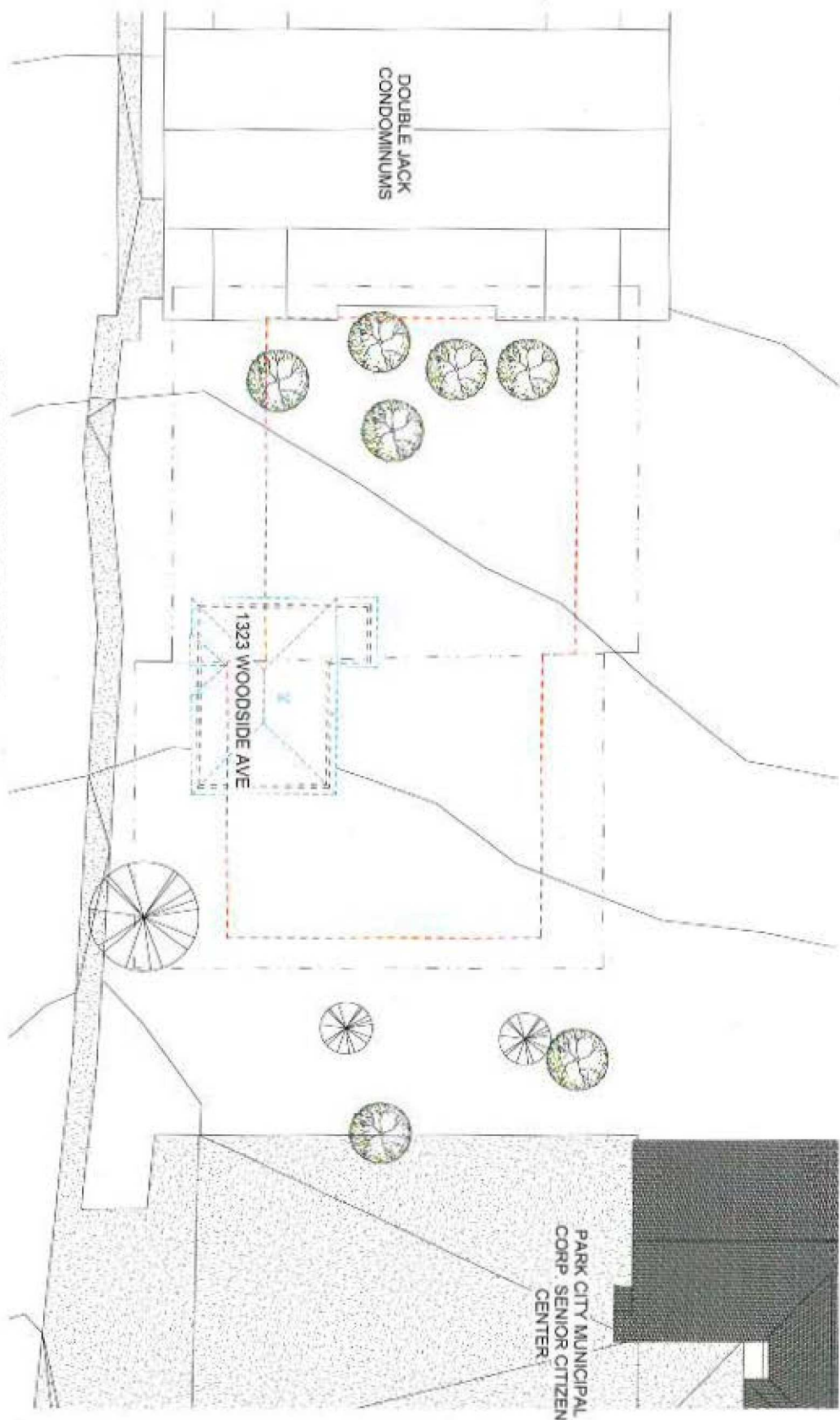
COMBINED PARK DESCRIPTION

SHORE CREEK VILLAGE

NOTES

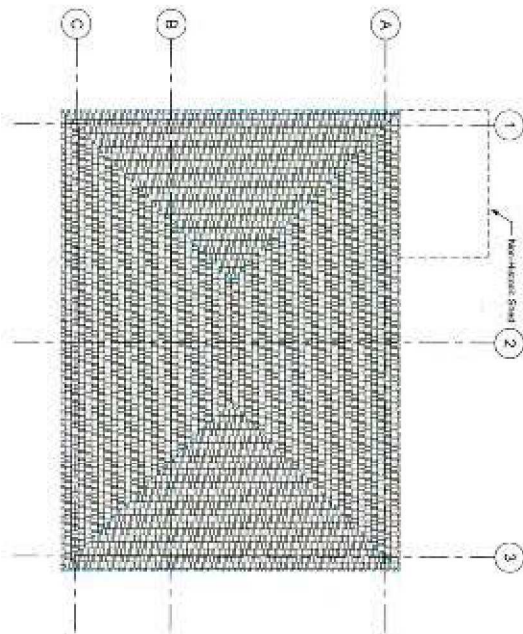
GENERAL NOTES

1. New 4500L 4500mm x 1500mm to be removed by Contractor & replaced at property according to the Manufacturer.
2. Area to be removed shown (10/10/00).
3. House to be removed and to be subject to approval. Changes with respect to the house to be approved at later date as approved by Planning Division.

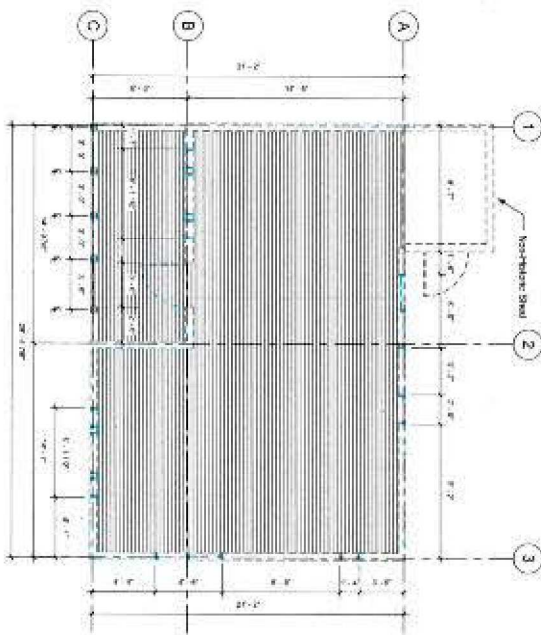


PROPOSED DEMO/PRESERVATION SITE PLAN

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



2 Roof Plan
SCALE: 1/4" = 1'-0"



1 Level 1 Floor Plan
SCALE: 1/4" = 1'-0"

Planning Commission Staff Report



Subject: 460 Swede Alley – KPCW Expansion
Project #: PL-19-04069
Author: Hannah M. Tyler, AICP, Senior Planner
Date: March 27, 2019
Type of Item: Administrative – Conditional Use Permit Modification

PLANNING DEPARTMENT

Summary Recommendations

Staff recommends that the Planning Commission review the modification to the 2007 Conditional Use Permit for the KPCW building located at 460 Swede Alley and consider approving the requested application based on the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Description

Applicant: Community Wireless of Park City, Represented by Craig Elliot of Elliot Work Group
Location: 460 Swede Alley (KPCW/China Bridge Parking Structure)
Zoning District: Public Use Transition (PUT) Zoning District
Adjacent Land Uses: Commercial, Parking Area, and Municipal Uses
Reason for Review: Conditional Use Permit applications are reviewed and approved by the Planning Commission

Disclosure: Park City Municipal Corporation is a property owner within the Marsac Parking Structure Subdivision and Marsac-Swede Condominiums.

Proposal

KPCW is proposing to expand their unit within the building located at 460 Swede Alley. The current building was approved through the Conditional Use Permit process in April of 2007 as the “Park City Municipal Corporation China Bridge Shell.” The building was approved as a shell for three (3) spaces containing retail and public/quasi-public uses, and a 915 SF “Expandable Office” space totaling 4,535 SF.

As outlined in the Background Section of this staff report, in August of 2007 there was Conditional Use Permit Modification that allowed for the City to postpone a 900 SF “retail shell space” to a later phase due to financial constraints – as a result, only two (2) of the three (3) approved shell spaces were constructed. The un-built portion of the structure includes the “Expandable Office” space identified in the April 2007 CUP and the “Retail Shell Space” identified in the August 2007 CUP Modification. Current staff’s research has determined that these are referencing the same space, but using different identifying names.

The KPCW expansion will fulfill the postponed phase (un-built “Expandable Office” / “retail shell space”). The proposed KPCW expansion is consistent with the approved 2007 CUP and 2007 CUP Modification. The proposal has also triggered a Plat Amendment

and Condominium Amendment which are also under consideration in this meeting packet.

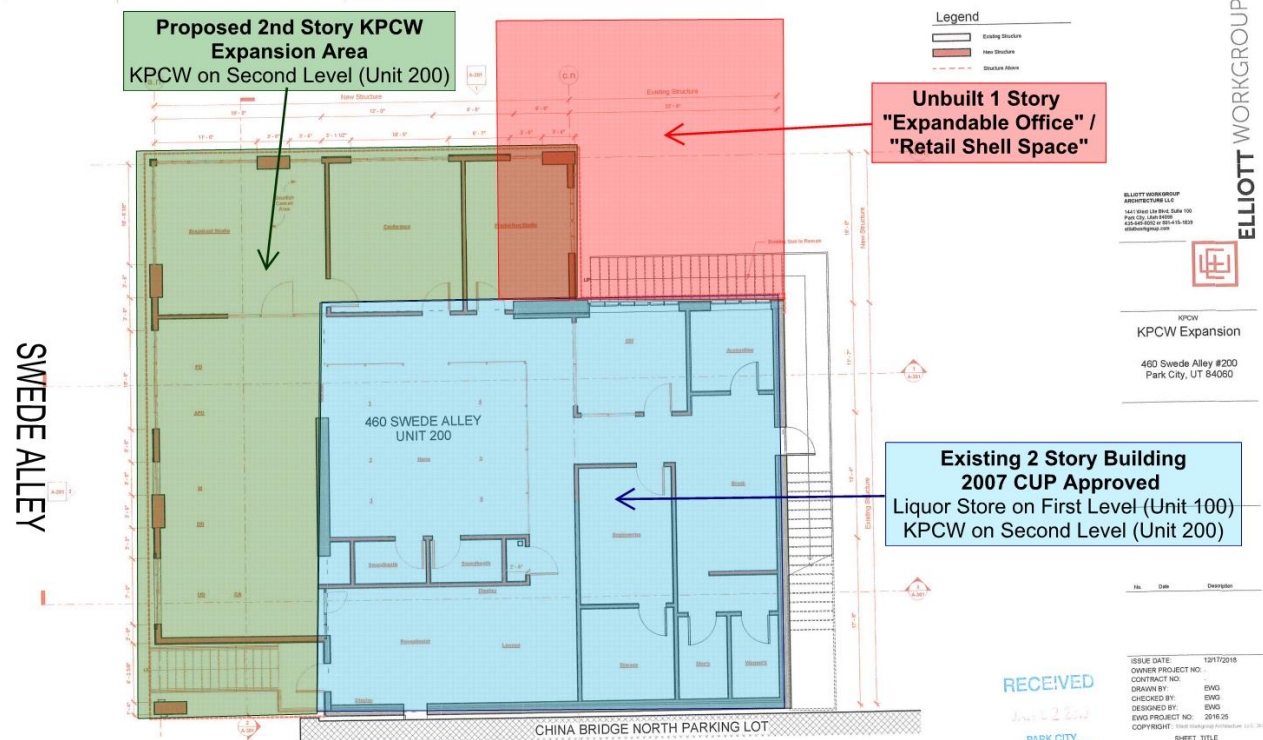
Background

Due to the comprehensive history of the China Bridge Parking Structure and associated Commercial Space(s), staff has provided the following timeline based on the archived applications that are available:

Date	Action or Item	Description/Comments
1986	China Bridge Building Permit	The Building Permit for phase I of the China Bridge Parking Structure was issued (today, this section is south of the China Bridge central staircase).
1989	China Bridge Conditional Use Permit	A Conditional Use Permit for the China Bridge Parking Structure was reviewed and approved by the Planning Commission to allow for parking on the top level of the parking structure.
2003	Downtown Task Force	City Council initiated the Downtown Task Force to review capital project needs in the downtown core.
2004	City Budget Review allocation	During the spring 2004 City Budget Review, funding was allocated for three (3) major downtown capital improvements including an expansion of the China Bridge Parking Structure.
2005	Conditional Use Permit for the China Bridge North Expansion	The China Bridge central staircase running from Swede Alley to the Marsac Avenue entrance to the City Hall parking lot dissects the two (2) phases of the China Bridge Parking Structure. The original 1986 phase is south of the central staircase. North of the central staircase was approved through the Conditional Use Permit process in 2005. As a supplement to the Conditional Use Permit approval, a pedestrian access and circulation plan for the area between the newly expanded parking structure and Main Street was approved by Planning Commission.
2005	Marsac Parking Structure Subdivision Plat Amendment	The initial subdivision plat amendment for the Marsac Parking Structure Subdivision Plat was recorded. This subdivision created one (1) lot of record from multiple city-owned metes and bounds parcels for the entire Municipal China Bridge Parking Structure, Marsac Building, associated parking and future public plaza/access ways.
2007	Park City Municipal Corporation China Bridge Shell Space Conditional Use Permit	In April of 2007, the Planning Commission approved a Conditional Use Permit for a 4,535 SF one (1) and two (2) story building for retail (2,535 SF) and public/quasi-public (2,000 SF) uses to be located adjacent to the north wall of the new China Bridge Parking Structure. A portion of the retail space was identified for the Utah State Liquor Store and the public/quasi-public space was identified for a radio station (KPCW). 915 SF of "Expandable Office" space was identified.
2007	Modification to the Park City Municipal Corporation China Bridge Shell Space Conditional Use Permit	In July of 2007, the City requested to modify the Conditional Use Permit that they had received approval for in April of that year due to financial constraints. The City requested to postpone the construction of a 900 SF general commercial and retail space, thus creating the "retail shell space". The Conditional Use Permit modification was approved by Planning staff after a disclosure was made to the Planning Commission in August. The un-built portion of the structure includes the "Expandable Office" space identified in the April 2007 CUP and the "Retail Shell Space" identified in the August 2007 CUP Modification. Current staff's research has determined that these are referencing the same space, but using different identifying names.

2007	KPCW and Liquor Store Building Permit	Building Permit issued.
2008	Marsac-Swede Condominiums	The City Council approved the Marsac-Swede Condominiums memorializing the individual units in the China Bridge Shell Space.
2008	Marsac Parking Structure Subdivision Amended Plat	The City Council approved the Marsac Parking Structure Subdivision Amended Plat which created three (3) from one (1) lot of record.
2019	Conditional Use Permit Modification received for the KPCW Expansion	The City received a Conditional Use Permit Modification application for the proposed KPCW expansion. The proposed expansion will fulfill the "Expandable Office" / "retail shell space" phase that was postponed as a result of the 2007 Conditional Use Permit Modification. The proposed expansion is consistent with the approved 2007 CUP and 2007 CUP Modification.
2019	Marsac-Swede Condominiums Amendment	The City received an application for the Marsac-Swede Condominiums – First Amended which will memorialize the proposed expansion area into the KPCW condominium unit (Unit 200).
2019	Marsac Parking Structure Subdivision Plat - Second Amended	The City received an application for the Marsac Parking Structure Subdivision Plat - Second Amended which will amend the three-lot subdivision. Lot 1 contains the Marsac City Hall. Lot 2 contains the parking structure, radio station, and the liquor store space. Lot 3 contains a plaza. The proposed KPCW expansion will expand into Lot 3 so the applicant is requesting to subdivide Lot 3 into two (2) lots 3A and 3B.

To clarify what was approved through the 2007 CUP and CUP Modification versus what is proposed now, staff has provided the following diagrams:

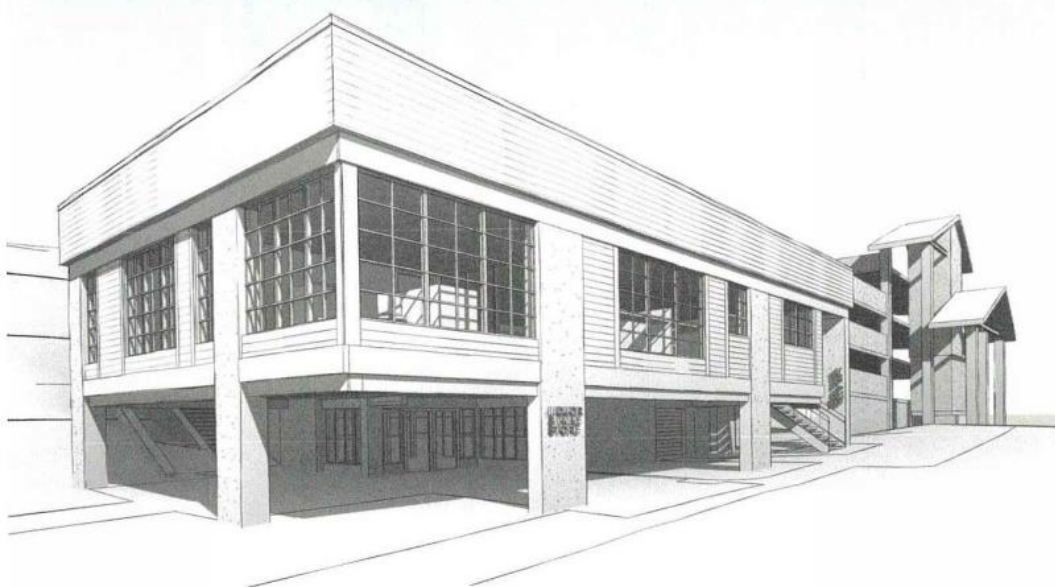




2007 CUP APPROVAL



AS-BUILT CONDITIONS



PROPOSED KPCW EXPANSION ON THE SECOND LEVEL

Purpose

The purpose of the Public Use Transition (PUT) District is to:

- A. preserve the cultural heritage of the City's original Business, governmental, and residential center;
- B. allow the Use of land for recreational and institutional purposes with limited commercial support to enhance and foster the economic and cultural vitality of the City;
- C. facilitate the continuation of the visual character, scale, and Streetscape of the original Park City town core;
- D. encourage the preservation of Historic Structures within the district;
- E. encourage pedestrian-oriented, pedestrian-scale Development;
- F. minimize the impacts of new Development on parking constraints of Old Town;
- G. minimize visual impacts of automobiles and parking on Historic Buildings and Streetscapes;
- H. support Development on Swede Alley which maintains existing parking and service/delivery operations while providing Areas for public plazas and spaces;
- I. allow for community input on Development design within the District through the public Conditional Use permit review process; and
- J. provide a transition between the HCB and the HR-1 Districts for the purpose of providing municipal Uses and public gathering and activity Areas.

Analysis

The proposed KPCW expansion is consistent with the purpose of the PUT Zone. 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 Use(s) mitigates impacts of and addresses the following items:

1. Size and location of the site

No Unmitigated Impacts

The existing building and proposed expansion area were approved in 2007 through the Conditional Use Permit process. The proposed expansion is consistent with the approved 2007 CUP and 2007 CUP Modification. The maximum height of the expansion is less than the CUP specified 26'4" above existing grade. The PUT Zoning District has no minimum setbacks except where structures abut residential zoning districts. The lot containing the KPCW building does not abut a residential district; therefore, there is no minimum setback requirement. All Setbacks, height, parking, Open Space, and architectural requirements are met.

This project has triggered amendments to the existing subdivision plat and condominium plat. The Marsac-Swede Condominiums – First Amended will memorialize the proposed expansion area into the KPCW condominium unit. The Marsac Parking Structure Subdivision Plat - Second Amended will amend the three-lot subdivision. Lot 1 contains the parking structure, radio station, and the liquor store space. Lot 2 contains the Marsac Swede Condominiums. Lot 3 contains a plaza. The

proposed KPCW expansion will expand into Lot 3 so the applicant is requesting to subdivide Lot 3 into two (2) lots A and B.

2. Traffic considerations including capacity of the existing Streets in the Area

No Unmitigated Impacts

Staff expects a minor increase in traffic from the approved 2007 CUP. There are four (4) additional employees that will be at the KPCW space while the Liquor Store operations will remain the same. Traffic flow to the building has a variety of access points as the China Bridge Parking Structure can be accessed from Marsac Avenue, Swede Alley, and Main Street. Staff finds that this will not have any adverse effects on the surrounding streets as the typical peak hours of operation for KPCW are weekdays from 10:00 a.m. to 4:00 p.m. which would not have much overlap (if any) with the peak parking demand for the Main Street core in the evenings and on weekends.

3. Utility capacity

No Unmitigated Impacts

No issues have been identified at this time by the applicant or the utility providers.

4. Emergency vehicle access

No Unmitigated Impacts

Emergency vehicle access will remain the same as existing. Emergency vehicles will access the site directly from Swede Alley, with additional access available through the China Bridge Parking structure via access off of Marsac Avenue.

5. Location and amount of off street parking

No Unmitigated Impacts

The applicant has provided a detailed Parking Study which analyzes and compares the Parking Ratio Requirements of the 2007 CUP approval versus the 2019 proposed CUP Modification. The Parking Study is included as Exhibit E.

The 2007 CUP was approved with a Parking Ratio Requirement of 14 parking spaces which were all satisfied in the attached China Bridge Parking Structure. The applicant was required to satisfy the Parking Requirements for all shell spaces at the time of construction, even those which were not constructed in the first phase.

The un-built portion of the structure includes the “Expandable Office” space identified in the April 2007 approved CUP (see table below) and the “Retail Shell Space” identified in the August 2007 CUP Modification. Current staff’s research suggests that these are referencing the same space, but using different identifying names. The following Table identifies the Parking Ratio Requirements that were approved through the 2007 CUP below:

Parking Calculation from 2007 CUP:					
<i>Space</i>	<i>Use</i>	<i>SF Leasable</i>	<i>SF Gross</i>	<i># Employees</i>	<i>Requirement</i>
Expandable	Office		915		3
DABC	Retail Minor		1620		5
KPCW	Quasi Public		2000	11	6
Total	4,535 sf				14

Parking for the three (3) Uses outlined in the 2007 approved CUP are calculated using the following LMC 15-3-6(B), Non-Residential Parking Ratio Requirements. These Parking Ratio Requirements have not been amended since 2007 and are also applicable to the 2019 proposal:

Parking Requirements from the Land Management Code:	
USES	PARKING RATIO REQUIREMENTS (NUMBER SPACES)
Offices, General	3 spaces per 1,000 sf of leasable floor Area
Retail & Service Commercial, Minor, Personal Service	3 spaces for each 1,000 sf of net leasable floor Area
Public and Quasi-Public Institution, church and school; Public Utility Uses; and Cemetery	1 space per 5 seats, or 2 spaces per 3 employees, or 1 space per 1,000 sf of floor Area, whichever is greater

The 2007 CUP approval calculated the Liquor Store Parking Requirements based on the Gross Square Footage because the interior layout of the shell space had not been determined (no tenant improvements had occurred); however, according to the Parking Ratio Requirements above, Retail and Service Commercial, Minor is calculated based on net leasable floor area. In this case, the Parking Ratio Requirement would have been based on the 1,080 square feet of net leasable area for the Liquor Store resulting in an actual Parking Ratio Requirement of four (4) Parking Spaces, although five (5) spaces were provided.

In addition, as was detailed in the Background Section of this report, the “Retail Shell Space” / “Expandable Office” space was not constructed resulting in an additional three (3) spaces provided. In total, staff finds that the current building form has resulted in an additional four (4) spaces beyond the actual Parking Ratio Requirement of the as-built structure.

The applicant has provided an updated Parking Calculation based on the existing building uses in conjunction with the proposed expansion. The following table identifies the Parking Ratio Requirements of the 2019 CUP application:

Parking Calculation for 2019 CUP:					
<i>Space</i>	<i>Use</i>	<i>SF Leasable</i>	<i>SF Gross</i>	<i># Employees</i>	<i>Requirement</i>
Expandable	Office		0		0
DABC	Retail Minor	1080		2	4
KPCW	Quasi Public		3268	15	10
Total	4348 sf				14

The 2019 Parking Ratio Requirement calculation is based on the known uses of the building, expandable area, tenant improvements, and leasable floor area. In total, the Parking Ratio Requirement has not increased based on the proposed expansion and updated square footage calculations. Therefore, staff finds that no additional Parking Ratio Requirement is required beyond what was satisfied as a part of the 2007 CUP approval.

6. Internal vehicular and pedestrian circulation system

No Unmitigated Impacts

Vehicular and pedestrian access to the site is from Swede Alley (a public road) as well as from the internal public parking garage (which can be accessed from Swede Alley, Main Street, and Marsac Avenue). The internal public parking garage pedestrian entrance is being removed and reoriented towards Swede Alley so vehicular access will primarily be from Swede Alley after construction. Pedestrian access will be maintained on the east side of the structure from the public staircase.

Pedestrian and vehicular access for the Liquor Store will still be accessed from Swede Alley (a public road).

7. Fencing, Screening and landscaping to separate the Use from adjoining Uses

No Unmitigated Impacts

No Fencing, Screening or landscaping is proposed. This is consistent with the approved 2007 CUP as this is a public space and separation from adjoining Uses are not needed. Any landscaping that is disturbed during construction will be replaced.

8. Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots

No Unmitigated Impacts

One of the primary purposes of the building as proposed and approved in 2007 was to provide a pedestrian based link in terms of scale and streetscape from the China Bridge Parking Structure to the anticipated downtown plaza (between O.C. Tanner and Café Terigo). The as-built structure has accomplished this. The proposed expansion will increase this pedestrian orientation by providing an entrance to KPCW along Swede Alley. Currently, the only accesses are within the China Bridge Parking Structure (which can prove hard to locate by members of the public) and the east

facing door off of the public access stairs. The goal of the expansion is to provide more space for the expanding KPCW operation as well as increase the front-facing accessibility of the local radio station offices.

The expansion is consistent with the architectural design of the 2007 approval in terms of the building mass, bulk, orientation, and architectural detailing.

9. Usable Open Space

No Unmitigated Impacts

No minimum open space is required in the PUT District. The useable open space remains unchanged by the proposed expansion. The open space on this site includes the plaza areas, landscaped areas adjacent to the China Bridge Parking Structure and adjacent sloped areas.

10. Signs and lighting

No Unmitigated Impacts

The project has not yet proposed any new signs for the project. The PUT District allows signs as provided in the [Park City Sign Code, Title 12](#). The applicant does plan on installing lighting in the ceiling of the cantilevered expansion above the Liquor Store entrance. This will help with the visibility of the Liquor Store entrance and adjacent public staircase while also providing a level of safety for pedestrians. Any building lighting will be required to comply with the Park City 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. The goal of the approved 2007 design was to complement the existing China Bridge Parking Structure and the adjacent Historic Main Street Core. The proposed expansion is well articulated through façade variations and provides architectural compatibility in terms of physical design, mass, scale and style, and architectural detailing. The expansion does not compete with the architecture of the existing structure.

12. Noise, vibration, odors, steam, or other mechanical factors that might affect people and property Off-site

No Unmitigated Impacts

The applicant will be required to meet all standards and codes in regards to mechanical systems.

13. Control of delivery and service vehicles, loading and unloading zones, and Screening of trash pickup Areas

No Unmitigated Impacts

The Service area for the Liquor Store is to remain the same. Vehicular access for delivery and service vehicles is located off of Swede Alley on the west façade of the

structure. The new staircase access to KPCW will not impact this loading/delivery access point.

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

The Marsac-Swede Condominiums will be amended to reflect the expansion of Unit 200 (KPCW). The remaining ownership will remain unchanged.

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 located within the Soils Ordinance. The applicant will be required to obtain a Certificate of Compliance from the City during construction. This is reflected in Condition of Approval #9.

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

The proposed CUP Modification fulfills the following Goals, Objectives, and/or Implementation Strategies of the General Plan:

- [Goal 11: Support the continued success of the multi-seasonal tourism economy while preserving the community character that adds to the visitor experience](#), page 86.
 - Objective 11B, page 87
 - Community Planning Strategies 11.2, page 88.
 - City Implementation Strategies 11.8, 11.9, page 89.
- [Goal 12: Foster diversity of jobs to provide greater economic stability and new opportunities for employment in Park City.](#), page 90.
 - Objectives 12A, 12C, page 91.
 - City Implementation Strategies 12.4, 12.12, page 93.

Department Review

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

Notice

On March 13, 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 according to requirements of the Land Management Code.

Public Input

No public input has been received by the time of this report.

Alternatives

1. The Planning Commission may approve the Conditional Use Permit Modification for the KPCW Expansion, as conditioned or amended; or
2. The Planning Commission may continue the discussion on the Conditional Use Permit Modification for the KPCW Expansion; or
3. The Planning Commission may deny Conditional Use Permit Modification for the KPCW Expansion 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 could not expand the building as proposed or would have to modify the current design based on input from the Planning Commission.

Recommendation

Staff recommends that the Planning Commission review the modification to the 2007 Conditional Use Permit for the KPCW building located at 460 Swede Alley and consider approving the requested application based on the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The proposed site is located at 460 Swede Alley within the Marsac Parking Structure Subdivision Plat and Marsac-Swede Condominiums.
2. The property is located within the Public Use Transition (PUT) Zoning District.
3. Per LMC 15-2.22-2(2) Conditional Uses, a Public and Quasi-Public Institution is a Conditional Use. Conditional Uses are subject to review according to the Conditional Use Permit Criteria set forth in LMC 15-1-10.
4. KPCW is proposing to expand their unit within the building located at 460 Swede Alley. The proposed KPCW expansion is consistent with the approved 2007 Conditional Use Permit and 2007 Conditional Use Permit Modification.
5. The KPCW Expansion Conditional Use Permit Modification application was deemed complete on January 18, 2019.
6. The Conditional Use Permit Modification proposal has triggered a Plat Amendment and Condominium Amendment.
7. The City received an application for the Marsac-Swede Condominiums – First Amended which will memorialize the proposed expansion area into the KPCW condominium unit (Unit 200).
8. The City received an application for the Marsac Parking Structure Subdivision Plat - Second Amended which will amend the three-lot subdivision. Lot 1 contains the Marsac City Hall. Lot 2 contains the parking structure, radio station, and the liquor store space. Lot 3 contains a plaza. The proposed KPCW expansion will expand into Lot 3 so the applicant is requesting to subdivide Lot 3 into two (2) lots 3A and 3B.
9. In 1986 the Building Permit for phase I of the China Bridge Parking Structure was

- issued (today, this section is south of the China Bridge central staircase).
10. In 1989 a Conditional Use Permit for the China Bridge Parking Structure was reviewed and approved by the Planning Commission to allow for parking on the top level of the parking structure.
 11. In 2003 City Council initiated the Downtown Task Force to review capital project needs in the downtown core.
 12. During the spring 2004 City Budget Review, funding was allocated for three (3) major downtown capital improvements including an expansion of the China Bridge Parking Structure.
 13. The China Bridge central staircase running from Swede Alley to the Marsac Avenue entrance to the City Hall parking lot dissects the two (2) phases of the China Bridge Parking Structure.
 14. The original 1986 phase is south of the central staircase.
 15. North of the central staircase was approved through the Conditional Use Permit process in 2005.
 16. As a supplement to the Conditional Use Permit approval, a pedestrian access and circulation plan for the area between the newly expanded parking structure and Main Street was approved by Planning Commission.
 17. In April of 2007, the Planning Commission approved a Conditional Use Permit for a 4,535 SF one (1) and two (2) story building for retail (2,535 SF) and public/quasi-public (2,000 SF) uses to be located adjacent to the north wall of the new China Bridge Parking Structure. A portion of the retail space was identified for the Utah State Liquor Store and the public/quasi-public space was identified for a radio station (KPCW). 915 SF of "Expandable Office" space was identified.
 18. In July of 2007, the City requested to modify the Conditional Use Permit that they had received approval for in April of that year due to financial constraints. The City requested to postpone the construction of a 900 SF general commercial and retail space, thus creating the "retail shell space". The Conditional Use Permit modification was approved by Planning staff after a disclosure was made to the Planning Commission in August.
 19. The un-built portion of the structure includes the "Expandable Office" space identified in the April 2007 CUP and the "Retail Shell Space" identified in the August 2007 CUP Modification. Current staff's research has determined that these are referencing the same space, but using different identifying names.
 20. A Building Permit was issued in 2007 for the "Park City Municipal Corporation China Bridge Shell".
 21. In 2008, the City Council approved the Marsac-Swede Condominiums memorializing the individual units in the China Bridge Shell Space.
 22. In 2008, The City Council approved the Marsac Parking Structure Subdivision Plat which created three (3) from one (1) lot of record.
 23. The proposed KPCW expansion is consistent with the purpose of the PUT Zone.
 24. There are no unmitigated impacts to LMC 15-1-10(E)(1) as the maximum height of the expansion is less than the CUP specified 26'4" above existing grade. The lot containing the KPCW building does not abut a residential district; therefore, there is no minimum setback requirement. All Setbacks, height, parking, Open Space, and architectural requirements are met.

25. There are no unmitigated impacts to LMC 15-1-10(E)(2) as staff expects a minor increase in traffic from the approved 2007 CUP. There are four (4) additional employees that will be at the KPCW space while the Liquor Store operations will remain the same. Traffic flow to the building has a variety of access points as the China Bridge Parking Structure can be accessed from Marsac Avenue, Swede Alley, and Main Street. Staff finds that this will not have any adverse effects on the surrounding streets as the typical peak hours of operation for KPCW are weekdays from 10:00 a.m. to 4:00 p.m. which would not have much overlap (if any) with the peak parking demand for the Main Street core in the evenings and on weekends.
26. There are no unmitigated impacts to LMC 15-1-10(E)(3) as no issues have been identified at this time by the applicant or the utility providers.
27. There are no unmitigated impacts to LMC 15-1-10(E)(4) as emergency vehicle access will remain the same as existing. Emergency vehicles will access the site directly from Swede Alley, with additional access available through the China Bridge Parking structure via access off of Marsac Avenue.
28. There are no unmitigated impacts to LMC 15-1-10(E)(5) as the applicant has provided a detailed Parking Study which analyzes and compares the Parking Ratio Requirements of the 2007 CUP approval versus the 2019 proposed CUP Modification and no additional Parking Spaces are required.
29. The 2007 CUP was approved with a Parking Ratio Requirement of 14 parking spaces which were all satisfied in the attached China Bridge Parking Structure. The applicant was required to satisfy the Parking Requirements for all shell spaces at the time of construction, even those which were not constructed in the first phase.
30. The 2007 CUP approval calculated the Liquor Store Parking Requirements based on the Gross Square Footage because the interior layout of the shell space had not been determined (no tenant improvements had occurred); however, according to the Parking Ratio Requirements above, Retail and Service Commercial, Minor is calculated based on net leasable floor area. In this case, the Parking Ratio Requirement would have been based on the 1,080 square feet of net leasable area for the Liquor Store resulting in an actual Parking Ratio Requirement of four (4) Parking Spaces, although five (5) spaces were provided.
31. The "Retail Shell Space" / "Expandable Office" space was not constructed resulting in an additional three (3) spaces provided. In total, staff finds that the current building form has resulted in an additional four (4) spaces beyond the actual Parking Ratio Requirement of the as-built structure.
32. The 2019 Parking Ratio Requirement calculation is based on the known uses of the building, expandable area, tenant improvements, and leasable floor area. In total, the Parking Ratio Requirement has not increased from the 14 Parking Spaces required in 2007 based on the proposed expansion and updated square footage calculations. Therefore, staff finds that no additional Parking Ratio Requirement is required beyond what was satisfied as a part of the 2007 CUP approval.
33. There are no unmitigated impacts to LMC 15-1-10(E)(6) as vehicular and pedestrian access to the site is from Swede Alley (a public road) as well as from the internal public parking garage (which can be accessed from Swede Alley, Main Street, and Marsac Avenue). The internal public parking garage pedestrian entrance is being removed and reoriented towards Swede Alley so vehicular access will primarily be

from Swede Alley after construction. Pedestrian access will be maintained on the east side of the structure from the public staircase.

34. There are no unmitigated impacts to LMC 15-1-10(E)(7) as no Fencing, Screening and landscaping is proposed. This is consistent with the approved 2007 CUP as this is a public space and separation from adjoining Uses are not needed. Any landscaping that is disturbed during construction will be replaced.
35. There are no unmitigated impacts to LMC 15-1-10(E)(8) as one of the primary purposes of the building as proposed and approved in 2007 was to provide a pedestrian based link in terms of scale and streetscape from the China Bridge Parking Structure to the anticipated downtown plaza (between O.C. Tanner and Café Terigo). The as-built structure has accomplished this. The proposed expansion will increase this pedestrian orientation by providing an entrance to KPCW along Swede Alley. Currently, the only accesses are within the China Bridge Parking Structure (which can prove hard to located by members of the public) and the east facing door off of the public access stairs. The goal of the expansion is to provide more space for the expanding KPCW operation as well as increase the front-facing accessibility of the local radio station offices.
36. There are no unmitigated impacts to LMC 15-1-10(E)(9) as no minimum open space is required in the PUT District. The useable open space remains unchanged by the proposed expansion. The open space on this site includes the plaza areas, landscaped areas adjacent to the China Bridge Parking Structure and adjacent sloped areas.
37. There are no unmitigated impacts to LMC 15-1-10(E)(10) as the project has not yet proposed any new signs for the project. The PUT District allows signs as provided in the [Park City Sign Code, Title 12](#). The applicant does plan on installing lighting in the ceiling of the cantilevered expansion above the Liquor Store entrance. This will help with the visibility of the Liquor Store entrance and adjacent public staircase while also providing a level of safety for pedestrians. Any building lighting will be required to comply with the the Park City lighting regulations.
38. There are no unmitigated impacts to LMC 15-1-10(E)(11) as the proposed design is architecturally compatible with all surrounding structures. The goal of the approved 2007 design was to complement the existing China Bridge Parking Structure and the adjacent Historic Main Street Core. The proposed expansion is well articulated through façade variations and provides architectural compatibility in terms of physical design, mass, scale and style, and architectural detailing. The expansion does not compete with the architecture of the existing structure.
39. There are no unmitigated impacts to LMC 15-1-10(E)(12) as the applicant will be required to meet all standards and codes in regards to mechanical systems.
40. There are no unmitigated impacts to LMC 15-1-10(E)(13) as the Service area for the Liquor Store is to remain the same. Vehicular access for delivery and service vehicles is located off of Swede Alley on the west façade of the structure. The new staircase access to KPCW will not impact this loading/delivery access point.
41. There are no unmitigated impacts to LMC 15-1-10(E)(14) as the Marsac-Swede Condominiums will be amended to reflect the expansion of Unit 200 (KPCW). The remaining ownership will remain unchanged.

42. There are no unmitigated impacts to LMC 15-1-10(E)(15) as the site is located within the Soils Ordinance. The applicant will be required to obtain a Certificate of Compliance from the City during construction.
43. 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 Goal 11 and Goal 12.
44. On March 13, 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 according to requirements of the Land Management Code.
45. 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 established by [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.

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 March 27, 2019, 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 and Condominium Plat is required prior to building permit issuance.
7. Any modification of approved unit layout which changes the interior configuration or unit size will require a modification to the Conditional Use Permit.
8. All above grade utility facilities shall be located on the property and properly screened.
9. If contaminated soils are encountered, the applicant shall obtain a Certificate of Compliance from the City during construction.

Exhibits

- Exhibit A: Proposed Project Intent
Exhibit B: Existing Conditions Survey

- Exhibit C: Existing Site Context Photograph and Site Condition Photographs
- Exhibit D: Proposed Plans
- Exhibit E: Proposed Parking Study
- Exhibit F: Proposed Marsac Parking Structure Subdivision Plat - Second Amended
- Exhibit G: Proposed Marsac-Swede Condominiums – First Amended
- Exhibit H: April 25, 2007 CUP Staff Report and Exhibits
- Exhibit I: August 8, 2007 Planning Commission Minutes (Verbal Staff Communication)
- Exhibit J: Standard Project Conditions

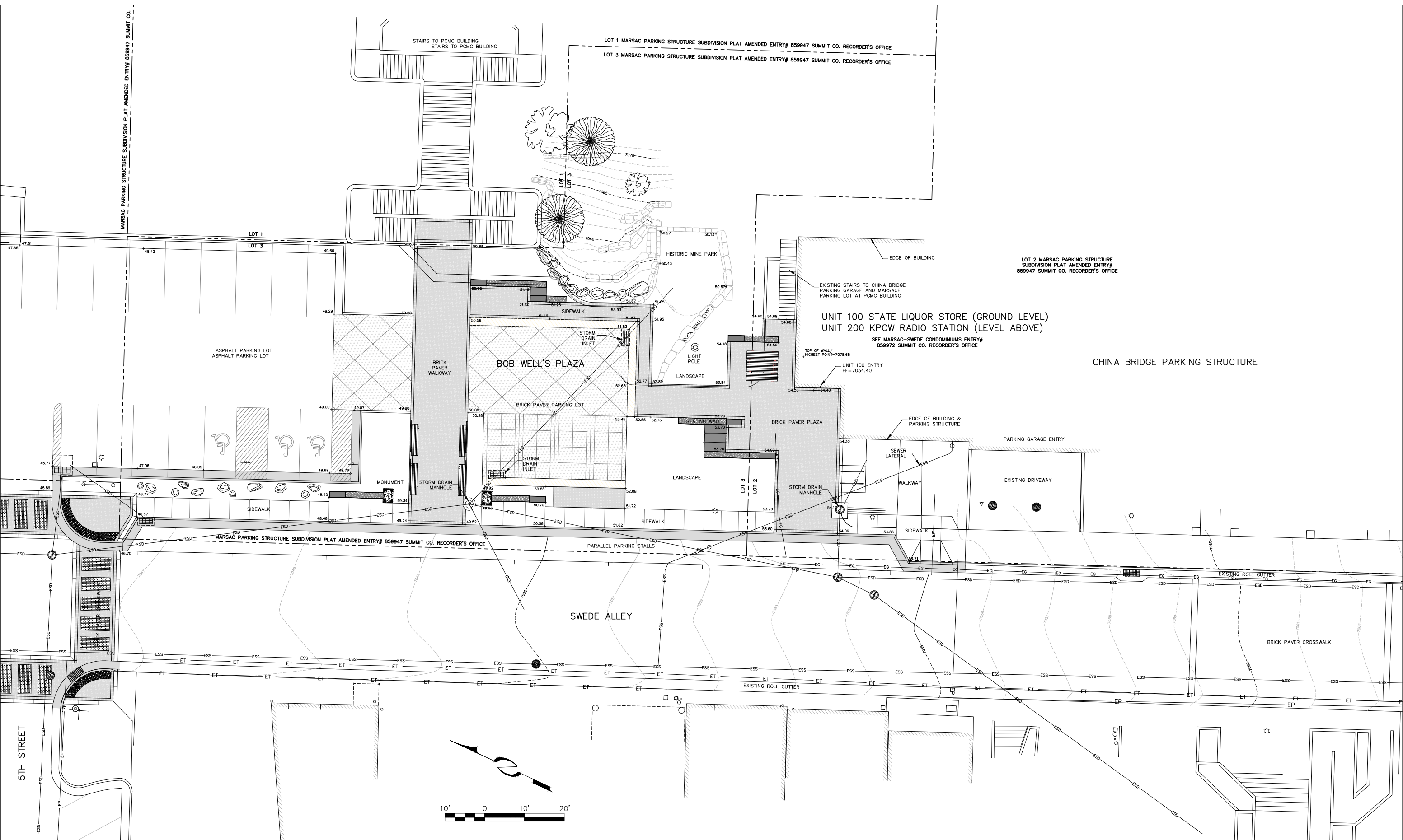
Exhibit A:Proposed Project Intent

MARSAC PARKING STRUCTURE SUBDIVISION PLAT AMENDED
460 SWEDE ALLEY
January 29, 2019

PROJECT INTENT

The Marsac Parking Structure Subdivision Plat Amended, recorded November 25, 2008, as Entry No. 859947, is a 3-lot subdivision. The subdivision consists of Park City Hall on Lot 1, a parking structure, a radio station and a space currently occupied by a liquor store on Lot 2 (Lot 2 is now known as Marsac-Swede Condominiums, recorded November 25, 2008, as Entry No. 859972), and a plaza on Lot 3. The radio station proposes to expand their space into a portion of Lot 3. It is proposed that Lot 3 be subdivided into two lots, A and B. Lot B would then become a portion of the Marsac-Swede Condominiums, Unit 200.

Exhibit B: Existing Conditions Survey



LEGEND

ESS	EXISTING SEWER	X	EXISTING FENCE
EW	EXISTING WATER	EG	EXISTING GAS
ESD	EXISTING STORM DRAIN	ET	EXISTING TELECOMM
EOHU	EXTG OVERHEAD UTILITY	EP	EXISTING POWER



Alliance Engineering Inc.
(435) 649-9467
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF:
MICHAEL DEMKOWICZ
DATE: 11/21/18

MARSAC-SWEDE CONDOMINIUMS
KPCW UNIT 200
EXISTING CONDITION AND
BOUNDARY MAP
FOR: PCMC & EWG
JOB NO.: 10-11-18
FILE: X:\ParkCitySurvey\dwg\MainS12012\KPCW\kpcw base-c3d.dwg

**Exhibit C: Existing Site Context Photograph
and Site Condition Photographs**



Unit 200, Marsac-Swede Condominiums - looking easterly



Unit 200, Marsac-Swede Condominiums - looking southwesterly



Unit 200, Marsac-Swede Condominiums - looking westerly



Unit 200, Marsac-Swede Condominiums - looking northerly

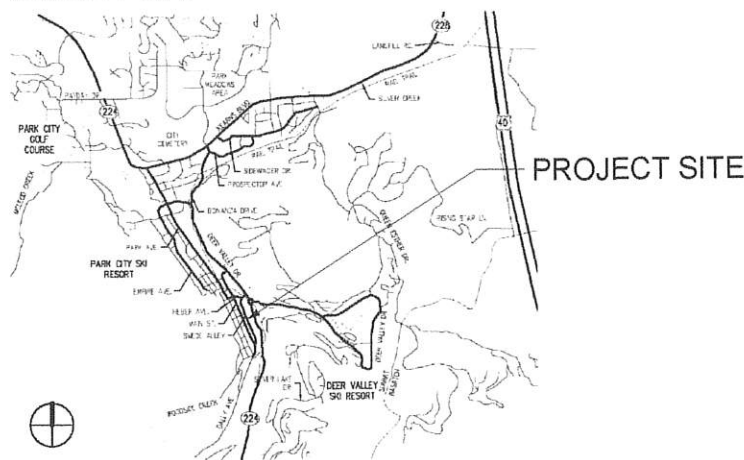
Exhibit D: Proposed Plans

KPCW
KPCW Expansion

460 Swede Alley #200
Park City, UT 84060
EWG Project # 2016.25

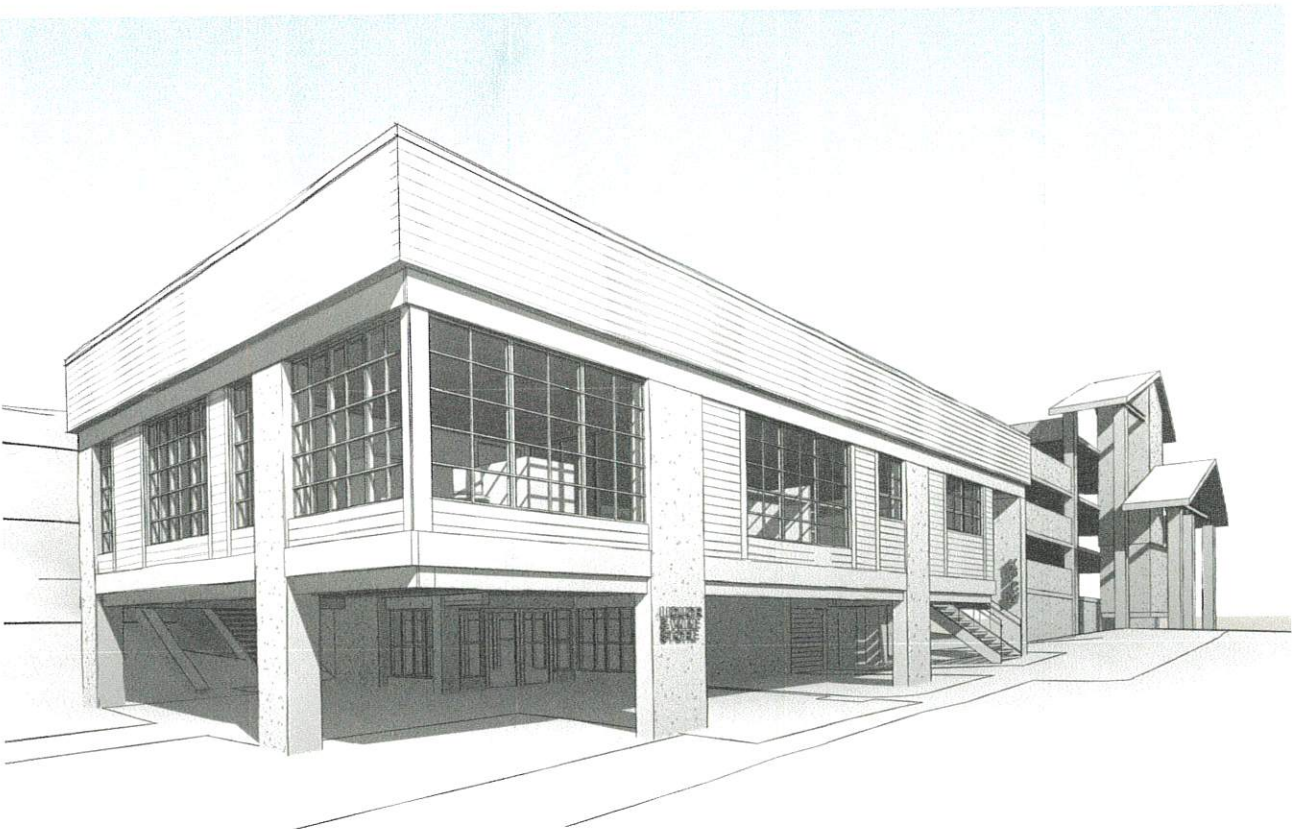
Conditional Use Permit
12/17/2018

VICINITY MAP



PROJECT CONTACT INFORMATION

OWNER	ARCHITECT	BUILDER
KPCW RADIO 460 SWEDE ALLEY SUITE 200 PARK CITY, UTAH 84060 801.596.1648 CONTACT: RENAI BODLEY MILLER	ELLIOTT WORKGROUP 1441 UTE BLVD. STE. 100 PARK CITY, UT 84098 435.649.0092 CONTACT: T.B.D	T.B.D.
CIVIL ENGINEER	INTERIOR DESIGN	LANDSCAPE ARCHITECTURE
VAN BOERUM AND FRANK ASSOCIATES 330 SOUTH 300 EAST SALT LAKE CITY, UT 84111 801.530.3148 CONTACT: T.B.D.	ELLIOTT WORKGROUP 1441 UTE BLVD. STE. 100 PARK CITY, UT 84098 435.649.0092 CONTACT: T.B.D	ELLIOTT WORKGROUP 1441 UTE BLVD. STE. 100 PARK CITY, UT 84098 435.649.0092 CONTACT: SID OSTEERGARD
STRUCTURAL ENGINEER	PLUMBING ENGINEER MECHANICAL ENGINEER	ELECTRICAL ENGINEER
REAVELEY ENGINEERS AND ASSOCIATES 1515 SOUTH 1100 EAST SALT LAKE CITY, UT 84105 801.486.3883 CONTACT: T.B.D.	VAN BOERUM AND FRANK ASSOCIATES 330 SOUTH 300 EAST SALT LAKE CITY, UT 84111 801.530.3148 CONTACT: T.B.D.	SPECTRUM ENGINEERS 635 SOUTH STATE STREET, SUITE 400 SALT LAKE CITY, UT 84101 801.532.2196 CONTACT: T.B.D



SERVICE CONTACTS

Rocky Mountain Power 201 South Main St, Suite 2300 Salt Lake City, UT 84111 (866) 870-3419	Qwest Phone Company Salt Lake City, UT (800) 922-7387
Park City School District 2700 Kearns Blvd Park City UT 84060 (435) 645-5600	Park City Fire Department 736 W Bitner Rd Park City, UT 84098 (435) 940-2500
Park City Municipal Corporation 445 Marsac Ave P.O. Box 1480 Park City, Utah 84060-1480 (435) 615-5307	Comcast Cable 1777 Sun Peak Dr. #105 Park City, UT 84098 (435) 649-4020
Questar Gas P.O. Box 45360 Salt Lake City, UT 84145 (800) 541-2824	Division of Water Quality 288 South 1480 East Salt Lake City, UT 84112 (801) 538-6146
Old Town Post Office 450 Main St Park City, UT (800) 275-8777	Snyderville Basin Water Reclamation District 2800 Homestead Rd Park City, UT 84098 (435) 649-7993

DRAWING INDEX

G-001	COVER SHEET
AS-101	SITE PLAN
A-101	FLOOR PLANS
A-102	FLOOR PLANS
A-103	ROOF PLAN
A-201	ELEVATIONS
A-301	SECTIONS
A-901	REFLECTED CEILING PLAN

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elliottworkgroup.com



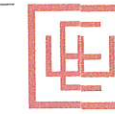
ELLIOTT WORKGROUP

12/17/2018

KPCW
KPCW Expansion

460 Swede Alley #200
Park City, UT 84060

No.	Date	Description
ISSUE DATE:	12/17/2018	
OWNER PROJECT NO:	-	
CONTRACT NO:	-	
DRAWN BY:	Author	
CHECKED BY:	Checker	
DESIGNED BY:	Designer	
EWG PROJECT NO:	2016.25	
COPYRIGHT:	Elliott Workgroup Architecture, LLC. 2018	
SHEET TITLE		
COVER SHEET		
G-001		
SHEET	OF	



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KPCW
KPCW Expansion
460 Swede Alley #200
Park City, UT 84060

No.	Date	Description
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ISSUE DATE: 12/17/2018
OWNER PROJECT NO: .
CONTRACT NO: .
DRAWN BY: EWG
CHECKED BY: EWG
DESIGNED BY: EWG
EWG PROJECT NO: 2016.25
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SHEET TITLE
SITE PLAN

AS-101

SHEET OF

Notes

1. Refer to Sheet G-2 for General Project Notes and Sheet G-3 for Architectural Notes.
2. Before Digging or Trenching, Contact 'Blue Stakes' to Locate Underground Utilities.
3. L.O.D. (Limits of Disturbance) shall be Defined by the Area Contained within All Property Lines of the Site and shall Also Include Driveway and Areas of Utility Connection within Right-Of-Way. Total L.O.D. Area is Approximately --- Sf.
4. Building is not Located within the Flood Hazard Zone as Defined by Fema.
5. Surface Water shall Drain Away from the Building at All Points. Direct Drainage Water to the Street or an Approved Drainage Course but not onto Neighboring Properties.
6. Refer to Upcoming Site Survey for Reference Information.
7. Plan is for Reference Only. Do not Scale or Use for Construction.

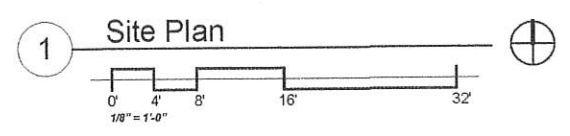
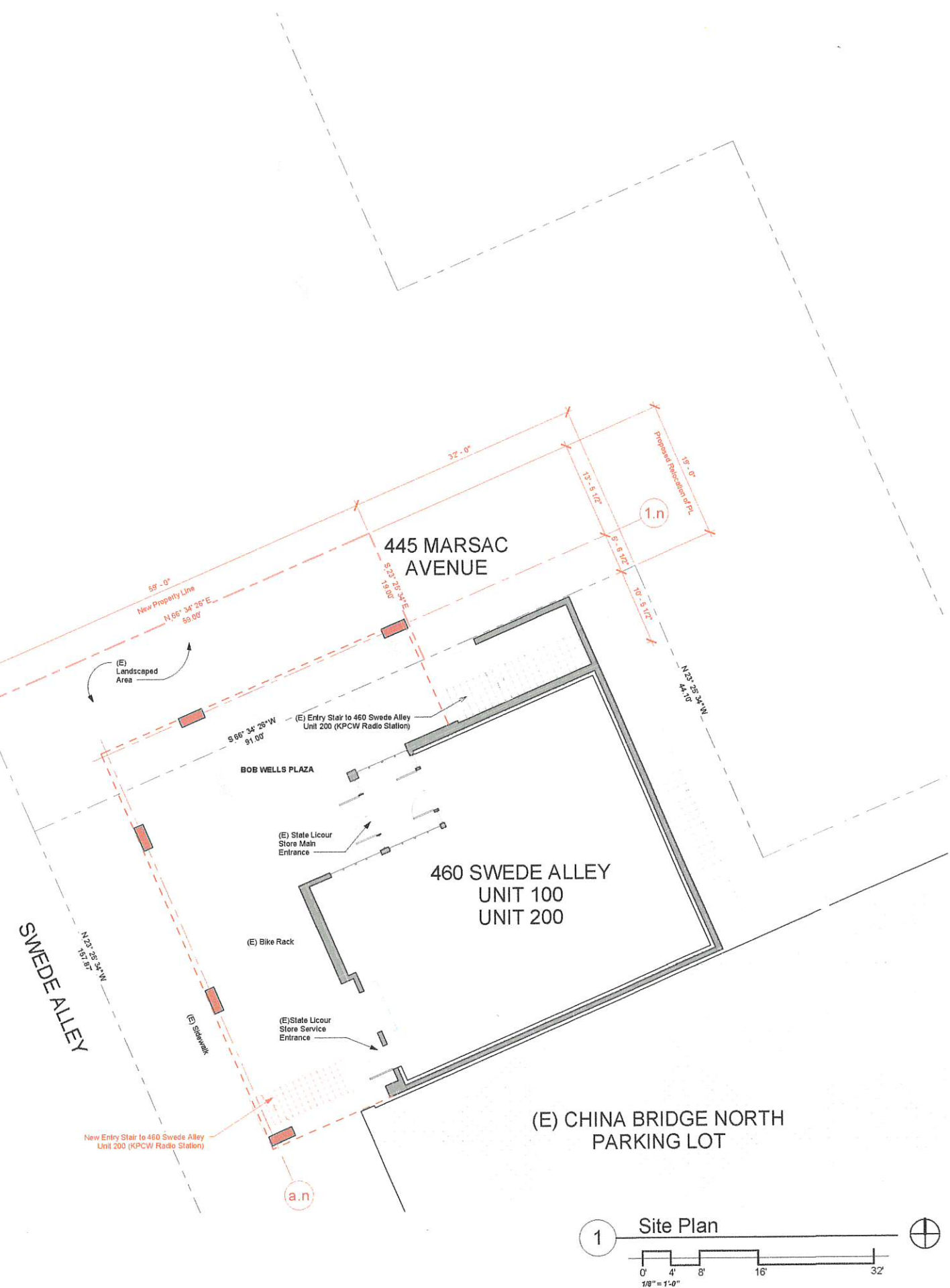
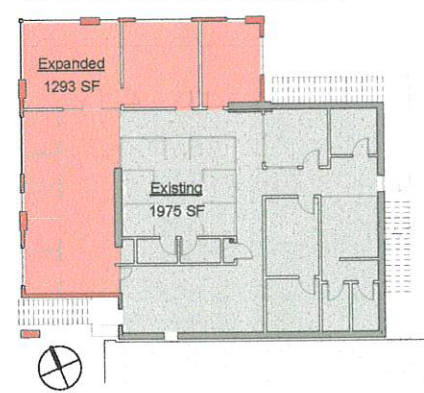
Legal Description

Unit 100 Marsac-Swede Condominium; According to the Official Plat on File in the Summit County Records Office Cont. 1790 Sq Ft Together with an Und 33.3% Int in the Common Area Park City Utah a Body Corporate & Politic 1734-1864; Redevelopment Agency of Park City M4-111, M70-357, M270-541, 309-150; Park City Redevelopment Agency 1314-607; Park City Redevelopment Authority 310-126; Park City Municipal Corp 472-30; as Their Int may Appear

Legend

- Existing Structure
- New Structure
- Structure Above
- Proposed Property Line
- Existing Property Line

Area Plan



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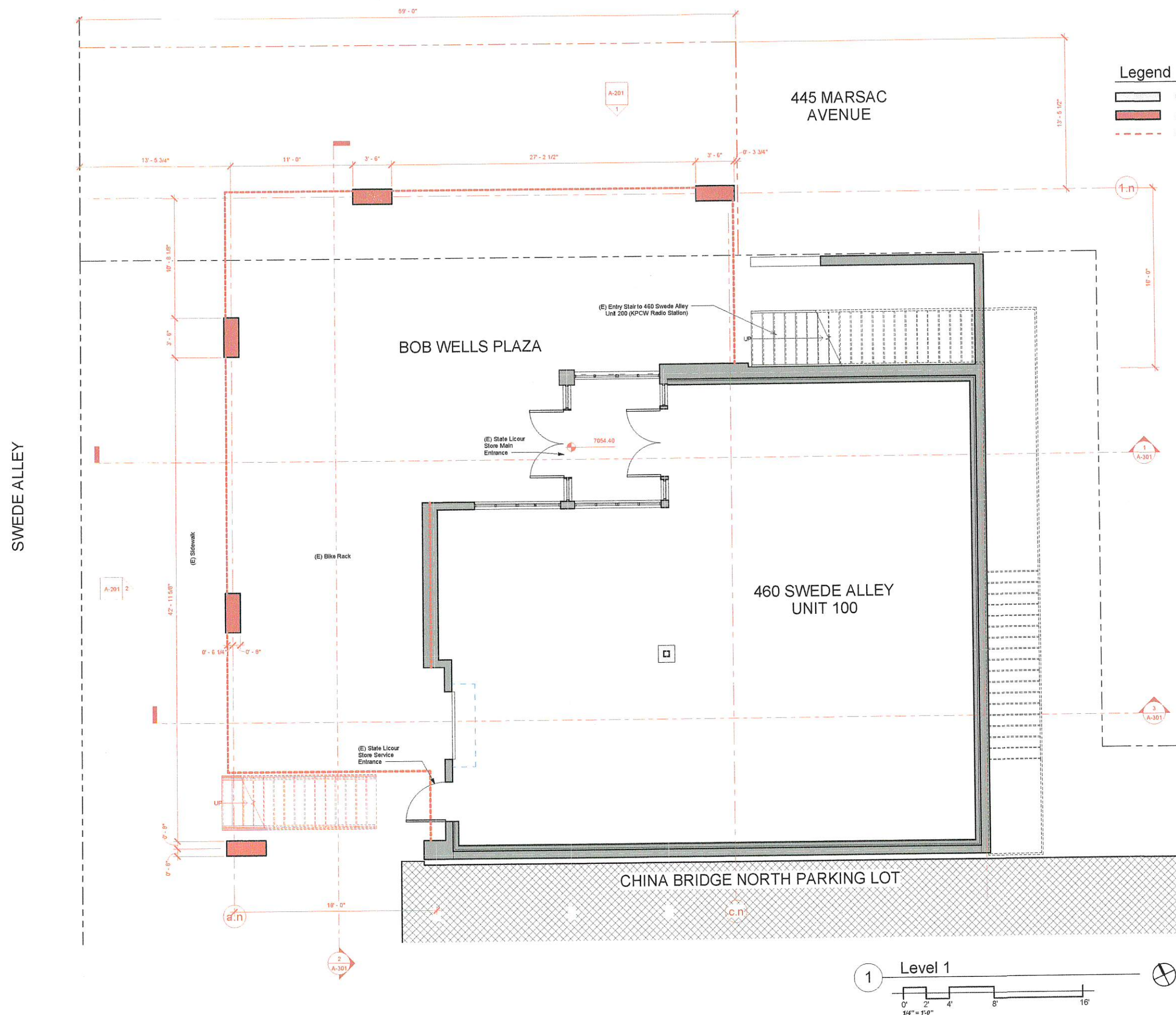
SHEET TITLE

FLOOR PLANS

A-101

SHEET OF

230



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KPCW
KPCW Expansion

460 Swede Alley #200
Park City, UT 84060

No.	Date	Description
1		A-301
2		A-301
3		A-301

ISSUE DATE: 12/17/2018
OWNER PROJECT NO.:
CONTRACT NO.:
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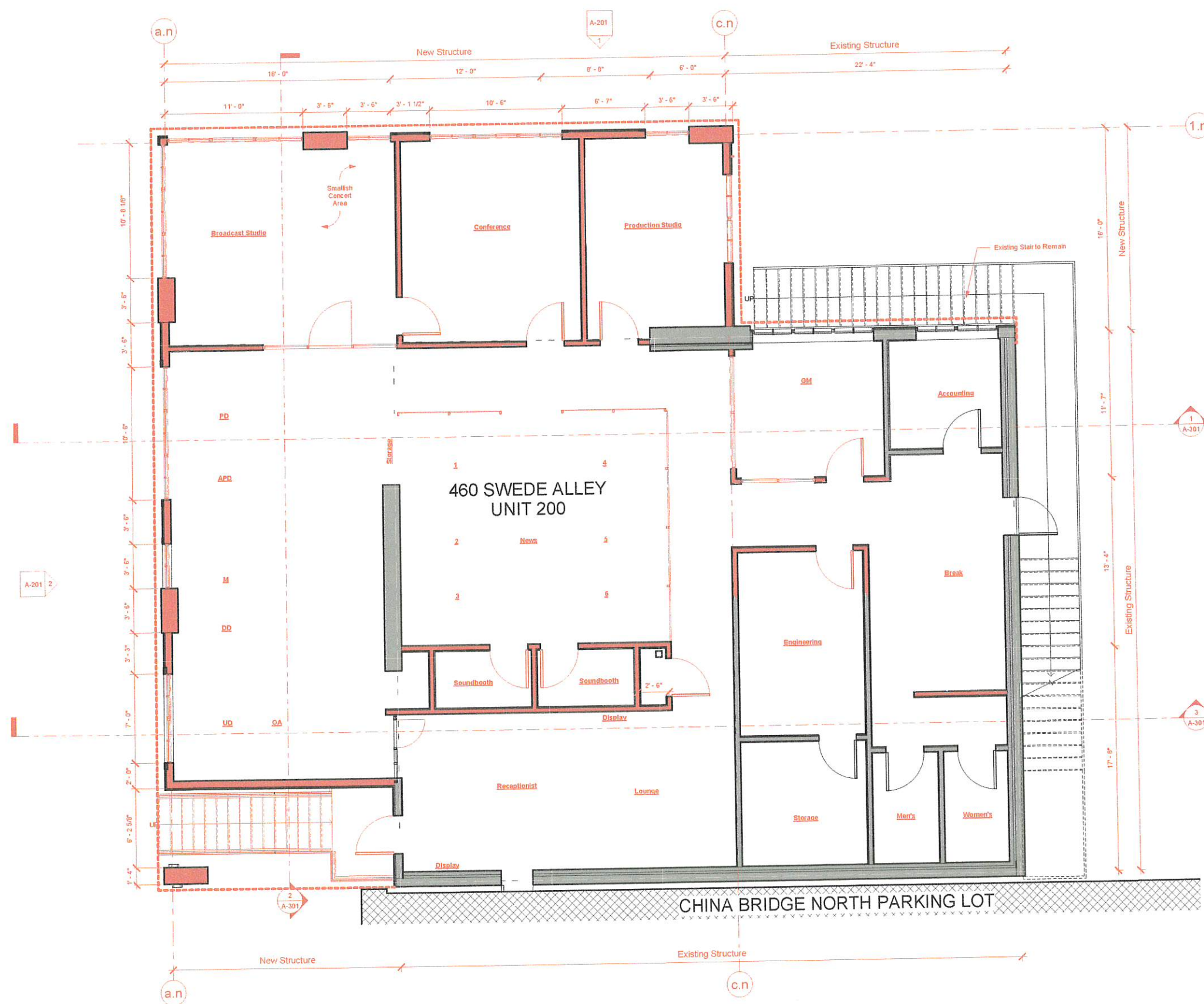
FLOOR PLANS

A-102

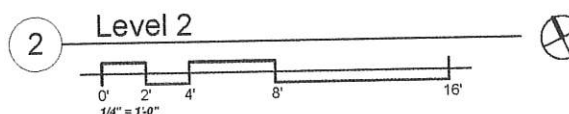
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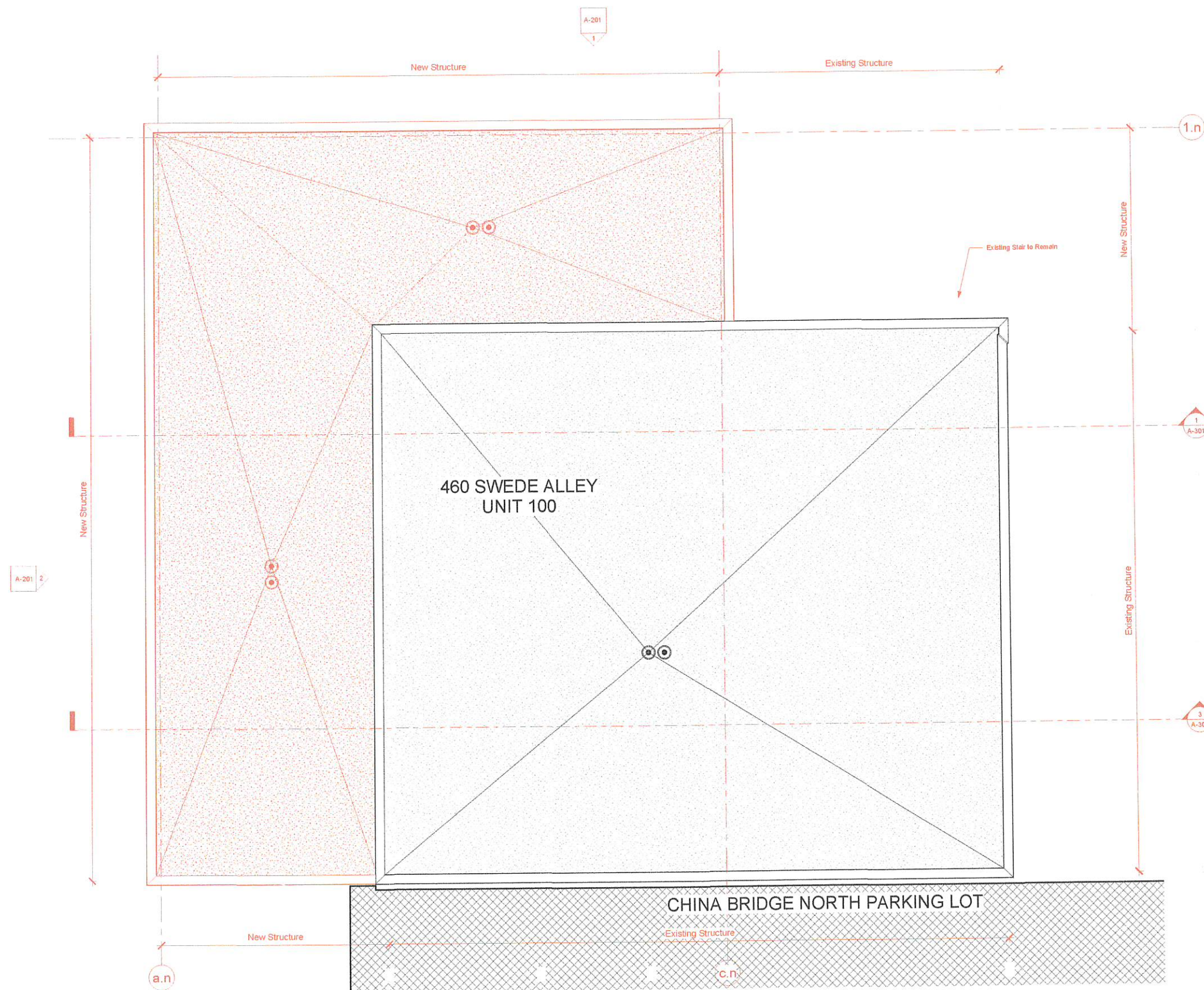
Existing Structure
New Structure
Structure Above



CHINA BRIDGE NORTH PARKING LOT



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Legend

- Existing Green Roof
- New Roof

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KPCW Expansion

460 Swede Alley #200
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No.	Date	Description

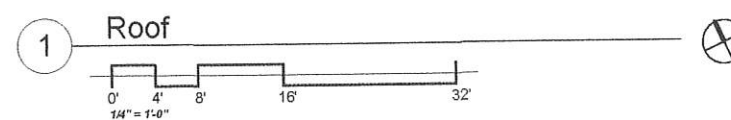
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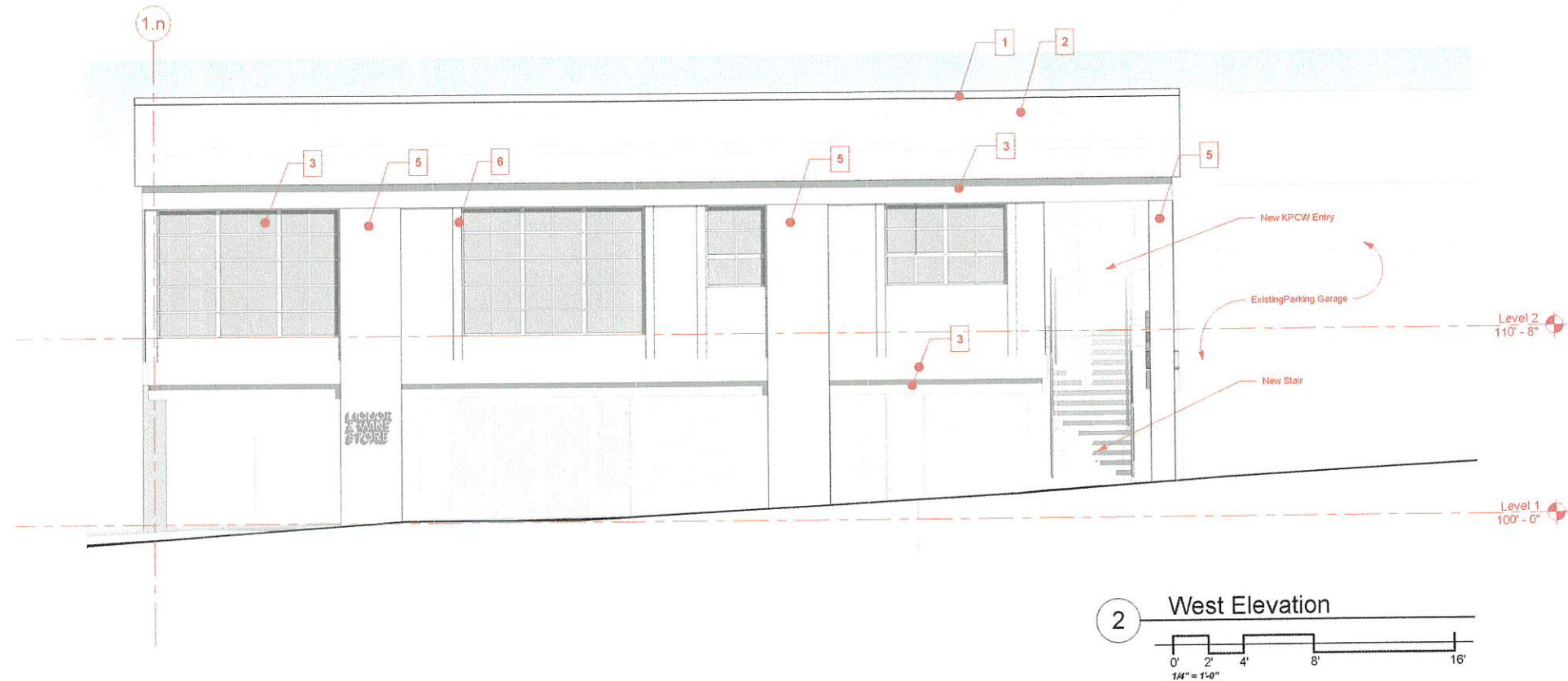
ISSUE DATE: 12/17/2018
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CONTRACT NO: -
DRAWN BY: Author
CHECKED BY: Checker
DESIGNED BY: Designer
EWG PROJECT NO: 2016.25
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SHEET TITLE
ROOF PLAN

A-103

SHEET OF

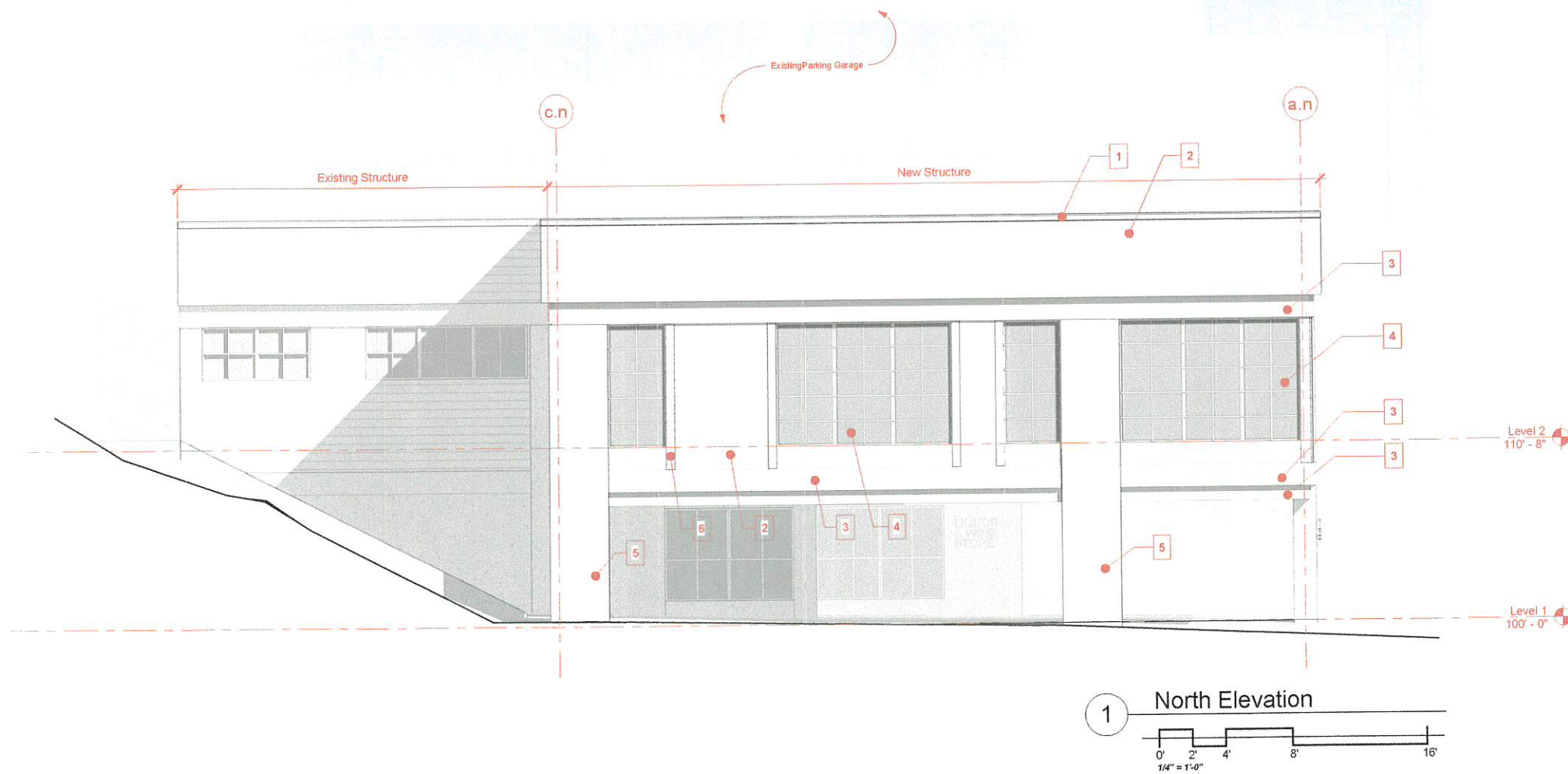




2 West Elevation

0' 2' 4' 8' 16'

1/4" = 1'-0"



1 North Elevation

0' 2' 4' 8' 16'

1/4" = 1'-0"

- 1 Parapet Flashing to Match Existing
- 2 Wood Siding to Match Existing
- 3 Wood Beam to Match Existing
- 4 Storefront to Match Existing
- 5 Architectural Concrete to Match Existing
- 6 Wood Trim

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KPCW Expansion

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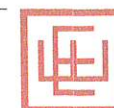
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OWNER PROJECT NO: .
CONTRACT NO: .
DRAWN BY: Author
CHECKED BY: Checker
DESIGNED BY: Designer
EWG PROJECT NO: 2016.25
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SHEET TITLE
ELEVATIONS

A-201

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CONTRACT NO.:
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DESIGNED BY: Designer
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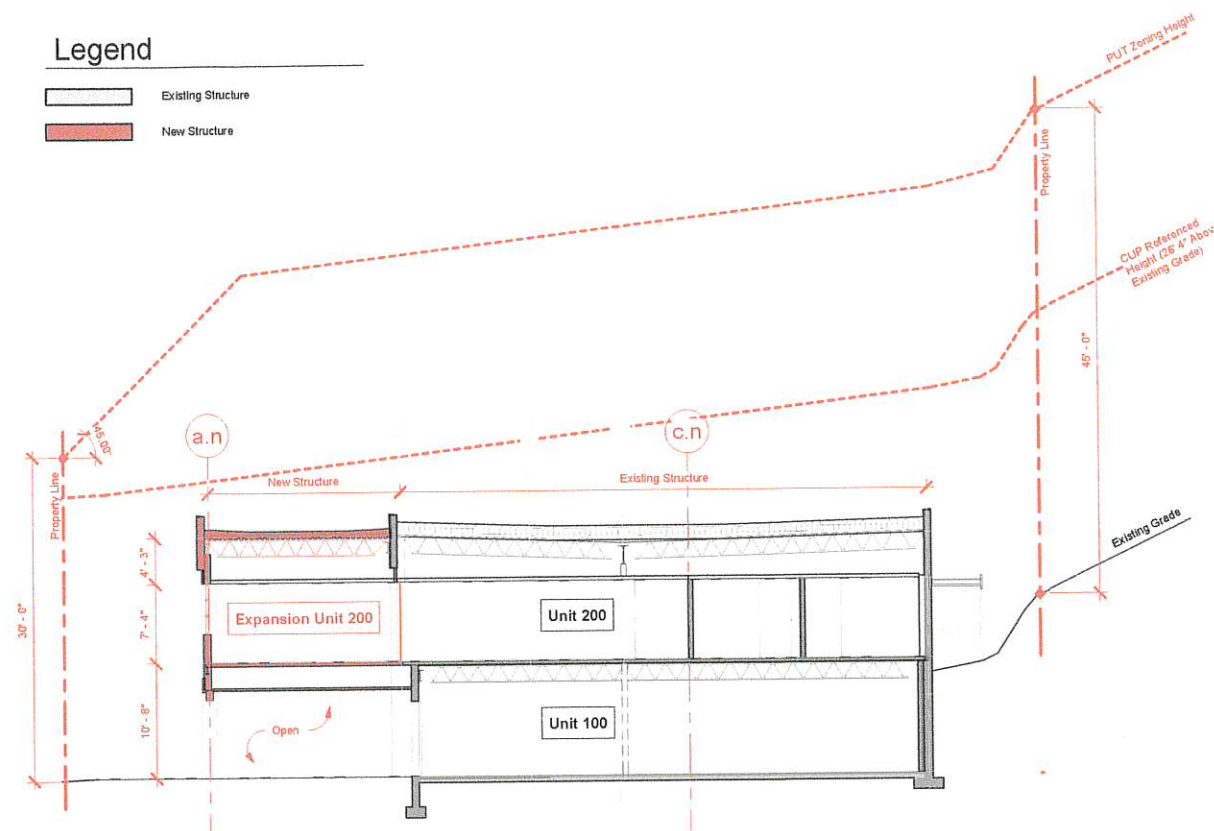
SHEET TITLE
SECTIONS

A-301

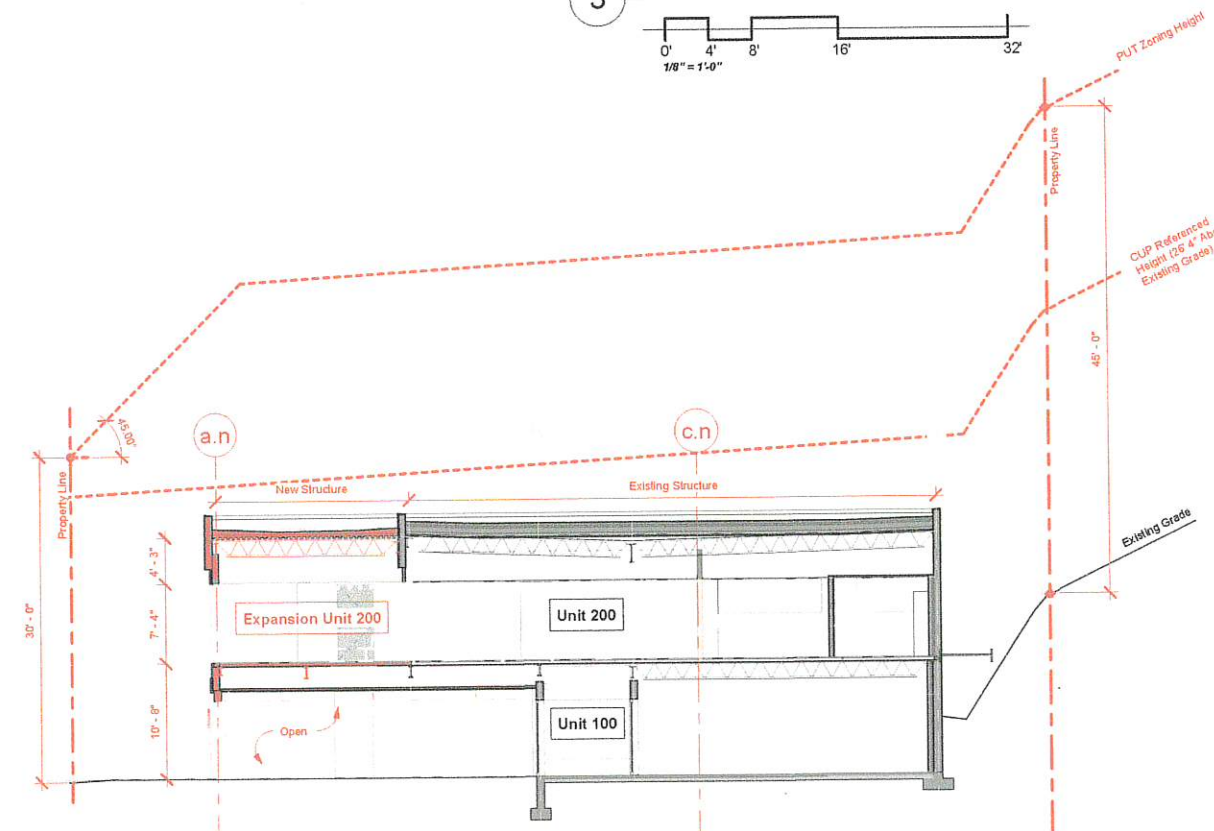
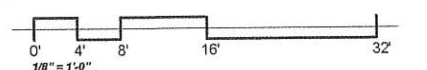
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Legend

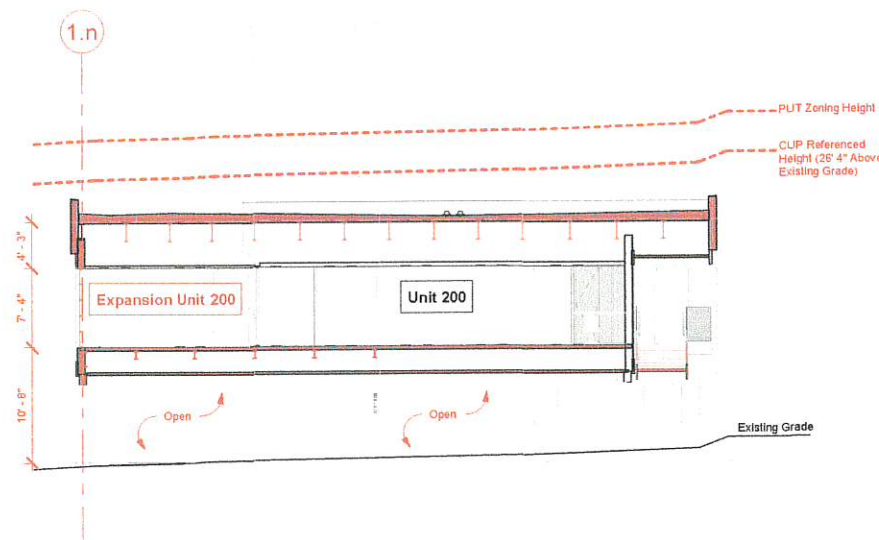
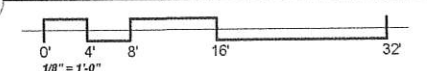
Existing Structure
New Structure



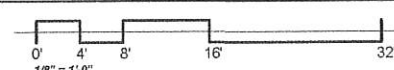
3 Section 3



1 Section 1



2 Section 2



Legend

- Existing Ceiling
- New Exterior 1x4 Tongue and Groove Ceiling
- Exterior Downlight Surface Flash Mount
- Linear LED Lighting System

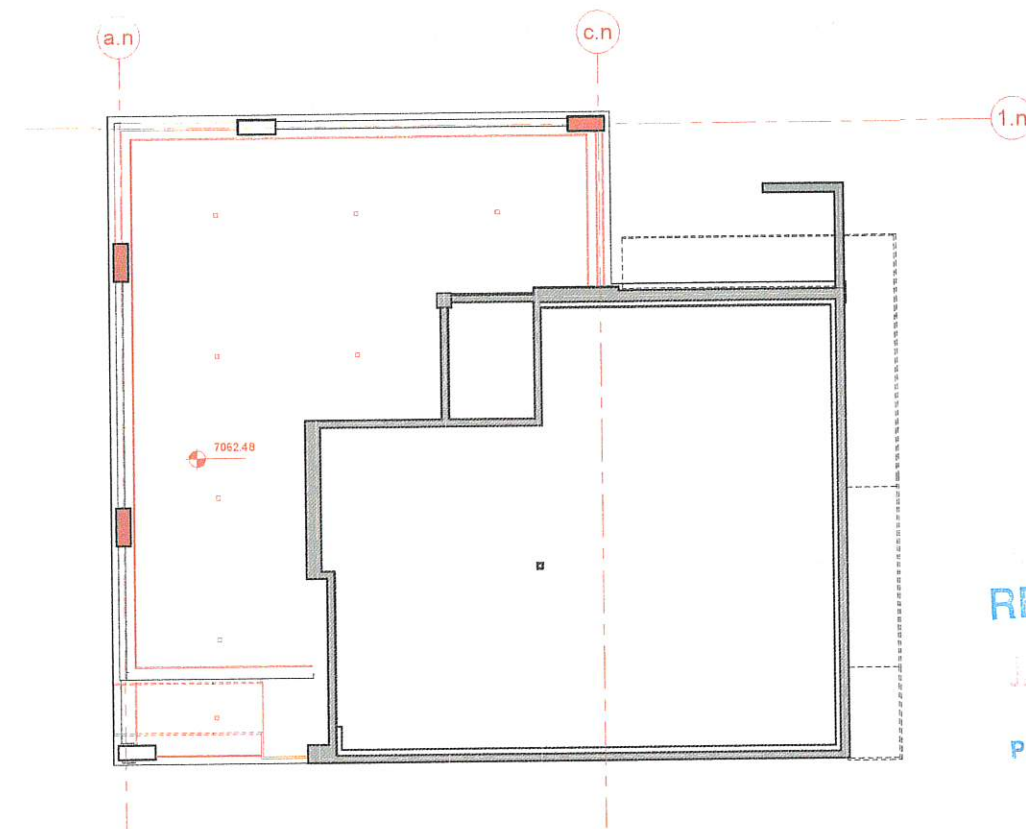
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DESIGNED BY: Designer
EWG PROJECT NO: 2016.25
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SHEET TITLE

REFLECTED CEILING PLAN

A-901

SHEET OF

1 Reflected Ceiling Plan

0' 4' 8' 16' 32'
1/8" = 1'-0"

Exhibit E: Proposed Parking Study

CONDITIONAL USE PERMIT MODIFICATION

Project: PCMC China Bridge Shell Space

Date: March 7, 2019

KPCW is proposing to expand from 2,000 sf to 3,293 sf. The original Shell Space Conditional Use Permit (CUP) was approved on April 25, 2007 for a 4,535 sf building supporting retail, office, and public/quasi-public uses. The CUP approval and subsequent condominium plat considered three tenant spaces, but only two were built. Staff made findings that the uses proposed required 14 parking spaces. A review of the staff report yields analysis for CUP criteria and specific findings made by the Planning Commission allowing the required parking to be within the adjacent China Bridge Parking garage. These findings were based on submittal of a Parking Study. The specific findings include, but are not limited to the following:

1. *The proposed uses require 14 spaces and the project will displace approximately three (3) existing surface spaces. parking for these uses was anticipated, during review of the Parking Structure CUP and Subdivision plat, to occur within the Parking Structure which shares the lot. Parking for the proposed use, is provided in the China Bridge Parking structure, located on the same lot as the proposed building.*
2. *There are parking overlaps due to 1) the location of the proposed uses in the downtown core business district, 2) convenient pedestrian connections exist between the businesses and between parking and businesses, 3) the existing free Main Street Trolley system which reduces the need to re-park, and 4) the hours of operation and different peak hours between the proposed uses and Main Street businesses.*

The third tenant space was never built as originally designed, and subsequently value engineered out of the project. The final condominium plat approved this space as expandable area. The current, proposed KPCW addition is anticipated to be within the expandable area, and the applicant believes the expansion is within the area and uses approved with the 2007 CUP. The following tables explain the parking requirements, the previous parking calculations, and the proposed parking calculations:



Parking Requirements from the Land Management Code:

USES	PARKING RATIO REQUIREMENTS (NUMBER SPACES)
Offices, General	3 spaces per 1,000 sf of leasable floor Area
Retail & Service Commercial, Minor, Personal Service	3 spaces for each 1,000 sf of net leasable floor Area
Public and Quasi-Public Institution, church and school; Public Utility Uses; and Cemetery	1 space per 5 seats, or 2 spaces per 3 employees, or 1 space per 1,000 sf of floor Area, whichever is greater

Parking Calculation from 2007 CUP:

<i>Space</i>	<i>Use</i>	<i>SF Leasable</i>	<i>SF Gross</i>	<i># Employees</i>	<i>Requirement</i>
Expandable	Office		915		3
DABC	Retail Minor		1620		5
KPCW	Quasi Public		2000	11	6
Total	4,535 sf				14

Parking Calculation for 2019 CUP:

<i>Space</i>	<i>Use</i>	<i>SF Leasable</i>	<i>SF Gross</i>	<i># Employees</i>	<i>Requirement</i>
Expandable	Office		0		0
DABC	Retail Minor	1080		2	4
KPCW	Quasi Public		3268	15	10
Total	4348 sf				14

The difference between the two parking calculations is the knowledge today of the final uses, tenant improvements, and leasable floor area. When the original CUP was approved, the uses, improvements, and leasable sf had not been determined. The parking demand today is actually less than anticipated at the time of the original CUP. Therefore, the required findings of which the Planning Commission based the allowance are still relevant and apply.

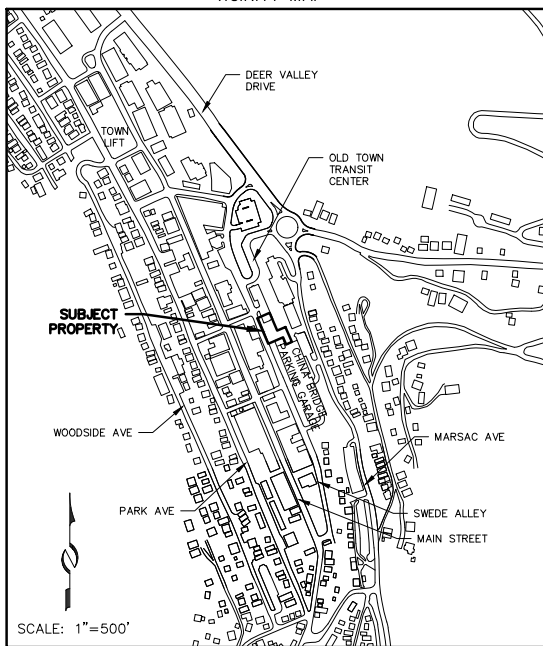
**Exhibit F: Proposed Marsac Parking Structure
Subdivision Plat - Second Amended**

FOUND MONUMENT 3" DIAMETER BRASS
CAP 2 FEET ABOVE EXISTING GRADE
EAST 1/4 CORNER SECTION 16
T2S, R4E, S16&M

BASIS OF BEARING - SECTION LINE - N 00°04'12" W 2629.88' (RECORD N 00°03'57" W)

FOUND & ACCEPTED METAL PIPE 2" DIA.
NORTHEAST CORNER SEC 21
T2S, R4E, S16&M

VICINITY MAP



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 66°32'49" W	36.22'
L2	N 23°25'34" W	44.10'
L3	S 66°34'26" W	91.00'
L4	S 23°25'34" E	19.00'



SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 4857264, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described herein, and have subdivided said tract of land into lots, hereafter to be known as MARSAC PARKING STRUCTURE SUBDIVISION PLAT—SECOND AMENDED and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

LEGAL DESCRIPTION

Lot 3, MARSAC PARKING STRUCTURE SUBDIVISION PLAT AMENDED, according to the official plat thereof, on file and of record in the office of the Summit County Recorder, Summit County, Utah.

CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that Park City Redevelopment Authority, as their interests may appear, to be known hereafter as MARSAC PARKING STRUCTURE SUBDIVISION PLAT—SECOND AMENDED, 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 AGENCY, also known as
REDEVELOPMENT AGENCY OF PARK CITY, also known as
PARK CITY REDEVELOPMENT AUTHORITY

By: _____
Andy Beerman, Chair

ACKNOWLEDGMENT

State of Utah)
County of Summit) ss.

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

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 their interests may appear, to be known hereafter as MARSAC PARKING STRUCTURE SUBDIVISION PLAT—SECOND AMENDED, 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 MUNICIPAL CORPORATION, a Utah municipal corporation, also known as
PARK CITY, UTAH, a body corporate and politic of the state of Utah

By: _____
Andy Beerman, Mayor

ACKNOWLEDGMENT

State of Utah)
County of Summit) ss.

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

Printed Name

Residing in: _____

My commission expires: _____

NOTES

- This plat amendment is subject to the Conditions of Approval in Ordinance 2019-_____.
- Future development of Lot 3A will require the owner to provide access to a public right-of-way.
- All Conditions of Approval of Marsac Parking Structure Subdivision Plat Amended, recorded November 25, 2008, as Entry No. 859947 shall continue to apply and remain in full force and effect.

SHEET 1 OF 1

1/28/19 JOB NO.: 10-11-18 FILE: X:\PCS\dwg\sr\plat2018\101118-subdivision.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

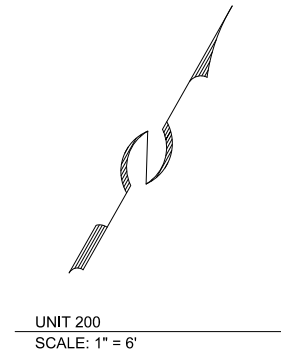
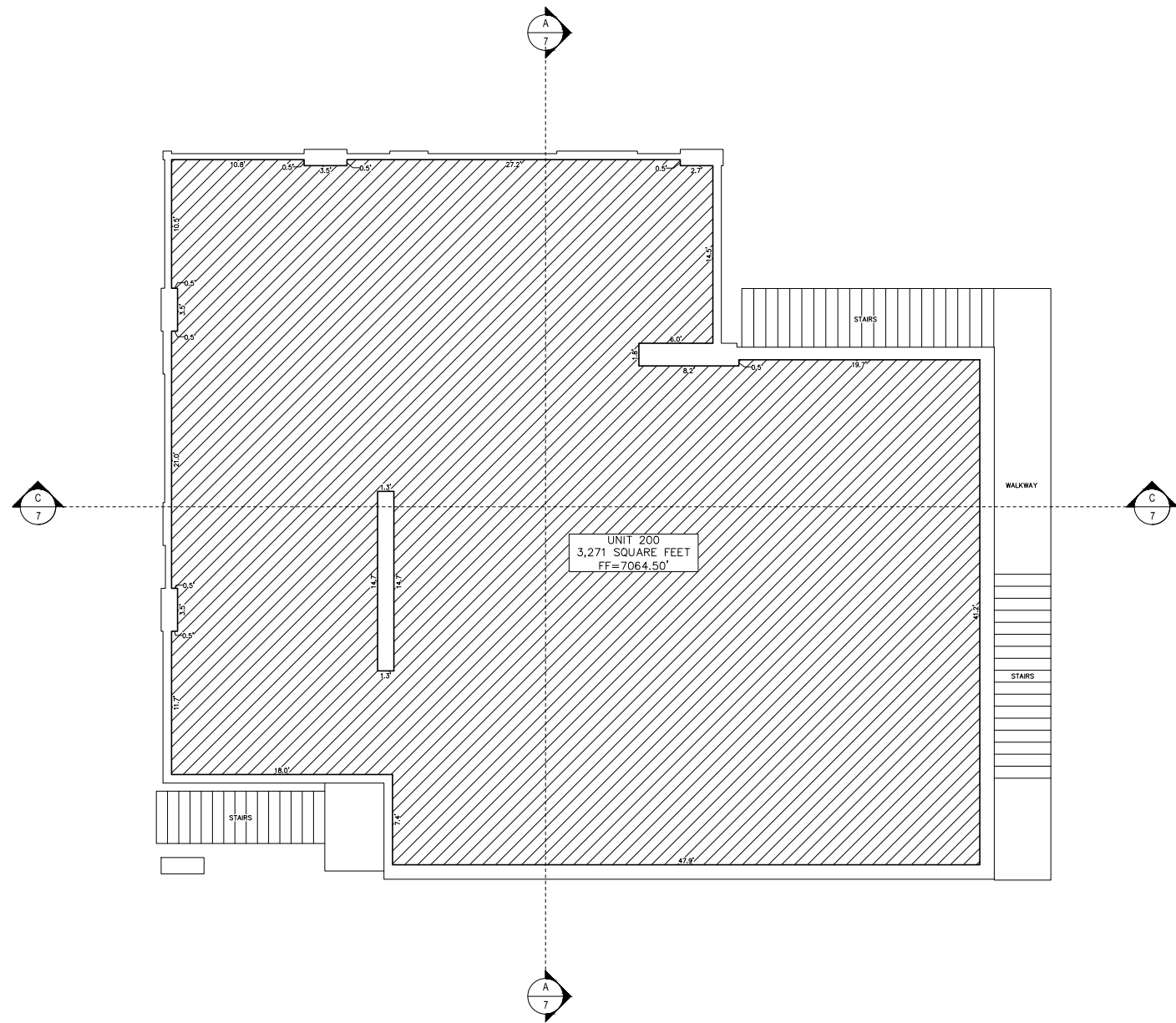
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2019
BY _____
PARK CITY RECORDER

RECORDED

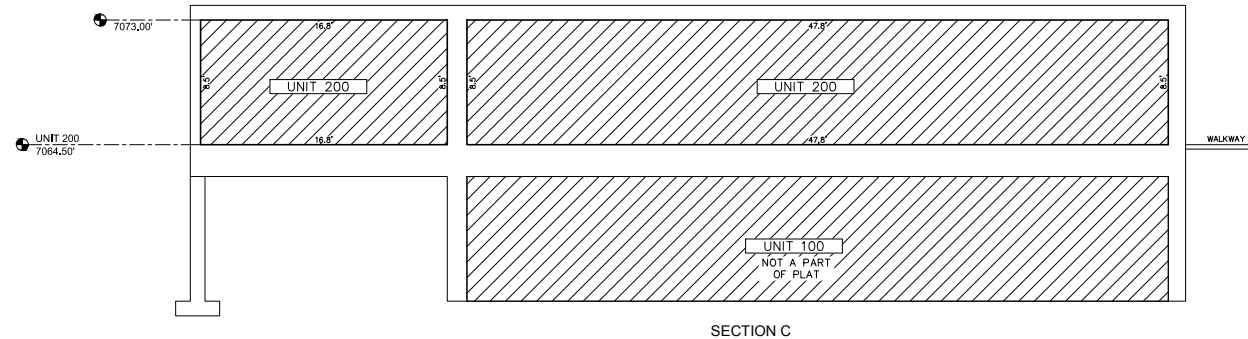
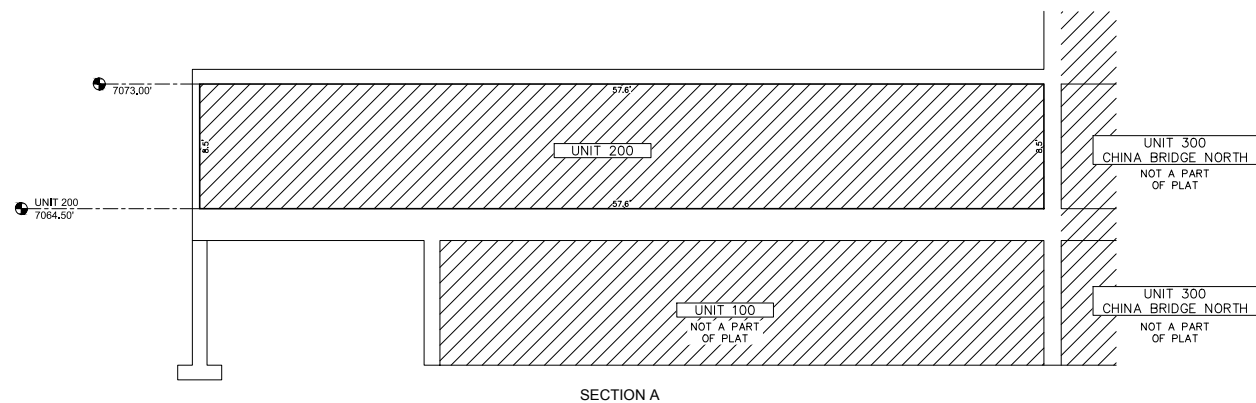
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____
FEE _____ RECORDER
TIME _____ DATE _____ ENTRY NO. _____

240

**Exhibit G: Proposed Marsac-Swede
Condominiums – First Amended**



- COMMON AREA
- PRIVATE OWNERSHIP
- LIMITED COMMON OWNERSHIP



MARSAC-SWEDE CONDOMINIUMS FIRST AMENDED

LYING WITHIN A PORTION OF BLOCK 71 AND 72 OF THE
MILLSITE RESERVATION TO THE PARK CITY SURVEY
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

**Exhibit H: April 25, 2007 Planning Commission
CUP Staff Report and Exhibits**

Planning Commission Staff Report



Author: Kirsten A. Whetstone, AICP
Subject: PCMC China Bridge Shell Space
Date: April 25, 2007
Type of Item: Conditional Use Permit- Administrative

PLANNING DEPARTMENT

Summary Recommendations

Staff recommends the Planning Commission conduct a public hearing and discuss the proposed Conditional Use Permit for a one and two story retail and public/quasi public use building adjacent to the new China Bridge parking structure. The Conditional Use Permit application is a request for a liquor store, a radio station and offices, and 950 sf of retail and general commercial use. Staff has provided findings of fact, conclusions of law, and conditions of approval for the Commission's consideration.

Topic

Applicant: Park City Municipal Corporation – Jonathan Weidenhamer, Economic Development and Special Projects Coordinator
Location: 460 Swede Alley
Zoning: Public Use Transitional District
Adjacent Land Uses: Existing Parking Structure, rear of retail and restaurant buildings on Main Street, Transit Center, surface parking lots.
Reason for Review: Retail uses, Liquor Stores, and public/quasi public uses, such as radio stations, require a Conditional Use Permit in the PUT District.

Background

This proposal is a request for a Conditional Use permit for a new 4,535 sf one and two story building for retail (2,535 sf) and public/quasi public (2,000 sf) uses. The building is proposed to be located adjacent to the north wall of the new China Bridge parking structure. A portion of the retail space has been identified for a Utah State Liquor Store. The public/quasi public space has been identified as a radio station/office space. A specific use for the remaining 950 sf of general service commercial and retail space has not been determined. Retail uses, liquor stores, and quasi public uses in the PUT District require a Conditional Use permit.

During the Spring 2003 City Budget review the City Council requested a Task Force be set up to consider and review capital project needs in the downtown area. Projects identified included the Downtown Plaza; the new China Bridge Parking Structure; and enhanced pedestrian walkways, gathering areas, and downtown connections. Review

of the Task Force findings were fully endorsed by the City Council during their Meeting on November 20, 2003. During the progress update on October 14, 2004, the City Council provided direction to create a permanent, leasable commercial space at the north end of the new parking structure.

The proposal is phase 3 of the down town action plan. Known as the PCMC China Bridge Shell Space, the building is proposed to be processed as a stand alone project. Staff will continue to provide updates to the Commission on future action plan items; including future phases of planned and funded Capital Projects, such as the town plaza, realigned Swede Alley, City Hall renovation, and proposed museum expansion. These projects will be brought back before the Planning Commission under separate Conditional Use Permits for review and public hearing.

Analysis

Retail uses and public or quasi-public uses are Conditional Uses in the PUT District. Staff has provided an analysis of the proposed project using the Conditional Use Permit Standards for Review from Section 15-1-10 of the Land Management Code. The City shall not issue a Conditional Use Permit unless the Planning Commission concludes that:

- (1) the Application complies with all requirements of this LMC;
- (2) the Use will be Compatible with surrounding Structures in Use, scale, mass and circulation;
- (3) the Use is consistent with the Park City General Plan, as amended; and
- (4) the effects of any differences in Use or scale have been mitigated through careful planning.

The Planning Department and/or Planning Commission must review each of the following items when considering whether or not the proposed Conditional Use, as conditioned, mitigates impacts of and addresses the following items:

Conditional Use Permit Review Criteria

Criteria 1: Size and location of the site; No unmitigated impacts.

The proposed building will be located directly north of the new China Bridge Parking Structure on a portion of the 3.6 acre city-owned Parking Structure Subdivision. The building has one and two story elements and is compatible in size to the surrounding structures. Staff has measured the building height at 26'4" feet at its highest point. Construction of this building will mitigate visual impacts of the north wall of the China Bridge parking structure by creating a stepped building facade. The proposed building footprint is approximately 2,800 sf in area. The project does not create any unmitigated impacts due to the size and location of the site.

Criteria 2: Traffic considerations; No unmitigated impacts.

Staff anticipates additional vehicular traffic will result from this project. Relative to the existing traffic in the Main Street area, the increase is anticipated to be minor. Traffic to and from the proposed structure has a variety of options, for example Marsac Avenue, Swede Alley, Main Street from Park Avenue and Heber Avenue, or Main Street from

Deer Valley Drive. Access to the site is diverse and traffic can circulate through the parking structure. Additional pedestrian access is proposed from the China Bridge Parking Structure with a continuation of the existing northern staircase and by extension of sidewalks on the east side of Swede Alley. Staff finds that these factors will likely contribute to a dispersion of the anticipated increase in vehicular traffic on Main Street and Swede Alley. Additionally, the types of anticipated uses are similar to existing uses in the old town core.

Traffic generated by the 2,000 sf of radio station office uses (as a public and quasi public use) is expected to arrive and depart during off-peak times. Expected use of the 2,535 sf lower floor retail spaces (a portion of which has been identified for a Utah State Liquor Store) may generate traffic at peak times; however the use is also expected to attract pedestrians who are visiting Main Street. The scope of the project includes installation of a sidewalk on the west side of Swede Alley from 4th Street to 5th Street.

During approval of the China Bridge Parking structure the Commission discussed making 4th street one way westbound between Main Street and Swede Alley. As more attractive parking options and supply have been created, it has been perceived that additional vehicular traffic has been generated on this portion of 4th Street. This perception was addressed by Fehr and Peers during a review by the Planning Commission of the Pedestrian and Circulation & Access Plan for the China Bridge Parking Structure. Staff finds it is important to keep this portion of 4th street as a two way street to provide motorists flexibility as they drive long stretches of Main Street without any other exit options. Staff also finds that offering options, especially to local motorists, functions as a traffic calming feature by reducing vehicular speeds.

One action item recommendation from the Downtown Task Force was to improve pedestrian connections from Swede Alley to Main Street (Phase 4 of the Downtown Projects). As the town plaza begins build out and the City looks to meet this goal, it is anticipated that the functionality and circulation issues relating to 4th Street will be specifically addressed. The City has committed to these future improvements by including funding of Phase 4 in the City budget. The proposed building does not impact this important connection.

Criteria 3: Utility capacity; No unmitigated impacts.

The proposed building has access to all necessary utilities. The City Engineer and Chief Building Officials have reviewed preliminary utility plans for the project. A condition of approval is recommended to require a final utility plan be submitted for review and approval by the City Engineer and Park City Chief Building Official and Fire Marshall prior to issuance of full building permits. Any substantive changes to the existing plan as a result of the final utility plan will be remanded to the Planning Commission for review.

Criteria 4: Emergency vehicle access; No unmitigated impacts.

Fire and emergency access is adequate on Swede Alley. The building is required by the Building Code to have a fire suppression system.

Criteria 5: Location and amount of off-street parking; No un-mitigated impacts.

The proposed uses will generate a parking demand of 14 spaces (6 for the 2,000 sf of radio station office space (quasi public) and 8 for the 2,535 sf retail space (a portion of which has been identified for a Utah State Liquor Store). The building and repaving/re-striping of the existing Swede Alley surface parking lot will displace 36 existing surface spaces; but will replace 33 spaces for a net loss of 3 spaces. The parking demand for the proposed use is therefore 17 spaces. The building is located on a lot that contains a parking structure with 631 parking spaces. Parking for the proposed use is provided in the parking structure.

Parking Study

The applicant (the City) funded the additional 298 parking spaces, over what existed prior to construction of the new China Bridge parking structure. The parking garage was constructed as phase one of the downtown action plan and the proposed building is located on the same lot as the existing parking structure. The Shell space is a part of the Council approved Down Town Action Plan, which also approved the parking spaces in the parking garage. Council approved construction and funding of the Parking Structure.

Section 15-3-3 of the LMC stipulates that required parking must be on-site unless the Planning Commission allows such parking on adjacent or nearby deed restricted lots. This building is located on the same site as the Parking Garage. The uses proposed for the building, with the exception of the 915 sf of first floor retail space, are uses that are currently located in the down town area, and which currently do not have designated parking. Public parking spaces are utilized, as is anticipated with the new building.

Parking uses will overlap between the retail uses and the liquor store, as well as between other uses on Main Street. The hours of operation for the liquor store (peaks from 2pm to 7pm) and radio station (peaks from 10 am to 4pm) do not occur at the same time as the peak parking demand (evenings) for the public parking. Parking uses also overlap due to the location of these uses in the downtown business area. In addition, the pedestrian nature of this area, including convenient pedestrian access between parking and businesses and between businesses, and the close proximity of the free Main Street are also factors contributing to overlap of parking.

At the time of the CUP for the Parking Structure, the most intense uses (by parking requirement) were considered as outlined below. On April 19, 2007, the City Council provided direction to locate the following uses in the proposed Shell Space:

Floor	Use	Size (sf)	Parking Req.
First – Unit A	Office*	915	3
First – Unit B	DABC (retail minor)	1620	5
Second	KPCW (quasi public)	2000	6**
Total		4535	14

*** Parking Requirement is 2 per 3 employees or 1/1000 sf; whichever is greater. Employee count has been used, as it is likely to result in the greater demand. An estimated 11 employees was used in the calculations, based on the floor plans for the radio station space. .*

Staff has included findings that the required parking for this shell space has been provided in the China Bridge parking structure, which provides 631 parking spaces on the same lot as the proposed building.

Staff also finds that there are parking overlaps due to 1) the location of these uses in the core business district, 2) convenient pedestrian connections exist between businesses and between parking and businesses, 3) the existing free Main Street Trolley system, 4) and the hours of operation of the proposed uses and different peak hours between the proposed uses and Main Street businesses. Staff finds that the existence of the public parking structure, which is not fully utilized during the peak hours for the proposed uses, is a factor that could reduce the parking requirement for the proposed uses.

Staff has included a condition of approval that additional parking or in-lieu fees may be required if the use of the building changes to more intensive uses.

Criteria 6: Internal vehicular and pedestrian circulation; No unmitigated impacts.

Direct access to the property is from Swede Alley. A limited number (6) of surface spaces adjacent to the sidewalk will likely be signed for short term parking for the retail space, if approved by the Council during review of the paid parking program. Pedestrian access is readily available from Main Street and the China Bridge parking structure via proposed sidewalks and staircases. The proposed staircases will enhance pedestrian circulation from the Marsac Building, Marsac Avenue, and from the China Bridge parking structure to Main Street.

Criteria 7. Fencing, screening and landscaping to separate uses; No unmitigated impacts. No fencing is proposed. Landscaping is proposed along Swede Alley and to the north. A landscaped plaza area is proposed in the front of the building to separate and soften the building from the street. The proposed uses are compatible with uses in the surrounding buildings.

Criteria 8: Building mass, bulk, orientation and the location on site, including orientation to adjacent buildings or lots; No unmitigated impacts.

One of the primary purposes of the proposed shell space is to provide a pedestrian based link in terms of scale and streetscape from China Bridge parking structure to the anticipated Downtown Plaza. The proposed shell space building was planned during the schematic design of the downtown projects as a bookend to the parking structure to minimize the visual impact of the three story element on the north side. The new parking structure meets all LMC requirements for façade shifts and variations (see discussion at Criteria 11). The building is 26'4" at the highest point and the proposed building footprint is 2,800 sf. The building itself steps and is compatible in mass, bulk, orientation and location on the site to adjacent buildings.

Criteria 9: Usable open space; No unmitigated impacts.

No minimum open space is required in the PUT District. However useable open space, as a hardscaped plaza, will be provided on the roof of the building and in front of the building. The building includes a 900 square foot public plaza on the roof of the first floor of the retail space. The space is not associated with the radio station and intentionally mirrors the small plaza that separates the 2 parking structures. This space is intended to

be programmed and used in support of the planned Downtown Plaza, or simply used as park space. It is directly accessed by the walkway at the bottom of the Marsac Hill as well as from the staircase from the parking structure. The roof of the 2 story portion is proposed to be a landscaped roof.

Criteria 10: Signs and lighting; No unmitigated impacts.

No signs are proposed with this Conditional Use Permit. Any sign shown on the concept design is illustrative only. Building signs will comply with the City Sign Code. A final sign plan and individual sign permits are required prior to installation of any signs. Temporary construction signs are subject to the Construction Mitigation Plan.

The applicant has submitted preliminary lighting plans for exterior lighting. The overhead “cobra head” light fixture in Swede Alley will be replaced with high pressure sodium light sources. The exterior parking lot lights and streetscape improvements will be consistent with existing light fixtures found along Swede Alley. Any exterior pedestrian lights will be consistent with lights installed with the parking structure. A final lighting plan shall be submitted with the building permit consistent with the intent of the preliminary plans.

Criteria 11: Physical design and compatibility with surrounding structures in mass, scale and style, design, and architectural detailing; No unmitigated impacts.

The main design goal and characteristics provide a building that both complements and completes the new China Bridge parking structure. The proposed building has both one and two story elements, is well articulated, reduces the visual impacts of the north wall of the parking structure, and provides architectural compatibility in terms of physical design, mass, scale and style, and architectural detailing. The proposed building has elements of design that reflect both the larger parking garage structures and the detailing of the transit center to the north. The lower facades are proposed to be a board formed concrete. A fiber cement siding material is proposed for the upper elevations (material samples and colors will be provided at the meeting for Commission review). Timber fascia, posts with a galvanized column base, and canopy elements are proposed. Aluminum store front windows are proposed. The pedestrian staircase will match the existing galvanized steel staircases of the new China Bridge parking structure. An upper public gathering area is proposed above the one story retail portion.

Criteria 12: Noise, vibration, odors, steam, or other mechanical factors that might affect people; No unmitigated impacts. No unusual noise, vibration, odor, or steam nuisances are anticipated with this project. The radio station has a large satellite dish that currently exists in the North Marsac lot. It is unclear at this time if the satellite dish can remain in this location or if it needs to be moved closer to the new shell space. If it needs to be moved, it will be located on the hill to the east of the Marsac Building (just below the 2 police parking spaces closest to the building). If it is relocated, it shall be adequately screened. A condition of approval addresses this.

Criteria 13: Control of delivery and service vehicles, loading and unloading zones, and screening of trash pick up areas; No unmitigated impacts.

A roll up door for delivery to the southern retail space is proposed facing Swede Alley. A loading and unloading zone will be necessary along Swede Alley, similar to existing

deliveries to Main Street, because a driveway in this location will conflict with the entrance to the parking structure. Delivery and loading needs are anticipated to occur during periods of off-peak traffic, typically in the early mornings. The loading area will not impact parking. A sidewalk width ramp is proposed to access the delivery door, no driveway is proposed as part of the CUP. Staff recommends a condition that timing and location of delivery of goods and services occur at off-peak traffic hours, or otherwise coordinated with the City to prevent conflicts with pedestrian and vehicular traffic.

Criteria 14: Expected ownership and management of the property; No unmitigated impacts.

The property is currently owned by Park City Municipal Corporation. A condominium plat is contemplated to allow the various retail and public/quasi public spaces to be sold or leased separately. The condominium plat would have to be recorded before any sale of property could occur.

Criteria 15: Architectural and International Building Code review; No unmitigated impacts.

General architectural details and materials have been submitted. The general architectural intent is consistent with the Park City Architectural Design Guidelines. Input on the design was gathered during initial planning sessions and meetings with staff and conversations with elected officials. One line of discussion initially considered creating a false street façade along the new China Bridge structure to mimic a commercial street front and hide the parking structure. Staff recommended strongly against this and the both the parking structure and the proposed shell space building have been designed to be functional and visually compatible with its setting and adjoining old China Bridge. The materials (board formed concrete, cementitious siding, timbers, galvanized column, and canopy details are consistent with the façade treatment of the old and new China Bridge structures. The store front details are consistent with the existing structures on Swede Alley, being secondary to the entrances on Main Street. Final review for compliance with the LMC and the International Building Code is a recommended condition of approval. Staff recommends a condition of approval that the plans submitted for building permit shall be consistent with the plans reviewed and approved by the Planning Commission on April 25, 2007.

Criteria 16. Sensitive Lands Review; No unmitigated impacts.

This standard is not applicable to this proposal as the property is not within the Sensitive Lands Overlay. However, the property is located within the City's Soils District. During construction of the new China Bridge parking structure soils issues were resolved per the City's existing agreement with the EPA and Utah DEQ, in a voluntary clean up program. The Soils Management Plan established for the new China Bridge structure will apply to this site.

Department Review

This item was reviewed by the Planning, Building, Legal, and Engineering Departments. Issues raised during the review have been satisfactorily mitigated with revised plans and/or by conditions of approval.

Public Notice

The property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record.

Alternatives

- The Planning Commission may approve the CUP for 460 Swede Alley, as conditioned or amended, or
- The Planning Commission may deny the CUP and direct staff to make findings of fact for this decision, or
- The Planning Commission may continue the discussion and request additional information on specific items.

Recommendation

Staff recommends the Planning Commission conduct a public hearing, discuss the proposal, and consider approving the Conditional Use Permit for a 4,535 sf building for retail and public/quasi-public use, to be constructed at 460 Swede Alley adjacent to the north wall of the new China Bridge Parking Structure. Staff has provided findings of fact, conclusions of law and conditions of approval for the Commission's consideration.

Findings of Fact

1. During the spring 2003 City Budget review, City Council initiated a Downtown Task Force to review capital project needs in the downtown area.
2. These Downtown Task Force findings and recommendations were approved by the City Council during the November 20, 2003 City Council Meeting.
3. During the spring 2004 City Budget Review, funding was allocated for three major downtown capital improvements: a town plaza; an expansion of the China Bridge parking structure; and a seismic upgrade/remodel of the Marsac City Hall building.
4. The proposed shell space building was originally contemplated to be part of the new China Bridge parking structure construction. Design and processing of the shell space was postponed due to uncertainty regarding the use of the structure.
5. The proposed building is located on a portion of the 3.6 acre city-owned Parking Structure Subdivision approved by City Council on March 24, 2005. The applicant (the City) funded the additional 298 parking spaces, over what existed prior to construction of the new China Bridge parking structure. The parking garage was constructed as phase one of the downtown action plan and the proposed building is located on the same lot as the existing parking structure. The Shell space is a part of the Council approved Down Town Action Plan, which also approved the parking spaces in the parking garage. Council approved construction and funding of the Parking Structure.
6. The property is located within the Public Use Transitional (PUT) District.
7. The subject property is located directly north of new China Bridge parking structure on Swede Alley. This area currently functions as surface parking. This area was contemplated to be a retail space with approval of the Parking Structure CUP.
8. The proposed 4,535 square foot building has a footprint of approximately 2,800 sf. The Conditional Use permit requests 2,535 sf of retail uses and 2,000 sf of

- public/quasi public uses.
9. The maximum height of the building is 26'4". The building consists of one and two story elements and is well articulated, meeting the LMC requirements for façade shifts and variation. The structure meets the height requirements of the PUT District.
 10. The proposed structure meets all setback requirements of the PUT District. (Zero feet are required).
 11. The building is proposed to be located adjacent to the north wall of the new China Bridge parking structure. A portion of the retail space has been identified for a Utah State Liquor Store. The public/quasi public space has been identified as a radio station/office space. A specific use for the remaining 950 sf of general service commercial and retail space has not been determined.
 12. Commercial retail and service uses, liquor stores, and public and quasi-public uses require a Conditional Use Permit in the PUT District.
 13. The proposed structure has access to all necessary utilities.
 14. The historic pedestrian connection from Marsac Avenue to Swede Alley will not be impacted by the building. Completion of the pedestrian staircase along the northern wall of the new parking structure is proposed as part of this CUP. A sidewalk will be constructed as part of this project on the west side of Swede Alley between 4th and 5th Streets.
 15. The structure will be required to provide a fire suppression system to meet requirements of the International Building code.
 16. The proposed uses require 14 spaces and the project will displace approximately 3 existing surface spaces. Parking for these uses was anticipated, during review of the Parking Structure CUP and Subdivision plat, to occur within the Parking Structure which shares the lot. Parking for the proposed use, is provided in the China Bridge Parking structure, located on the same lot as the proposed building.
 17. There are parking overlaps due to 1) the location of the proposed uses in the downtown core business district, 2) convenient pedestrian connections exist between the businesses and between parking and businesses, 3) the existing free Main Street Trolley system which reduces the need to re-park, and 4) the hours of operation and different peak hours between the proposed uses and Main Street businesses.
 18. The proposed building has both one and two story elements, is well articulated, reduces the visual impacts of the north wall of the parking structure, and provides architectural compatibility with surrounding structures in terms of physical design, mass, scale and style, and architectural detailing. The proposed building has elements of design that reflect both the larger parking garage structures to the south, the detailing of the transit center to the north, and the detailing of historic and contemporary retail spaces fronting (and backing) onto Swede Alley. The lower facades are proposed to be a board formed concrete, a style utilized with the new China Bridge Parking structure. A fiber cement siding material is proposed for the upper elevations (material samples and colors will be provided at the meeting for Commission review). Timber fascia, posts with a galvanized column base, and canopy elements are proposed. Galvanized staircases are consistent with the existing parking structure.

19. The roof over the one story element is proposed to be a pavers system to be used as a public plaza. The roof over the two story element is proposed to be a landscaped roof.
20. No minimum open space is required in the PUT District.
21. The general architectural intent is consistent with the Park City Architectural Design Guidelines.
22. The location of the proposed development is within the City's Soils District. Detailed geotechnical testing has revealed that several spots on the site have elevated levels of certain materials. Under the City's existing agreement with the EPA and Utah DEQ, a voluntary clean up program via an approved Soils Management Plan has been instituted. The Plan includes a section on excavated soils management as well as a storm water control component, and shall be submitted as approved with the project's construction mitigation plan.

Conclusions of Law

1. The CUP, as conditioned, is consistent with the Park City Downtown Action Plan and the Park City Land Management Code.
2. The CUP, as conditioned, is consistent with the Park City General Plan.
3. The proposed use will be compatible with the surrounding structures in use, scale, mass, and circulation.
4. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of approval

1. All standard conditions of approval apply to this CUP.
2. All exterior lighting, including building, plaza, and landscape lighting, shall comply with all applicable Land Management Code requirements.
3. A detailed review against the Uniform Building and Fire Codes in use at the time of building permit submittal is a condition precedent to issuance of full building permit.
4. Final site plan and architectural elevations consistent with the LMC and the plans, elevations, cross sections, and details reviewed and approved by the Planning Commission at the April 25, 2007 meeting, shall be reviewed and approved by the City, as a condition precedent to issuance of a footing and foundation permit. The Planning Staff shall review all revisions. If such revisions are of a substantial nature, the plans will be presented to the Planning Commission for review.
5. The City Engineer shall review and approve all associated utility, public improvements, grading and drainage plans for compliance with the LMC and City standards as a condition precedent to issuance of full building permit. The final utility plans shall be consistent with preliminary utility plans on file with the City and shall be approved by the City Engineer and Park City Building Official and Fire Marshall. Any substantive changes to the existing plan will remand the project back to the Planning Commission for review.
6. Mechanical vents shall be shown on the building plans and shall be painted, hidden with architectural features, located and/or landscaped to mitigate negative impacts on the architectural intent of the buildings and such that noise, vibration,

odors, steam, and impacts on the neighboring properties are minimized to the greatest degree possible, as indicated on the plans submitted with the CUP.

7. A final sign plan and individual sign permits are required prior to installing any signs on the site. Temporary construction signs will be allowed as part of the Construction Mitigation Plan.
8. A Construction Mitigation Plan is required as a condition precedent to issuance of any building permit. The plan shall be in substantial conformance with the plans reviewed by the Planning Commission on April 25, 2007.
9. The Soils Management Plan established for the new China Bridge structure will apply to this site.
10. If the radio station needs to relocate their satellite dish it shall be located to the east of the Marsac Building, on the hillside below the police parking spaces closest to the Marsac Building. If it is relocated, the dish shall be adequately screened prior to issuance of a final certificate of occupancy.
11. Timing and location of delivery of goods and services shall be coordinated to occur during off-peak traffic times, or otherwise coordinated with the City to prevent conflicts with pedestrian and vehicular traffic, such as during special events.
12. Additional parking or fees in lieu may be required, if the anticipated uses change to a more intensive use requiring a higher parking demand.

Exhibits

Exhibit A- Location map

Exhibit B- Visual Rendering existing conditions

Exhibit C- Site plan, Floor Plans, Elevations, Lighting Plans

Exhibit D- Visual Renderings

Exhibit E- Standard Project Conditions

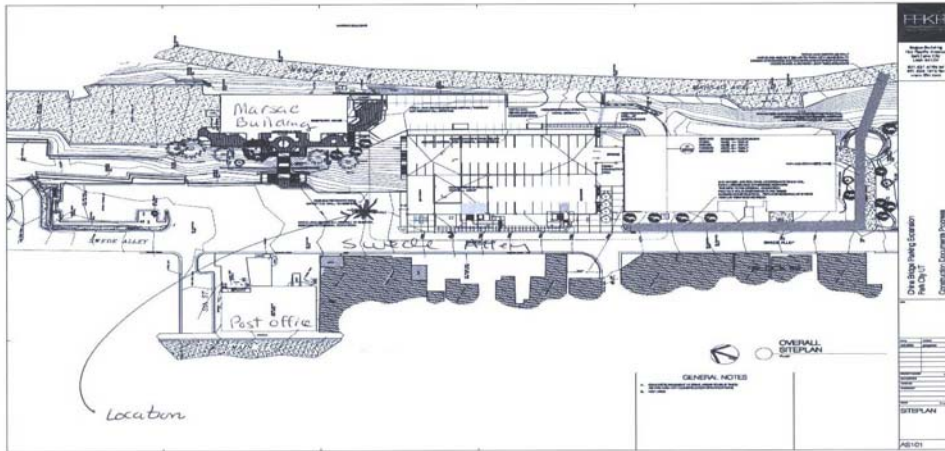


Exhibit A – Site Plan
LOCATION MAP

Exhibit A



Exhibit B- Existing Conditions Rendering

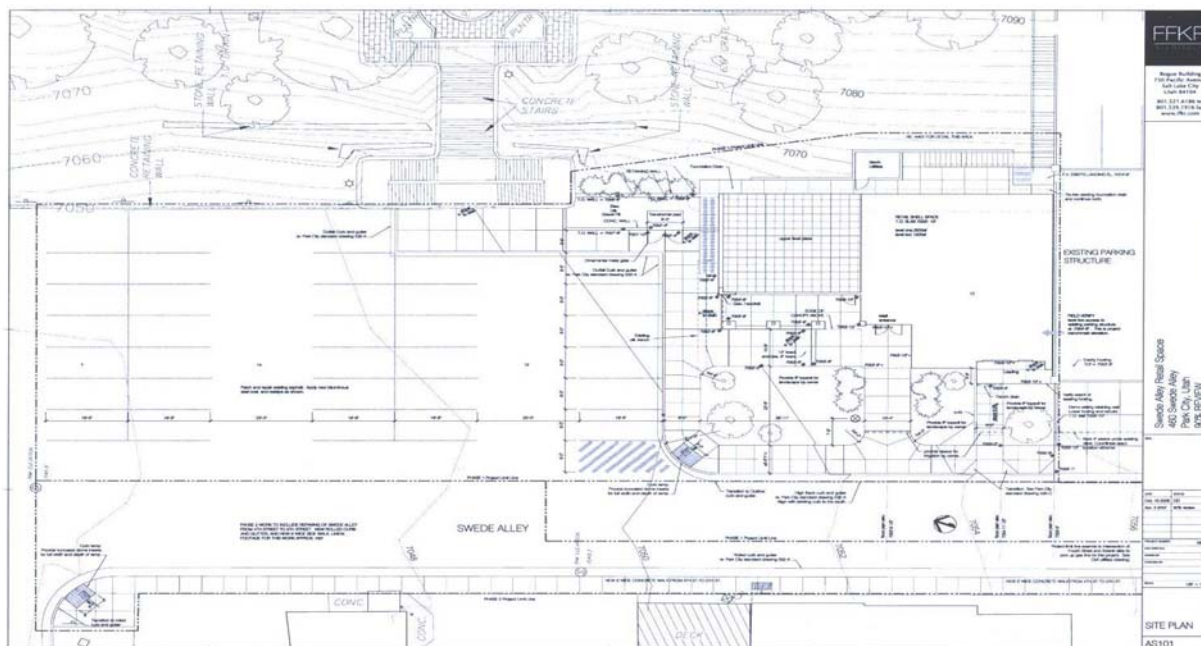
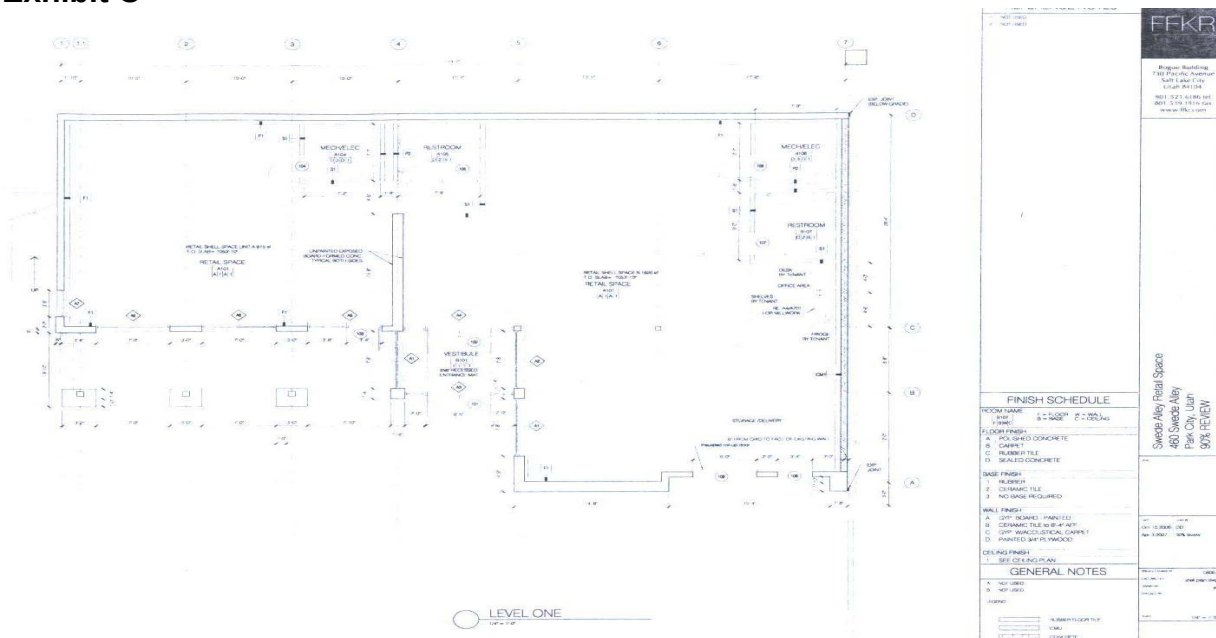


Exhibit C



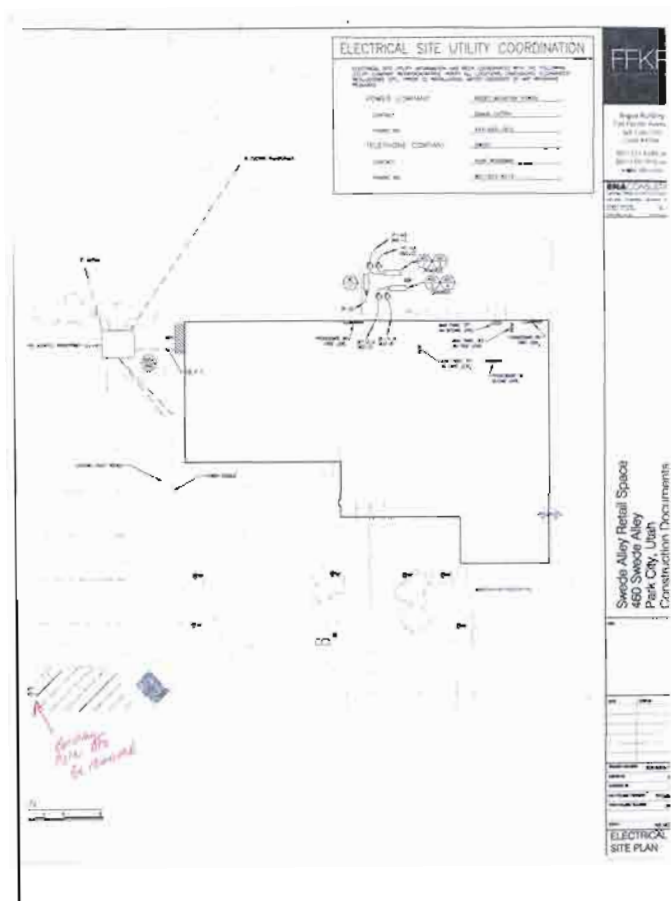




Exhibit D

PARK CITY MUNICIPAL CORPORATION
STANDARD PROJECT CONDITIONS

1. The applicant is responsible for compliance with all conditions of project 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 Code, 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.

Exhibit E

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 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.

April 2007

**Exhibit I: August 8, 2007 Planning Commission Minutes
(Verbal Staff Communication and Memo to File)**

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
AUGUST 8, 2007

COMMISSIONERS IN ATTENDANCE:

Chair Michael O'Hara, Jim Barth, Jack Thomas, Charlie Wintzer

EX OFFICIO:

Principle Planner Brooks Robinson; Sharon Mayes-Atkinson, Planner; Kirsten Whetstone, Planner;
Mark Harrington, City Attorney

=====

REGULAR MEETING - 6:30 p.m.

I. ROLL CALL

Chair O'Hara called the meeting to order at 6:35 p.m. and noted that all Commissioners were present except Commissioners Pettit, Russack, and Sletten who were excused.

II. ADOPTION OF MINUTES

MOTION: Commissioner Wintzer moved to APPROVE the minutes of July 25, 2007 as written. Commissioner Barth seconded the motion.

VOTE: The motion passed unanimously.

III. PUBLIC COMMUNICATIONS

There was no comment.

IV. STAFF & COMMISSIONERS' COMMUNICATIONS/DISCLOSURES

Planner Kirsten Whetstone reported on a change to the 460 Swede Alley conditional use permit for the shell space approved for the north end of the parking structure. The City is the applicant. The conditional use permit was approved with a two story element and a one story 900 square foot retail space. At this point the City is considering postponing the one story retail space due to financial situations and would like to present a revised plan to the Planning Commission. The Staff has reviewed the revised plan and finds it substantially in compliance with the conditional use permit.

Planner Whetstone stated that a one story element on the north end would soften the two story exposure. This could be a trellis or some other temporary element that would be removed when the retail space is constructed per the conditional use permit. Planner Whetstone noted that the revised plan results in phasing that was not anticipated when the conditional use permit was approved. The City has submitted a conditional use permit amendment related to timing issues on construction. Planner Whetstone remarked that this report was an information only item for the Planning Commission; however, if there are any concerns they do have the option of formally amending the conditional use permit. Planner Whetstone requested direction from the Planning Commission.



August 8, 2007

Building • Engineering • Planning

Project Address: 460 Swede Alley
Project Description: PCMC Shell Space CUP amended to not construct the second story retail space with the first phase.

This item was taken to the Planning Commission on August 8, 2007 as an information item. The Planning Commission was informed of the change to the approved plans, to not construct the second story retail space as part of the first phase of construction. There was no objection. See approved plans for the retail space that could be constructed at a later date, with no additional Planning Commission review, provided it is constructed according to the approved CUP.

Kirsten Whetstone, AICP
Senior City Planner

A handwritten signature in cursive script, appearing to read "Kirsten Whetstone".

File

Exhibit J: Standard Project Conditions

**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: Marsac Parking Structure Subdivision Plat - Second Amended
Author: Hannah M. Tyler, AICP, Senior Planner
Project Number: PL-19-04124
Date: March 27, 2019
Type of Item: Legislative – Condominium Plat

Summary Recommendations

Staff recommends the Planning Commission hold a public hearing for the Marsac Parking Structure Subdivision Plat - Second Amended located at 460 Swede Alley 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.

Description

Applicant: Community Wireless of Park City, Inc. a nonprofit Utah corporation (Represented by Marshall King, Alliance Engineering)
Location: 460 Swede Alley
Zoning District: Public Use Transition (PUT) Zoning District
Adjacent Land Uses: Commercial, Parking Area, and Municipal Uses
Reason for Review: Plat Amendments require Planning Commission review and City Council review and action

Disclosure: Park City Municipal Corporation is a property owner within the Marsac Parking Structure Subdivision.

Proposal

The City received an application for the Marsac Parking Structure Subdivision Plat - Second Amended which will amend the three-lot subdivision. Lot 1 contains the Marsac City Hall. Lot 2 contains the parking structure, radio station (KPCW), and the liquor store space. Lot 3 contains a plaza. The proposed KPCW expansion will expand into Lot 3 so the applicant is requesting to subdivide Lot 3 into two (2) lots 3A and 3B.

The proposed expansion will also require an amendment to Unit 200 of the Marsac-Swede Condominiums which is also being considered in this meeting packet as the Marsac-Swede Condominiums First Amended. An amendment to the 2007 CUP is also being considered at this meeting.

Background

A detailed background can be found in the Conditional Use Permit Modification Staff Report in this meeting packet.

The City received an application for the Marsac Parking Structure Subdivision Plat – Second Amended which will amend the three-lot subdivision. The Plat Amendment was complete on February 1, 2019.

The Marsac Parking Structure Subdivision plat was approved by City Council on March 24, 2005 ([Staff Report, Page 76](#) and [Minutes, Page 8](#)) and recorded at Summit County in November of 2005. The Subdivision plat combined multiple City-owned metes and bounds parcels.

In 2008, City Council approved the Marsac Parking Structure Subdivision Amended Plat which created three (3) lots from one (1) lot of record ([Staff Report, Page 19](#) and [Minutes, Page 5](#)) and was recorded on November 25, 2008.

Purpose

The purpose of the Public Use Transition (PUT) Zoning District can be found [here](#).

Analysis

As described in the Conditional Use Permit Staff Report in this Planning Commission meeting packet, KPCW is proposing to expand their unit (Unit 200) within the Marsac-Swede Condominiums and Marsac Parking Structure Subdivision Amended Plat located at 460 Swede Alley. The current building was approved through the Conditional Use Permit (CUP) process in April of 2007 as the “Park City Municipal Corporation China Bridge Shell CUP.” The building was approved as a shell for three (3) spaces containing retail and public/quasi-public uses, and a 915 SF “Expandable Office” space totaling 4,535 SF. The proposed KPCW expansion will fulfill the postponed phase (un-built “Expandable Office” / “retail shell space”). The proposed KPCW expansion is consistent with the approved 2007 CUP and 2007 CUP Modification.

The proposed expansion includes a 1,311 square foot expansion (as measured by the proposed Marsac-Swede Condominium Plat First Amended). The expansion will occur to the north and west sides of the structure on the second level only. The expansion will cantilever above the sidewalk area creating a covered walkway leading into the State Liquor Store in Unit 100.

The proposed Plat Amendment amends the existing three-lot subdivision to accommodate the expansion of Unit 200 of the Marsac-Swede Condominiums. The PUT Zoning District has no minimum setbacks except where structures abut residential zoning districts. As proposed, the lots, existing facilities, and proposed expansion comply with the requirements of the PUT Zoning District, except in areas where City Hall and existing China Bridge parking structure exist as legal non-complying structures because they do not meet required building setbacks abutting the HR-1 district along Marsac Avenue. This condition existed at the time of the Marsac Parking Structure Subdivision Plat (2005) and Marsac Parking Structure Subdivision Amended Plat (2008) and the buildings exist as non-complying structures.

The KPCW expansion complies with applicable LMC requirements of the PUT Zoning District. In addition, the KPCW expansion is being reviewed for compliance with the

Land Management Code through the Conditional Use Permit Modification process (in this meeting packet).

The lot arrangement, proposed expansion, square footage, lot dimensions, access, easements, utilities, parking, and street frontage are consistent with the Land Management Code. As is detailed in the Conditional Use Permit Modification Staff Report (in this meeting packet), the proposed expansion complies with the Parking Ratio Requirements outlined in LMC 15-3. The 2019 CUP Modification Parking Ratio Requirement calculation is based on the known uses of the building, expandable area, tenant improvements, and leasable floor area. In total, the Parking Ratio Requirement has not increased based on the proposed expansion and updated square footage calculations. Therefore, staff finds that no additional Parking Ratio Requirement is required beyond what was satisfied as a part of the 2007 CUP approval.

Good Cause

Staff finds good cause for this Plat Amendment as the proposal allows for the expansion of the Unit 200 (KPCW). There are no known adverse impacts to the public as a result of the proposed Plat Amendment.

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 March 13, 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 according to requirements of the Land Management Code.

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 Marsac Parking Structure Subdivision Plat - Second Amended located at 460 Swede Alley as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for the Marsac Parking Structure Subdivision Plat - Second Amended located at 460 Swede Alley and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on the Marsac Parking Structure Subdivision Plat - Second Amended located at 460 Swede Alley to a future date.

Significant Impacts

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

Consequences of not taking recommended action

The applicant could not expand the building as proposed or would have to modify the current design based on input from the Planning Commission.

Summary Recommendation

Staff recommends the Planning Commission hold a public hearing for the Marsac Parking Structure Subdivision Plat - Second Amended located at 460 Swede Alley 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 with Proposed Plat (Attachment 1)

Exhibit B – Survey

Exhibit D – Marsac Parking Structure Subdivision Plat – First Amended

Exhibit E – Aerial Photographs with 500' Radius

Exhibit F – Site Photographs

Ordinance No. 19-XX

AN ORDINANCE APPROVING THE MARSAC PARKING STRUCTURE SUBDIVISION PLAT - SECOND AMENDED LOCATED AT 460 SWEDE ALLEY, PARK CITY, UTAH.

WHEREAS, the owners of the property located at 460 Swede Alley petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, On March 13, 2019, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on March 9, 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 March 27, 2019, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on March 27, 2019, forwarded a _____ recommendation to the City Council; and,

WHEREAS, on April 18, 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 Marsac Parking Structure Subdivision Plat - Second Amended located at 460 Swede Alley, Park City.

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

SECTION 1. APPROVAL. The Marsac Parking Structure Subdivision Plat - Second Amended located at 460 Swede Alley, 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 is located at 460 Swede Alley within the Marsac Parking Structure Subdivision Plat and Marsac-Swede Condominiums.
2. The property is located within the Public Use Transition (PUT) Zoning District.
3. KPCW is proposing to expand their unit (Unit 200) within the Marsac-Swede Condominiums located at 460 Swede Alley.
4. The current building was approved through the Conditional Use Permit process in April of 2007 as the “Park City Municipal Corporation China Bridge Shell.” The

- building was approved as a shell for three (3) spaces containing retail and public/quasi-public uses, and a 915 SF “Expandable Office” space totaling 4,535 SF.
5. The applicant has submitted a Conditional Use Permit Modification for the proposed KPCW expansion which will fulfill the postponed phase (un-built “Expandable Office” / “retail shell space”).
 6. The proposed KPCW expansion is consistent with the approved 2007 CUP and 2007 CUP Modification.
 7. The proposed expansion includes a 1,311 square foot expansion (as measured by the proposed Marsac-Swede Condominium Plat First Amended). The expansion will occur to the north and west sides of the structure on the second level only. The expansion will cantilever above the sidewalk area creating a covered walkway leading into the State Liquor Store in Unit 100.
 8. The proposed Marsac-Swede Condominiums First Amended memorializes the expansion of Unit 200 (KPCW) of the existing Marsac-Swede Condominiums.
 9. The KPCW expansion complies with applicable LMC requirements of the PUT Zoning District.
 10. The Marsac Parking Structure Subdivision plat was approved by City Council on March 24, 2005 ([Staff Report, Page 76](#) and [Minutes, Page 8](#)) and recorded at Summit County in November of 2005. The Subdivision plat combined multiple City-owned metes and bounds parcels.
 11. In 2008, City Council approved the Marsac Parking Structure Subdivision Amended Plat which created three (3) from one (1) lot of record ([Staff Report, Page 19](#) and [Minutes, Page 5](#)) and was recorded on November 25, 2008.
 12. The proposed Marsac Parking Structure Subdivision Second Amended Plat amends the existing three-lot subdivision.
 13. The PUT Zoning District has no minimum setbacks except where structures abut residential zoning districts.
 14. As proposed, the lots, existing facilities, and proposed expansion comply with the requirements of the PUT Zoning District, except in areas where City Hall and existing China Bridge parking structure exist as legal non-complying structures because they do not meet required building setbacks abutting the HR-1 district along Marsac Avenue. This condition existed at the time of the Marsac Parking Structure Subdivision Plat (2005) and Marsac Parking Structure Subdivision Amended Plat (2008) and the buildings exist as non-complying structures.
 15. The KPCW expansion complies with applicable LMC requirements of the PUT Zoning District. In addition, the KPCW expansion is being reviewed for compliance with the Land Management Code through the Conditional Use Permit Modification process (in this meeting packet).
 16. The lot arrangement, proposed expansion, square footage, lot dimensions, access, easements, utilities, parking, and street frontage are consistent with the Land Management Code.
 17. 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 plat amendments.
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.

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. A note shall be added to the plat prior to recordation stating that all conditions of approval of the Conditional Use Permits shall continue to apply.

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

PASSED AND ADOPTED this 18th day of April, 2019.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

ATTEST:

City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

Attachment 1 – Proposed Plat

Exhibit B – Proposed Project Intent

MARSAC PARKING STRUCTURE SUBDIVISION PLAT AMENDED
460 SWEDE ALLEY
January 29, 2019

PROJECT INTENT

The Marsac Parking Structure Subdivision Plat Amended, recorded November 25, 2008, as Entry No. 859947, is a 3-lot subdivision. The subdivision consists of Park City Hall on Lot 1, a parking structure, a radio station and a space currently occupied by a liquor store on Lot 2 (Lot 2 is now known as Marsac-Swede Condominiums, recorded November 25, 2008, as Entry No. 859972), and a plaza on Lot 3. The radio station proposes to expand their space into a portion of Lot 3. It is proposed that Lot 3 be subdivided into two lots, A and B. Lot B would then become a portion of the Marsac-Swede Condominiums, Unit 200.

Exhibit C – Existing Conditions Survey

**Exhibit D - Marsac Parking Structure
Subdivision Plat - First Amended**

24 of Lot 1, N. 30th Forking Structure Section 19, on the end of record in the Office of the Surveying General, recordation number 1393274, same subdivision being located on the southeast corner of Section 16, Township 2 S., Range 4 East, S. 16th East Base & Meridian, Summit County, also located in the Amonide Plate of Park City on the end of record in the office of the Summit County recorder, more particularly described as follows:

Beginning of a point which is North 89°58'40" West along the center section line, a distance

CUMER'S DECLARATION AND CONSENT TO RECORD

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


 The seal of the Park City Planning Commission is circular. It features the text "PARK CITY PLANNING COMMISSION" around the perimeter. In the center, it says "EST. 1978".

Date: March 29, 2006
 By: [Signature]

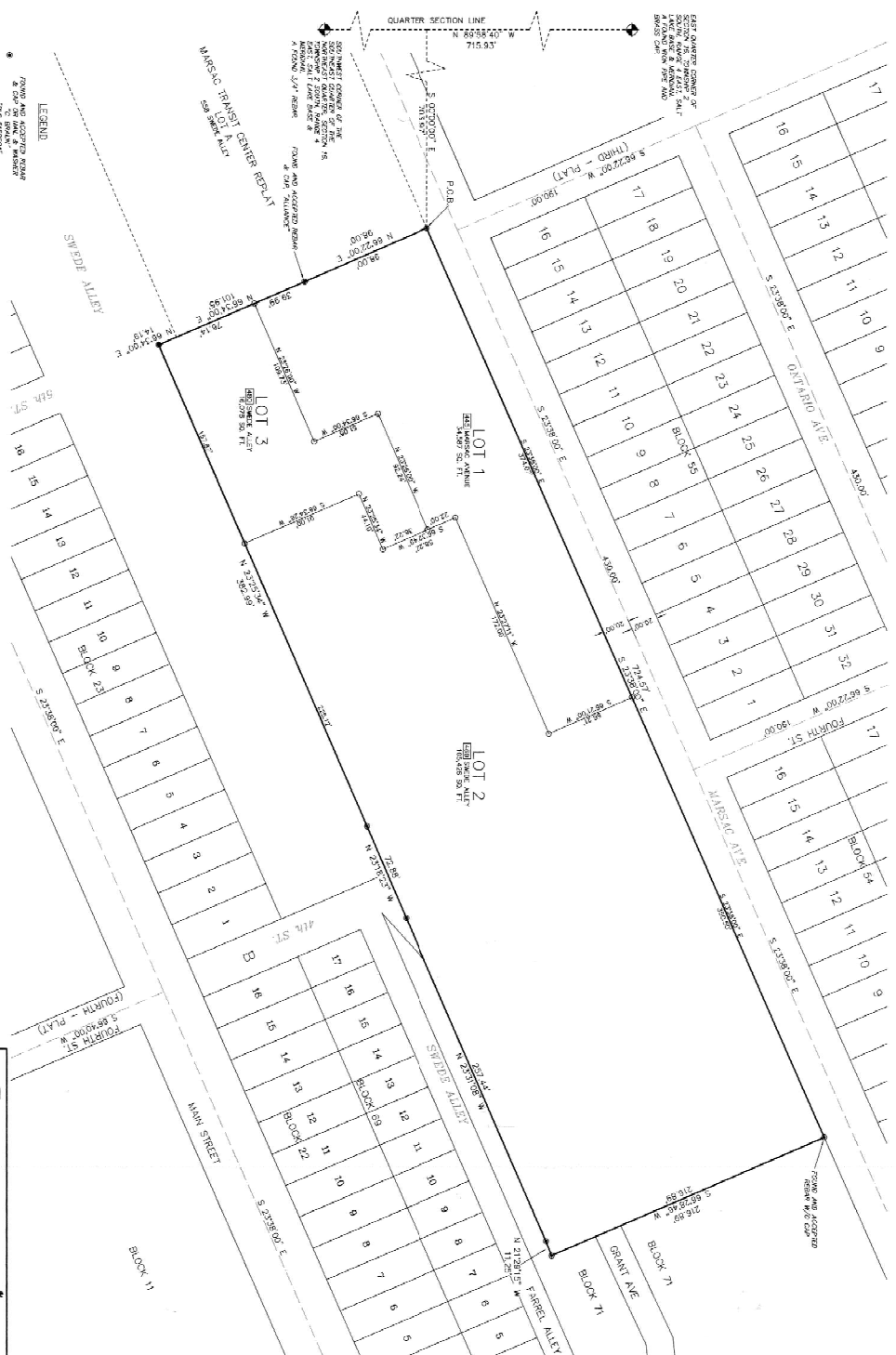
PARK CITY PLANNING COMMISSION

CERTIFICATE OF ATTACHMENT

APPROVED AND ACCEPTED BY THE
PARK CITY PLANNING COMMISSION ON THIS
DAY OF AUGUST 13, 2008 A.D.

Paula Morris
CHAIRMAN

PLANNING COMMISSIONER
BY *Paula Morris*
COUNCIL THIS DAY
OF AUGUST 2008 A.D.



SET ME BAR W/COAP BAR
NAIL W/BLISTER
"BETWEEN" END"
TOL 5 187706"

NOTES:
1. FUTURE DEVELOPMENT OF LOT 3 WILL REQUIRE THE OWNER TO PROVIDE ACCESS TO A PUBLIC ROW
2. AN ACCESS EASEMENT THROUGH CHINA BRIDGE PARKING STRUCTURE TO THE SHED SPACE BALCONIES
3. MAX ACCESS ON LOT 2 SHALL FIRST

Engineering, Inc.
Civil Engineering • Land Surveying • Land Plotting

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

ENGINEERS CERTIFICATE

E	APPROVAL AS TO FORM
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PAGE 1 of 1
 041 Date: October 26, 2
 Drawing Name: M-22-0001-01

1670 Riverwood Drive • Suite 124
P.O. Box 2661 • Park City • Utah • 84050
Phone: (435) 649-4567 • Fax: (435) 649-0219
E-mail: info@cedargreen-utah.com

RECEIVED FOR COMPLIANCE TO SANDERVILLE BASIN, WA
 RECLAMATION DISTRICT STANDARDS ON THIS
 DAY OF Oct. 2008 A.D.
 BY R.D.S.
G.B.H.R.D.

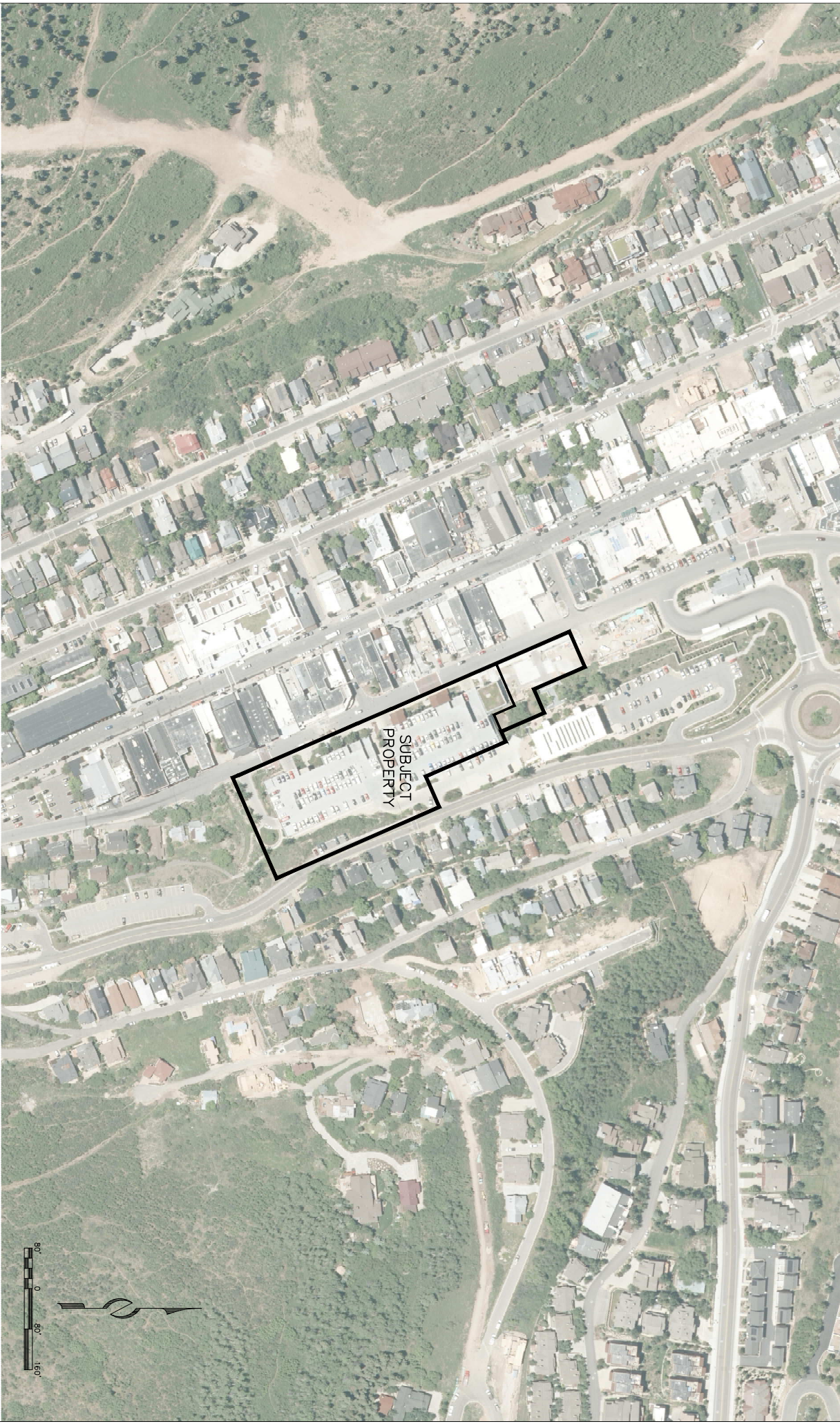
ACCORDANCE WITH INFORMATION
FILE IN MY OFFICE THIS 12th
DAY OF November 2008 A
BY [Signature]
PARK CITY ENGINEER

APPROVED AS TO FORM THIS 21
DAY OF November 2008 A.L.
BY [Signature]
PARK CITY ATTORNEY

BY *Pamela Williams*
MANHATTAN

STATE OF UTAH COUNTY OF SALT LAKE AND FILED
AT THE REQUEST OF Park City Municipal Corp.
DATE 11-28-08 TIME 2:23PM BOOK PAGE
FEE
RECORDED
Quinteth Bauman, Deputy

Exhibit E – Aerial Photographs with 500' Radius



SUBJECT
PROPERTY

80' 0 80' 160'



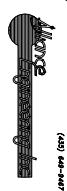
 (405) 246-4447 LANDING BUILDINGS LANE PARKING STRUCTURES 2220 West 10th, Suite 100, Oklahoma City, Oklahoma 73106	STAFF: RYAN BERT MARSHALL KING	AERIAL PHOTOGRAPH MARSAO PARKING STRUCTURE BLOCKS 71 & 72, MILLSITE RESERVATION FOR: PERC & ENG JOB NO.: 10-11-19 FILE: 30\Projects\perc\eng\Exhibit\Marso Parking Structure-offering	SHEET 1 of 1
	DATE: 1/23/19		

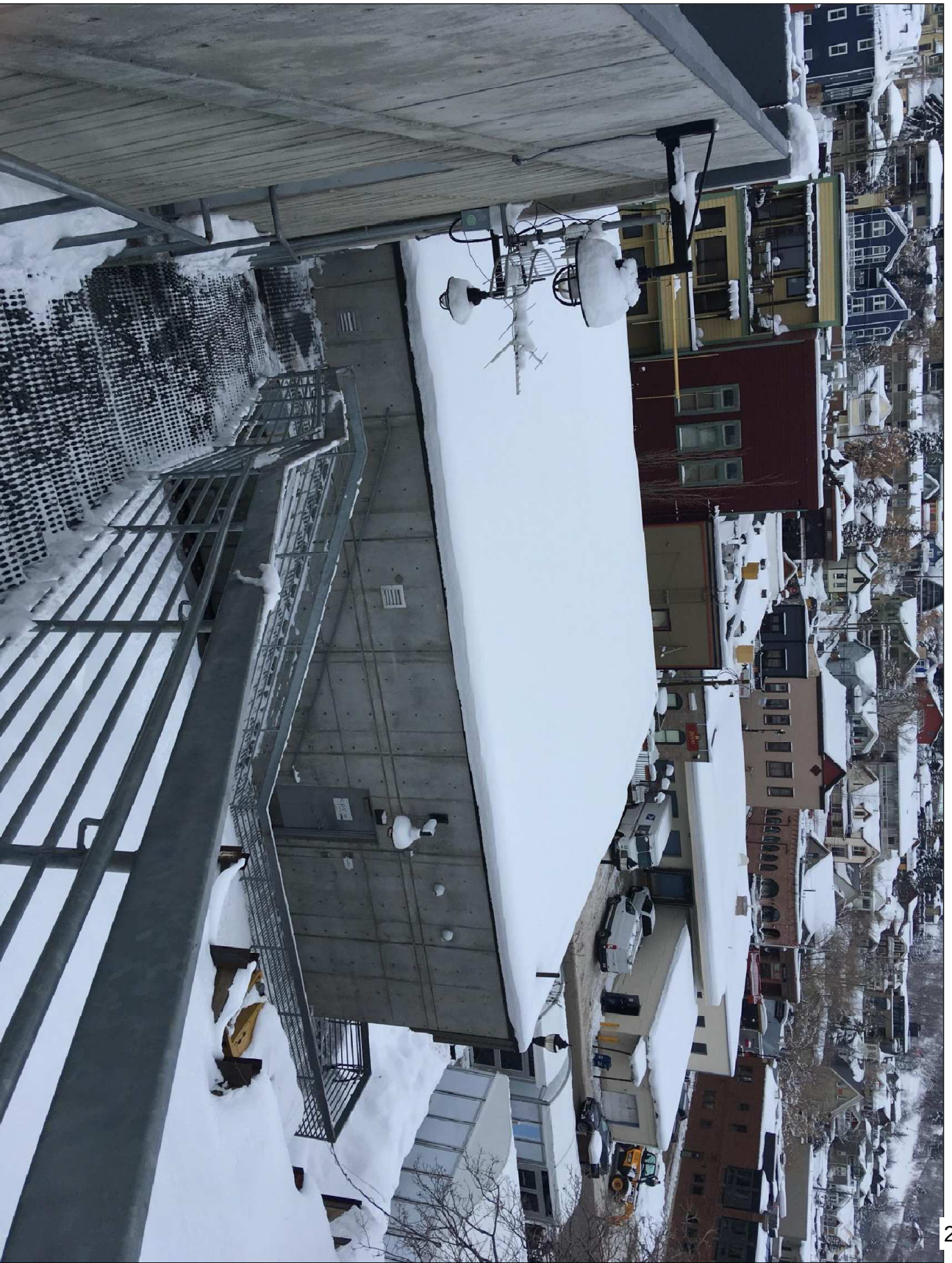
Exhibit F – Site Photographs



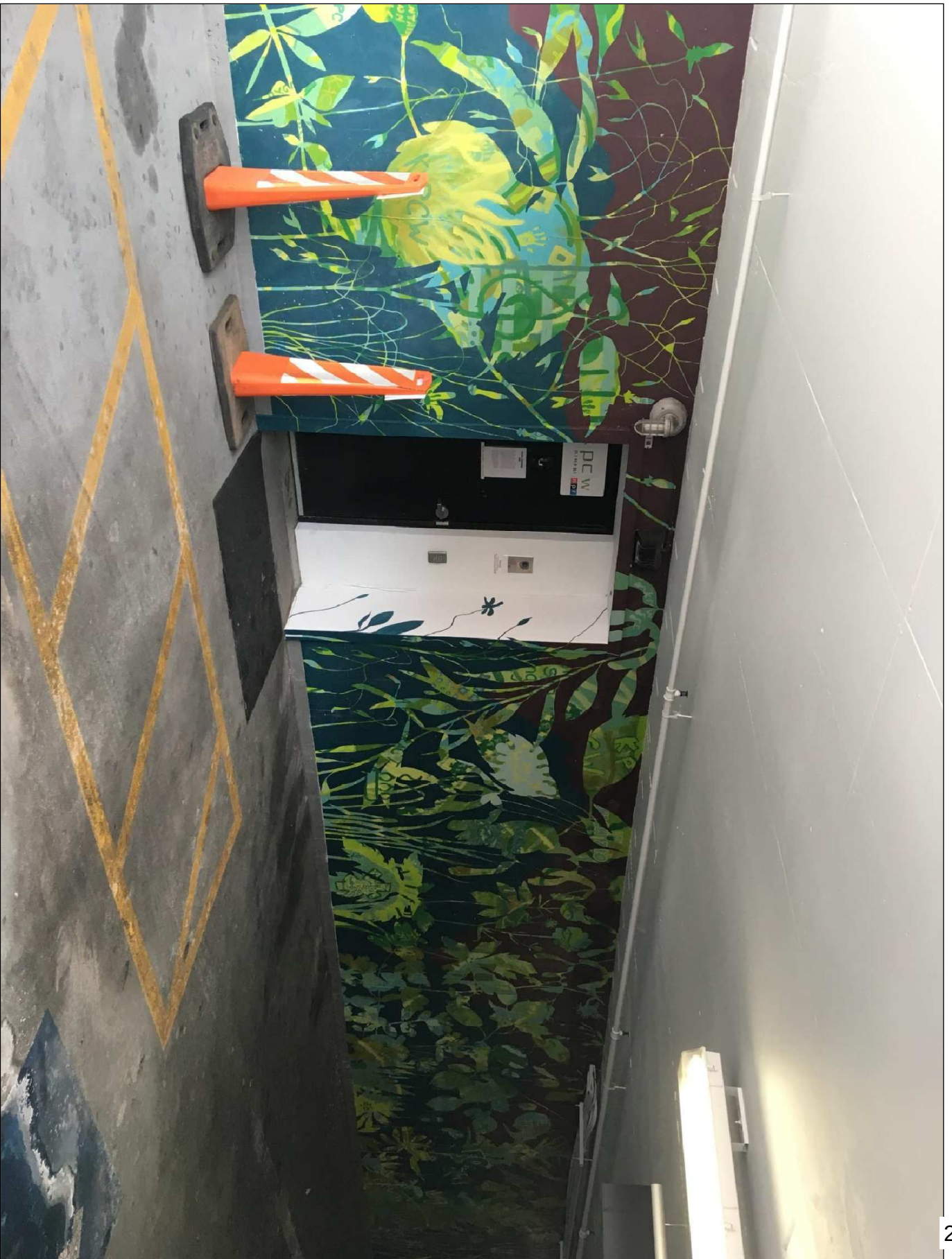
Unit 200, Marsac-Swede Condominiums - looking easterly



Unit 200, Marsac-Swede Condominiums - looking southwesterly



Unit 200, Marsac-Swede Condominiums - looking westerly



Unit 200, Marsac-Swede Condominiums - looking northerly

Planning Commission Staff Report

Subject: Marsac-Swede Condominiums First Amended
Author: Hannah M. Tyler, AICP, Senior Planner
Project Number: PL-19-04124
Date: March 27, 2019
Type of Item: Legislative – Condominium Plat

Summary Recommendations

Staff recommends the Planning Commission hold a public hearing for the Marsac-Swede Condominiums First Amended located at 460 Swede Alley and consider forwarding a positive recommendation to the City Council on April 18, 2019 based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Description

Applicant: Community Wireless of Park City, Inc. a nonprofit Utah corporation (Represented by Marshall King, Alliance Engineering)
Location: 460 Swede Alley
Zoning District: Public Use Transition (PUT) Zoning District
Adjacent Land Uses: Commercial, Parking Area, and Municipal Uses
Reason for Review: Condominium Plat Amendments require Planning Commission review and City Council review and action

Disclosure: Park City Municipal Corporation owns the remaining units within the Marsac-Swede Condominiums.

Proposal

KPCW is proposing to expand their unit (Unit 200) within the Marsac-Swede Condominiums located at 460 Swede Alley. The current building was approved through the Conditional Use Permit process in April of 2007 as the “Park City Municipal Corporation China Bridge Shell.” The building was approved as a shell for three (3) spaces containing retail and public/quasi-public uses, and a 915 SF “Expandable Office” space totaling 4,535 SF. The KPCW expansion will fulfill the postponed phase (un-built “Expandable Office” / “retail shell space”). The proposed KPCW expansion is consistent with the approved 2007 CUP and 2007 CUP Modification. The proposed expansion will require an amendment to Unit 200 of the Marsac-Swede Condominiums.

Background

A detailed site history for the China Bridge Parking Structure and adjacent “Park City Municipal Corporation China Bridge Shell” spaces can be found in the Conditional Use Permit Modification Staff Report in this meeting packet.

The City received an application for the Marsac-Swede Condominiums – First Amended which will memorialize the proposed expansion area into the KPCW condominium unit (Unit 200). The Condominium Plat application was complete on February 1, 2019.

The Marsac-Swede Condominiums were approved by City Council on August 28, 2008 ([Staff Report, Page 26](#) and [Minutes, Page 5](#)) and recorded on November 25, 2008.

Purpose

The purpose of the Public Use Transition (PUT) Zoning District can be found [here](#).

Analysis

The proposed Marsac-Swede Condominiums First Amended memorializes the expansion of Unit 200 (KPCW) of the existing Marsac-Swede Condominiums. The KPCW expansion complies with applicable LMC requirements of the PUT Zoning District. In addition, the KPCW expansion is being reviewed for compliance with the Land Management Code through the Conditional Use Permit Modification process (in this meeting packet).

The proposed Marsac-Swede Condominiums First Amended consists of a 1,311 SF expansion of existing Unit 200 (as measured by the proposed Condominium Plat Amendment). The remaining units of the existing Marsac-Swede Condominiums will remain unchanged both in size and ownership. The applicant submitted a letter from the manager of the Marsac-Swede Condominium Owners Association presenting that the members conducted a vote and unanimously approved for the project to move forward with the land use process.

The lot arrangement, proposed expansion, square footage, lot dimensions, access, easements, utilities, parking, and street frontage are consistent with the Land Management Code. As is detailed in the Conditional Use Permit Modification Staff Report (in this meeting packet), the proposed expansion complies with the Parking Ratio Requirements outlined in LMC 15-3. The 2019 CUP Modification Parking Ratio Requirement calculation is based on the known uses of the building, expandable area, tenant improvements, and leasable floor area. In total, the Parking Ratio Requirement has not increased based on the proposed expansion and updated square footage calculations. Therefore, staff finds that no additional Parking Ratio Requirement is required beyond what was satisfied as a part of the 2007 CUP approval.

The PUT Zoning District has no minimum setbacks except where structures abut residential zoning districts. As proposed, the lots, existing facilities, and proposed expansion comply with the requirements of the PUT Zoning District, except in areas where City Hall and existing China Bridge parking structure exist as legal non-complying structures because they do not meet required building setbacks abutting the HR-1 district along Marsac Avenue. This condition existed at the time of the Marsac Parking Structure Subdivision Plat (2005) and Marsac Parking Structure Subdivision Amended Plat (2008) and the buildings exist as non-complying structures.

The proposed KPCW expansion has also triggered the requirement of a Plat Amendment. The City has received an application for the Marsac Parking Structure Subdivision Plat - Second Amended which will amend the three-lot subdivision. Lot 1 contains the Marsac City Hall. Lot 2 contains the parking structure, radio station, and the liquor store space. Lot 3 contains a plaza. The proposed KPCW expansion will expand into Lot 3 so the applicant is requesting to subdivide Lot 3 into two (2) lots 3A and 3B. The Plat Amendment proposal is detailed as a separate application in this meeting packet.

Good Cause

Staff finds good cause for this Condominium Plat Amendment as the proposal memorializes the expansion of the unit 200 (KPCW). There are no known adverse impacts to the public as a result of the proposed Condominium Plat Amendment.

Process

The approval of this condominium 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 March 13, 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 according to requirements of the Land Management Code.

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 Marsac-Swede Condominiums First Amended located at 460 Swede Alley as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for the Marsac-Swede Condominiums First Amended located at 460 Swede Alley and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on the Marsac-Swede Condominiums First Amended located at 460 Swede Alley to a future date.

Significant Impacts

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

Consequences of not taking recommended action

The applicant could not expand the building as proposed or would have to modify the current design based on input from the Planning Commission.

Summary Recommendation

Staff recommends the Planning Commission hold a public hearing for the Marsac-Swede Condominiums First Amended located at 460 Swede Alley and consider forwarding a positive recommendation to the City Council on April 18, 2019 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 – Proposed Project Intent

Exhibit C – Existing Conditions Survey

Exhibit D – Proposed Marsac Parking Structure Subdivision Plat - Second Amended

Exhibit E – Aerial Photographs with 500' Radius

Exhibit F – Site Photographs

Ordinance No. 19-XX

AN ORDINANCE APPROVING THE MARSAC-SWEDE CONDOMINIUMS FIRST AMENDED LOCATED AT 460 SWEDE ALLEY, PARK CITY, UTAH.

WHEREAS, the owners of the property located at 460 Swede Alley have petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, On March 13, 2019, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on March 9, 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 March 27, 2019 , to receive input on plat amendment; and

WHEREAS, the Planning Commission, on March 27, 2019, forwarded a _____ recommendation to the City Council; and,

WHEREAS, on April 18, 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 Marsac-Swede Condominiums First Amended located at 460 Swede Alley.

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

SECTION 1. APPROVAL. The Marsac-Swede Condominiums First Amended located at 460 Swede Alley, 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 is located at 460 Swede Alley within the Marsac Parking Structure Subdivision Plat and Marsac-Swede Condominiums.
2. The property is located within the Public Use Transition (PUT) Zoning District.
3. KPCW is proposing to expand their unit (Unit 200) within the Marsac-Swede Condominiums located at 460 Swede Alley.
4. The applicant submitted a letter from the manager of the Marsac-Swede Condominium Owners Association presenting that the members conducted a vote and unanimously approved for the project to move forward with the land use process.

5. The current building was approved through the Conditional Use Permit process in April of 2007 as the "Park City Municipal Corporation China Bridge Shell." The building was approved as a shell for three (3) spaces containing retail and public/quasi-public uses, and a 915 SF "Expandable Office" space totaling 4,535 SF.
6. The applicant has submitted a Conditional Use Permit Modification for the proposed KPCW expansion which will fulfill the postponed phase (un-built "Expandable Office" / "retail shell space").
7. The proposed KPCW expansion is consistent with the approved 2007 CUP and 2007 CUP Modification.
8. The proposed expansion includes a 1,311 square foot expansion (as measured by the proposed Marsac-Swede Condominium Plat First Amended). The expansion will occur to the north and west sides of the structure on the second level only. The expansion will cantilever above the sidewalk area creating a covered walkway leading into the State Liquor Store in Unit 100.
9. The lot arrangement, proposed expansion, square footage, lot dimensions, access, easements, utilities, parking, and street frontage are consistent with the Land Management Code.
10. The proposed expansion complies with the Parking Ratio Requirements outlined in LMC 15-3. The 2019 CUP Modification Parking Ratio Requirement calculation is based on the known uses of the building, expandable area, tenant improvements, and leasable floor area. In total, the Parking Ratio Requirement has not increased based on the proposed expansion and updated square footage calculations. Therefore, staff finds that no additional Parking Ratio Requirement is required beyond what was satisfied as a part of the 2007 CUP approval.
11. The PUT Zoning District has no minimum setbacks except where structures abut residential zoning districts. As proposed, the lots, existing facilities, and proposed expansion comply with the requirements of the PUT Zoning District, except in areas where City Hall and existing China Bridge parking structure exist as legal non-complying structures because they do not meet required building setbacks abutting the HR-1 district along Marsac Avenue. This condition existed at the time of the Marsac Parking Structure Subdivision Plat (2005) and Marsac Parking Structure Subdivision Amended Plat (2008) and the buildings exist as non-complying structures.
12. The proposed Marsac-Swede Condominiums First Amended memorializes the expansion of Unit 200 (KPCW) of the existing Marsac-Swede Condominiums.
13. The KPCW expansion complies with applicable LMC requirements of the PUT Zoning District.
14. The current square footage of Unit 200 is 1,960 square feet.
15. Unit 200 will expand to a total of 3,271 square feet.
16. Unit 100 and Unit 300 will not be impacted by the proposed KPCW expansion.
17. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

1. There is good cause for this Condominium Plat.

2. The Condominium Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding condominium plat amendments.
3. Neither the public nor any person will be materially injured by the proposed Condominium Plat Amendment.
4. Approval of the Condominium 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:

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat and CC&Rs 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 (1) year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval or 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 note shall be added to the plat prior to recordation stating that all conditions of approval of the Conditional Use Permits and Marsac-Swede Condominiums shall continue to apply.

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

PASSED AND ADOPTED this 18th day of April, 2019.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

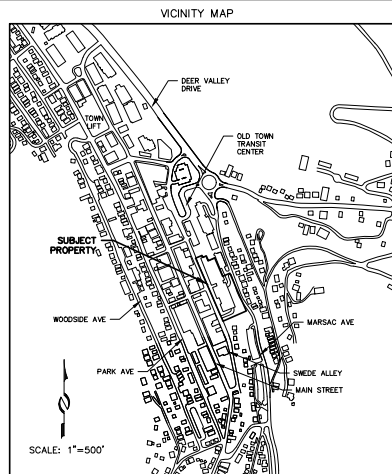
ATTEST:

City Recorder

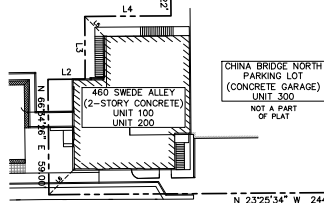
APPROVED AS TO FORM:

Mark Harrington, City Attorney

Attachment 1 – Proposed Plat



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 21°29'15" W	11.25'
L2	S 23°25'34" E	19.00'
L3	N 66°34'28" E	32.00'
L4	S 23°25'34" E	44.10'
L5	S 22°44'0" W	14.00'
L6	S 85°24'0" E	18.50'



NOTES

- This plat amendment is subject to the Conditions of Approval in Ordinance 2019-_____.
- The Units of this Condominium are served by a Common Private Lateral Wastewater Line. The "MARSAC-SWEDE CONDOMINIUM OWNERS ASSOCIATION" Shall be responsible for Ownership, Operation and Maintenance of all Common Private Lateral Wastewater Lines.
- Unit 200 Access Easement: An access easement exists through Unit 300 (China Bridge Parking Garage) for the benefit of Unit 200. The purpose of this easement is to provide a handicap accessible ingress/egress point to Unit 200. It is the responsibility of the Association to ensure this access is maintained and available.
- Public Access Easement: A Non-exclusive Public Access easement exists through Unit 300 (China Bridge Parking Garage) for the benefit of the general public. The purpose of this easement is to provide access for public parking to and within the existing China Bridge parking Garage.
- All Conditions of Approval of Marsac Parking Structure Subdivision Plat Amended, recorded November 25, 2008, as Entry No. 859947 shall continue to apply and remain in full force and effect.

CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that Park City Redevelopment Authority, as their interests may appear, as to Parcel 2, to be known hereafter as MARSAC-SWEDE CONDOMINIUMS FIRST AMENDED, 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 AGENCY, also known as REDEVELOPMENT AGENCY OF PARK CITY, also known as PARK CITY REDEVELOPMENT AUTHORITY

By: _____
Andy Beerman, Chair

ACKNOWLEDGMENT

State of Utah)
County of Summit) ss.

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 _____
Printed Name _____
Residing In: _____
My commission expires: _____
Commission No.: _____

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that Park City Municipal Corporation, a Utah municipal corporation, as their interests may appear, as to Parcel 2, to be known hereafter as MARSAC-SWEDE CONDOMINIUMS FIRST AMENDED, 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 MUNICIPAL CORPORATION, a Utah municipal corporation, also known as PARK CITY, UTAH, a body corporate and politic of the State of Utah

By: _____
Andy Beerman, Mayor

ACKNOWLEDGMENT

State of Utah)
County of Summit) ss.

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 _____
Printed Name _____
Residing In: _____
My commission expires: _____
Commission No.: _____



SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 4857264, as prescribed by the laws of the State of Utah, and that I have caused to be made under my direction and by the authority of the owner, MARSAC-SWEDE CONDOMINIUMS FIRST AMENDED, in accordance with the provisions of the Utah Condominium Ownership Act. I further certify that the information shown hereon is correct.

LEGAL DESCRIPTION

PARCEL 1

Unit 200, MARSAC-SWEDE CONDOMINIUMS, a Utah Expandable Condominium project, together with an undivided interest in the common areas and facilities as more particularly shown and described in the Declaration of Condominium and Declaration of Covenants, Conditions and Restrictions recorded November 25, 2008 as Entry No. 859973 in Book 1958 at page 22 and Record of Survey Map recorded November 25, 2008 as Entry No. 859972 in the Summit County Recorder's Office, Summit County, Utah.

Together with the access easements through Unit 300 (China Bridge Parking Garage) to provide a handicap accessible point to Unit 200 and public parking to and within the existing China Bridge Parking Garage as disclosed on the recorded plat.

PARCEL 2

Lot 3B, MARSAC PARKING STRUCTURE SUBDIVISION PLAT—SECOND AMENDED, according to the official plat thereof, on file and of record in the office of the Summit County Recorder, Summit County, Utah.

ASSOCIATION DEDICATION AND CONSENT TO RECORD

On this _____ day of _____, 2019, Marsac-Sweide Condominium Owners Association does hereby certify that on the 25th day of January, 2019, the Board of Trustees certified that more than two-thirds of the owners of the Association voted to convert specified common areas to private ownership for the benefit of certain owners. In accordance with the Utah Condominium Ownership Act, the Association has caused this survey to be made and this Amended Record of Survey Map to be prepared and hereby consents to the recordation of this Record of Survey Map. The Association further consents to the recordation hereof with the intention that upon such recordation, the provisions of the Declaration and Utah Condominium Ownership Act shall apply to the property described herein.

MARSAC-SWEDE CONDOMINIUM OWNERS ASSOCIATION

By: _____
Jonathan Weidenhamer, President

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SUMMIT) ss.

On this _____ day of _____, 2019, personally appeared before me, Jonathan Weidenhamer, who being by me duly sworn did say that he is the President of Marsac-Sweide Condominium Owners Association, and that he signed the above Association Dedication and Consent to Record for, on, and in behalf of the unit owners of said Association, and said President duly acknowledged that said Association executed the same.

By: _____
Notary Public _____
Printed Name _____
Residing In: _____
My Commission Expires: _____
Commission No.: _____

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that COMMUNITY WIRELESS OF PARK CITY, INC., a Utah Corporation, the undersigned owner as to Parcel 1, does hereby certify that it has caused this plat to be prepared, and does hereby consent to the recordation of this plat.

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

By: Renal Badley, General Manager
COMMUNITY WIRELESS OF PARK CITY, INC., a Utah Corporation

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) ss.

On this _____ day of _____, 2019, Renal Badley personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, that she is the General Manager of COMMUNITY WIRELESS OF PARK CITY, INC., a Utah Corporation, and that said document was signed by her on behalf of said corporation by authority of its Bylaws, or Resolution of its Board of Directors, and she acknowledged to me that she executed the MARSAC-SWEDE CONDOMINIUMS FIRST AMENDED.

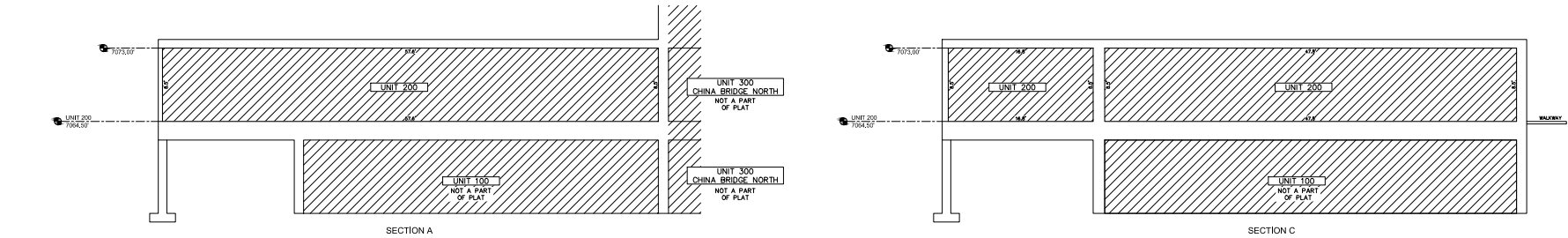
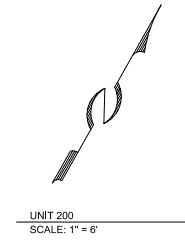
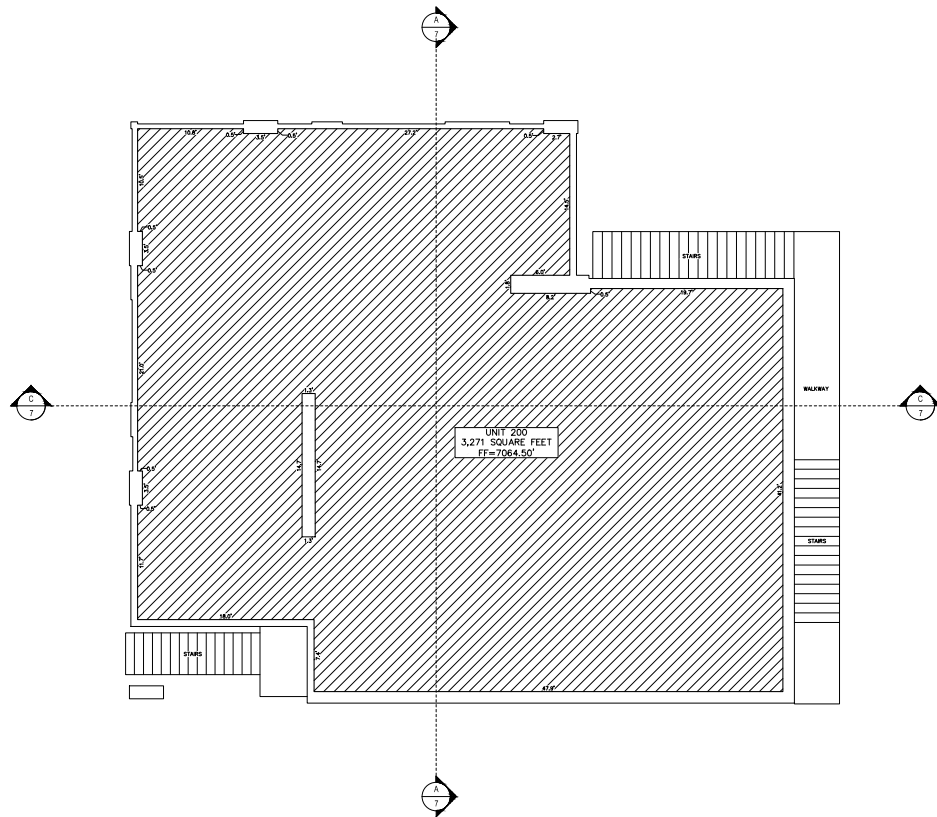
By: _____
Notary Public _____
Printed Name _____
Residing In: _____
My commission expires: _____
Commission No.: _____

SHEET 1 OF 2

MARSAC-SWEDE CONDOMINIUMS FIRST AMENDED

LYING WITHIN A PORTION OF BLOCK 71 AND 72 OF THE
MILLSITE RESERVATION TO THE PARK CITY SURVEY
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

 (435) 648-9487 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	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 RECORD OF SURVEY 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. _____
	10/26/20 JOB NO.: 10-11-18 FILE: K:\PCSDwg\ar\plat2018\101118-condo.dwg						



MARSAC-SWEDE CONDOMINIUMS FIRST AMENDED

LYING WITHIN A PORTION OF BLOCK 71 AND 72 OF THE
MILLSITE RESERVATION TO THE PARK CITY SURVEY
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

Alliance
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street, P.O. Box 2864 Park City, Utah 84302-2864
(435) 648-9487

SHEET 2 OF 2
JOB NO.: 10-11-18 FILE: X:\PC5\dwg\ar\plat2018\101118-condo.dwg

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF _____
FEE _____ RECORDER _____
TIME _____ DATE _____ ENTRY NO. _____

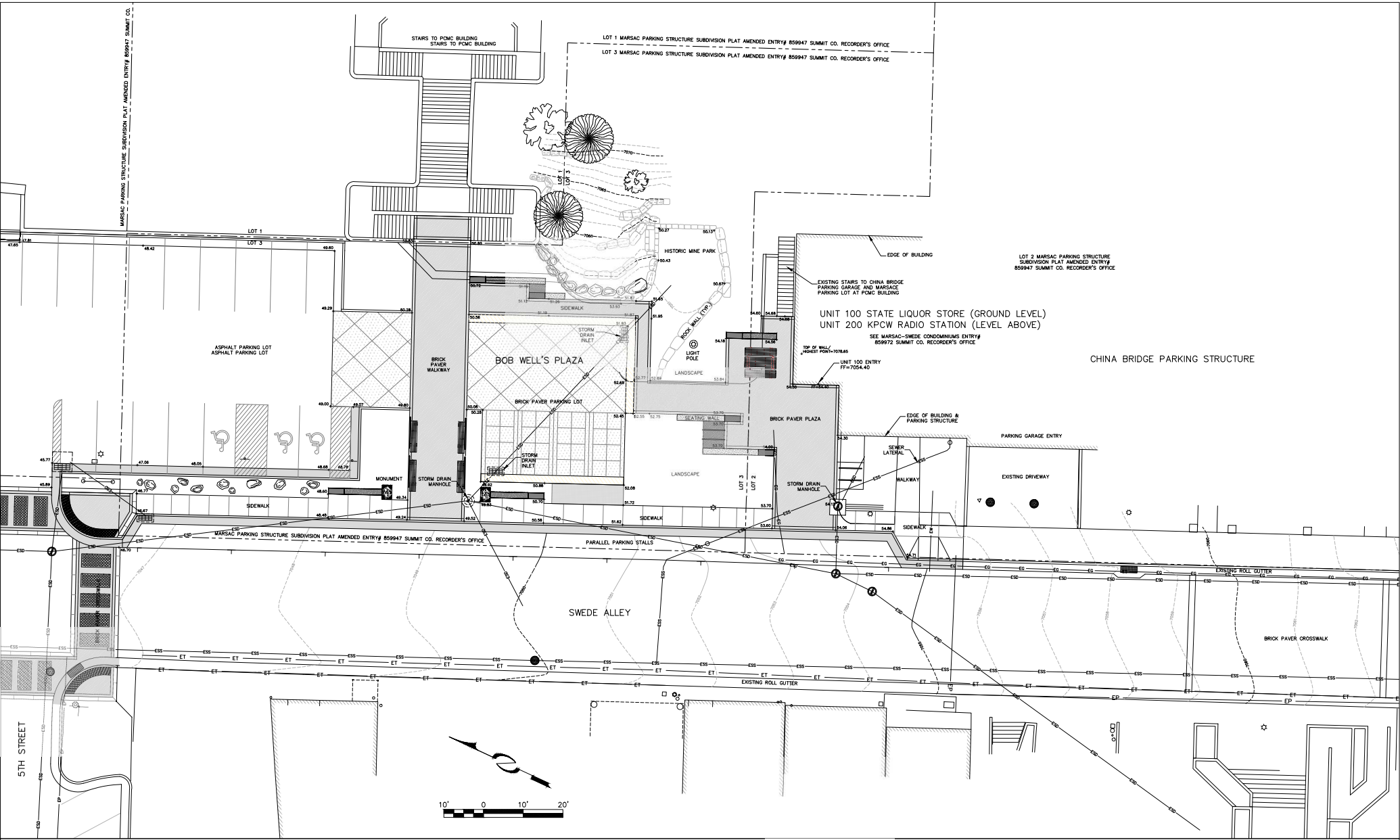
Exhibit B – Proposed Project Intent

MARSAC-SWEDE CONDOMINIUMS, UNIT 200
460 SWEDE ALLEY
January 29, 2019

PROJECT INTENT

Unit 200 of the Marsac-Swede Condominiums, recorded November 25, 2008, as Entry No. 859972 proposes to expand adjacent to the space they currently occupy. This space is part of a condominium structure that includes Unit 100 which is the space currently occupied by the State Liquor Store on the first level, the radio station above the liquor store on the second level, which is Unit 200, and the adjacent parking structure, Unit 300. This expansion is proposing to include part of the current Lot 3 of the Marsac Parking Structure Subdivision Plat Amended, recorded November 25, 2008, as Entry No. 859947. A separate plat amendment is being submitted simultaneously to amend the Marsac Parking Structure Subdivision Plat Amended in conjunction with the Marsac-Swede Condominiums plat.

Exhibit C – Existing Conditions Survey



LEGEND

ES	EXISTING SEWER	X	EXISTING FENCE
EW	EXISTING WATER	EG	EXISTING GAS
ED	EXISTING STORM DRAIN	ET	EXISTING TELECOMM
EOU	EXISTING OVERHEAD UTILITY	EP	EXISTING POWER



 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 123 Main Street P.O. Box 2644 Park City, Utah 84060-2644	(435) 649-9487	STAFF: MICHAEL DEMKOWICZ	MARSAC-SWEDE CONDOMINIUMS KPCW UNIT 200 EXISTING CONDITION AND BOUNDARY MAP	SHEET 1 OF 1
	DATE: 11/21/18	FOR: PCMC & EWG JOB NO.: 10-11-18 FILE: X:\ParkCitySurvey\dwg\MainS12012\KPCW\kpcw_base-c3d.dwg		

**Exhibit D – Proposed Marsac Parking Structure
Subdivision Plat - Second Amended**

FOUND MONUMENT 3" DIAMETER BRASS
CAP 1 FEET ABOVE EXISTING GRADE
EAST 1/4 CORNER SECTION 16
T24S R12E S28E

FOUND & ACCEPTED METAL PPE 2" DIA.
SOUTHEAST CORNER SEC 23
T24S R12E S28E

BASIS OF BEARING - SECTION LINE - N 00°04'12" W 2629.86' (RECORD N 00°03'57" W)

SOUTH - 427.39'

VICINITY MAP

LINE	DIRECTION	LENGTH
L1	S 66°32'49" W	36.22'
L2	N 23°25'34" W	44.10'
L3	S 66°34'26" W	91.00'
L4	S 23°25'34" E	19.00'

MARSAC PARKING STRUCTURE SUBDIVISION PLAT-SECOND AMENDED

LYING WITHIN A PORTION OF BLOCK 71 AND 72 OF THE
MILLSITE RESERVATION TO THE PARK CITY SURVEY
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

LEGEND

◆ Section Monument not found

◆ Found Section Monument

NOTES

- This plat amendment is subject to the Conditions of Approval in Ordinance 2019-_____.
- Future development of Lot 3A will require the owner to provide access to a public right-of-way.
- All Conditions of Approval of Marsac Parking Structure Subdivision Plat Amended, recorded November 25, 2008, as Entry No. 899947 shall continue to apply and remain in full force and effect.

SHEET 1 OF 1

SYDNEYVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SYDNEYVILLE 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 RECORD OF SURVEY 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 _____

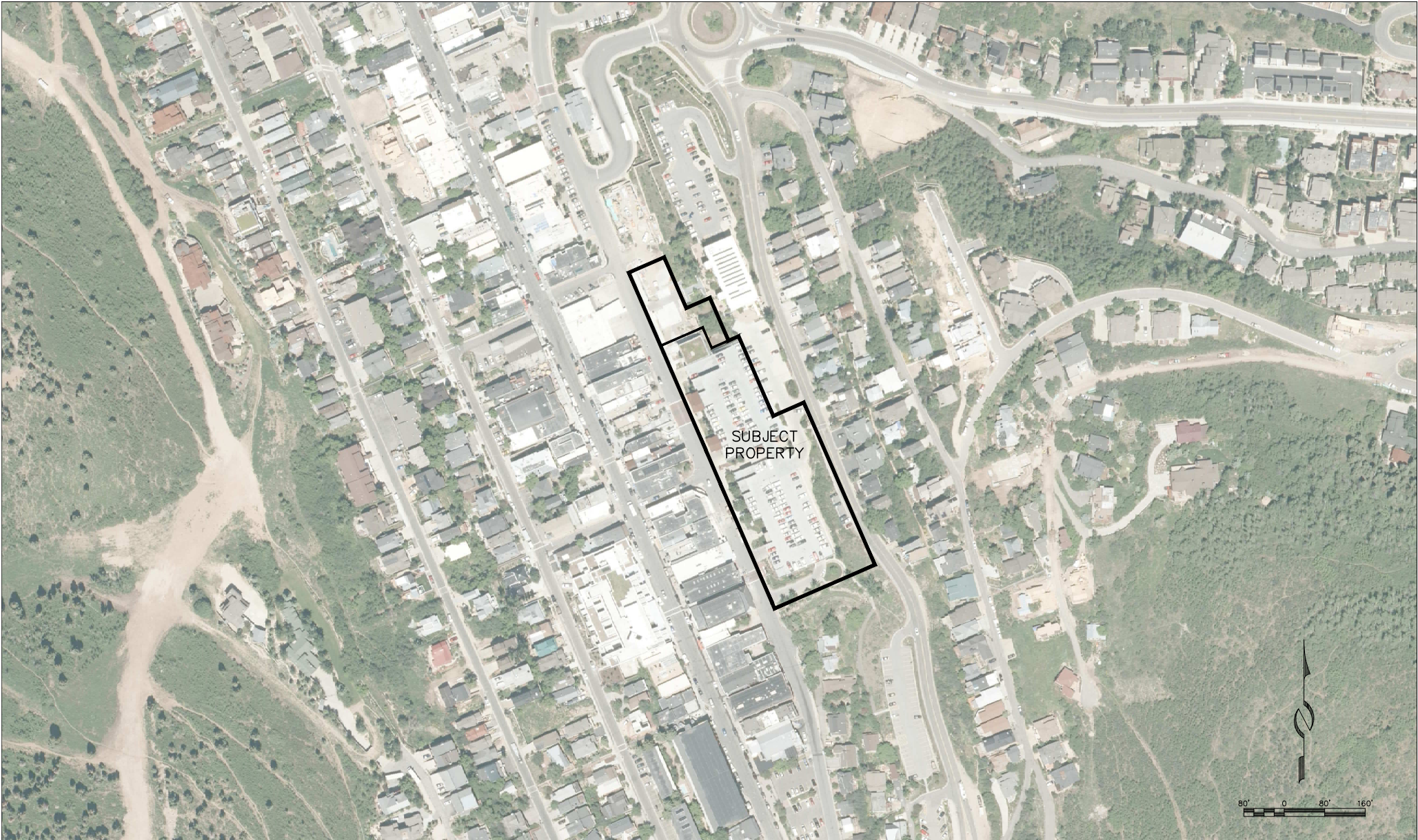
TIME _____ DATE _____ ENTRY NO. _____



CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

1/26/19 JOB NO.: 10-1118 FILE: X:\PC5\dwg\ar\plat2018\101118-subdivision.dwg

Exhibit E – Aerial Photographs with 500' Radius



(435) 648-8467

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
322 Main Street P.O. Box 2654 Park City Utah 84060-2654

STAFF:
RYAN BETZ
MARSHALL KING

DATE: 1/22/19

AERIAL PHOTOGRAPH
MARSAC PARKING STRUCTURE
BLOCKS 71 & 72, MILLSITE RESERVATION
FOR: PCMC & EWC
JOB NO.: 10-11-18
FILE: X:\ParkCitySurvey\dwg\Exhibits\Marsac Parking Structure-ortho.dwg

SHEET
1
OF
1

Exhibit F – Site Photographs



Unit 200, Marsac-Swede Condominiums - looking easterly



Unit 200, Marsac-Swede Condominiums - looking southwesterly



Unit 200, Marsac-Swede Condominiums - looking westerly



Unit 200, Marsac-Swede Condominiums - looking northerly

Planning Commission Staff Report



Subject: 84 Daly Avenue Plat Amendment
Author: Tippe Morlan, MS, AICP, Planner II
Date: March 27, 2019
Type of Item: Legislative – Plat Amendment

Project Number:	PL-18-04039
Applicant:	Kevin and Karleen Reilly
Location:	84 Daly Avenue
Zoning:	Historic Residential (HR-1)
Adjacent Land Uses:	Residential – Single-family dwellings and multi-family condominiums
Reason for Review:	Plat Amendments require Planning Commission review and City Council approval.

Proposal

The proposed 84 Daly Plat Amendment seeks to combine portions of two existing lots and a portion of a vacated right-of-way, located at 84 Daly Avenue into one lot of record. The site consists of the majority of Lot 11, a portion of Lot 12, and a portion of vacated Anchor Avenue of Block 74 of the Millsite Reservation to Park City. There is an existing non-historic structure at this address, and the property line between two of the existing lots bisects two shed structures on the lot. The proposed plat amendment will create a lot of 3,858 square feet in area.

Summary Recommendations

Staff recommends the Planning Commission hold a public hearing for the 84 Daly Plat Amendment located at 84 Daly 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.

Background

1900 – The original structure on this site was constructed on this site between 1899 and 1900 according to the Summit County Records, and it first appeared on the 1900 Sanborn Fire Insurance map. This structure was listed on the 2006 Historic Property Inventory as Historically Significant but included a note that “exterior alterations have diminished the characteristics that make the property eligible for listing in the National Register of Historic Places. It appears that the exterior modifications could be reversed.” This structure and any associated sheds were not included on the 2009 reconnaissance level survey of historic sites in Park City.

1989 – A Building Permit dated August 21, 1989 was issued for demolition of the historic structure and the construction of a new single-family dwelling in the same location as the historic structure.

May, 25, 1965 – Anchor Avenue was officially vacated by the City Council with Ordinance 05/25/65.

January 25, 2015 – As a part of an analysis of historic structures not included in the 2009 reconnaissance level survey of historic sites in Park City, staff issued a finding in a memo to the file stating that, “Upon further investigation, staff discovered that the property was reconstructed in 1989 following a rock slide that destroyed the historic structure. Staff found that it was not appropriate to complete a Determination of Significance on this particular property because it is non-historic.”

February 5, 2019 – The City received a complete Plat Amendment application for the 84 Daly Plat Amendment.

Analysis

The purpose of this plat amendment is to combine portions of two existing lots and a portion of vacated Anchor Avenue, addressed at 84 Daly Avenue into one lot of record. The resulting lot is 3,858 square feet in area with a lot width of 42 feet and a depth of 91.87 feet. There is an existing non-historic structure at this address which was constructed in 1989 (see background above). The applicant has not yet proposed any modifications or development to this site. A Historic District Design Review will be required, and any changes to the site must be conducted in accordance with the Land Management Code and with the Historic District Design Guidelines. Any development to the rear of the lot may require an Administrative Conditional Use Permit for development on a steep slope if more than 200 square feet of building footprint is located on or projecting over an existing Slope of 30 percent or greater.

Encroachments

Along the southeast corner of the lot, the larger of the two existing non-historic sheds encroaches onto the neighboring property to the south at 96 Daly Avenue by 0.7 feet. This encroaching portion of the shed needs to be removed or an encroachment agreement will be required before the plat can be recorded.

HR-1 Requirements

The existing home is a single-family dwelling which is an allowed use in the HR-1 district. The minimum lot area for a single-family dwelling is 1,875 square feet, and the minimum lot for a duplex is 3,750 square feet; a duplex would be allowed on this lot with the approval of a Conditional Use Permit. The minimum lot width in this zone is 25 feet. The proposed lot meets the requirements of this zone at 42 feet wide. The proposed lot will also be 91.87 feet deep. These measurements determine the minimum setback requirements which are as follows:

	Required	Existing
Front	10 feet	13 feet
Rear	10 feet	44 feet
Side	5 feet each	North: 0.3 feet South: 13.5 feet

The only setback requirement which is not met is the north side setback. The existing structure is between 0.3 to 1.5 feet from the property line along the north side of the lot which does not comply with the 5 foot requirement. All new construction is required to meet the current LMC lot and site requirements including setbacks. Additionally, LMC Section 15.2.2-3(K) Snow Release requires that “site plans and building design must resolve snow release issues to the satisfaction of the Chief Building Official.” This may require a snow shedding agreement with the property to the north at the time of any building permit application, due to proximity of the existing structure to the north property line with a roof that sheds in the direction of that neighboring property.

The maximum building footprint for a lot this size is 1,553.04 square feet according to the building footprint formula illustrated in Table 15-2.2 of the Land Management Code (LMC). The existing footprint meets this standard at approximately 551.5 square feet, leaving a little more than 1,000 square feet of footprint which can be added to the lot, within lot and site requirements.

The proposed lot size of 3,858 square feet is compatible with existing lots in the neighborhood. This lot is directly adjacent to the Daly Doubles Condominiums to the south, which is comprised of 4 units on a lot 8,427 square feet in size, and a vacant lot 3,443.12 square feet in size to the north, which was a part of the 74 & 80 Daly Avenue Plat Amendment. This lot also sits across the street from another vacant lot at 81 Daly Avenue comprised of Lots 11, 12, and a majority of Lot 13 of Block 73 of the Millsite Reservation. There are a mix of single-family structures and multi-family duplexes and condominiums in the immediate vicinity of this lot on Daly Avenue. This lot will also need to be combined before development can take place.

Good Cause

Staff finds good cause for this plat amendment in that it will clean up the property lines at this location and resolve any issues created by remnant portions of Lot 12 and having an extraneous lot line running through the property. This amendment will allow the property owner to make improvements and changes to the existing house, as allowed by the LMC and Historic District Design Guidelines. Public snow storage easements will be dedicated on the final mylar prior to recordation. This plat amendment will resolve existing encroachment issues.

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. A

Historic District Design Review application will need to be submitted for review by Planning Staff prior to issuance of building permits.

Department Review

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

Notice

On March 13, 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 March 13, 2019, according to requirements of the Land Management Code.

Public Input

No public input has been received at the time of this report.

Alternatives

- The Planning Commission may forward positive recommendation to the City Council for the 84 Daly Plat Amendment as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for the 84 Daly Plat Amendment and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on the 84 Daly Plat Amendment to a date certain.

Significant Impacts

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

Consequences of not taking recommended action

The subject property would remain as two separate lots and the existing house would continue to have a lot line running through it.

Summary Recommendation

Staff recommends the Planning Commission hold a public hearing for the 84 Daly Plat Amendment 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 with Proposed Plat (Attachment 1)

Exhibit B – Survey

Exhibit C – Existing Plat

Exhibit D – Applicant's Project Description

Exhibit E – Site Photographs

Exhibit F – Aerial Photograph

Ordinance No. 2019-XX

AN ORDINANCE APPROVING THE 84 DALY PLAT AMENDMENT LOCATED AT 84 DALY AVENUE, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 84 Daly Avenue has petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on March 13, 2019, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on March 13, 2019, proper legal notice was published according to 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 March 27, 2019, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on March 27, 2019, forwarded a _____ recommendation to the City Council; and,

WHEREAS, on April 18, 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 84 Daly Plat Amendment located at 84 Daly Avenue.

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

SECTION 1. APPROVAL. The 84 Daly Plat Amendment, 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 property is located at 84 Daly Avenue.
2. The property consists of the majority of Lot 11, a portion of Lot 12, and a portion of vacated Anchor Avenue of Block 74 of the Millsite Reservation to Park City.
3. The property is in the Historic Residential (HR-1) District.
4. There is an existing non-historic structure at this address.
5. The applicant proposes to combine the subject lots into one lot of record.

6. The original structure on this site was constructed on this site between 1899 and 1900 according to the Summit County Records, and it first appeared on the 1900 Sanborn Fire Insurance map.
7. The existing home was constructed in 1989. A Building Permit dated August 21, 1989 was issued for the demolition of the historic structure and the construction of a new single-family dwelling in the same location as the historic structure.
8. On February 5, 2019, the City received a complete Plat Amendment application for the 84 Daly Plat Amendment.
9. Along the southeast corner of the lot, the larger of the two existing sheds encroaches onto the neighboring property at 96 Daly Avenue by 0.7 feet.
10. The existing home is a single-family dwelling which is an allowed use in the HR-1 district.
11. The minimum lot area for a single-family dwelling is 1,875 square feet. The proposed lot has an area of 3,858 square feet.
12. This lot size is large enough to permit a duplex with a required Conditional Use Permit application and approval.
13. The minimum lot width in the HR-1 zone is 25 feet. The proposed lot meets the requirements of this zone at 42 feet wide.
14. The proposed lot will also be 91.87 feet deep.
15. The minimum front setback is 10 feet. The existing house has a 13 foot front setback.
16. The minimum rear setback is 10 feet. The existing house has a 44 foot rear setback.
17. The minimum side setback is 5 feet on each side. The existing house has a 0.3 foot side setback on the north side and a 13.5 foot side setback on the south side.
18. The only setback requirement which is not currently met is the north side setback. The existing structure is between 0.3 to 1.5 feet from the property line along the north side of the lot which does not comply with the 5 foot requirement.
19. All new construction is required to meet the current LMC lot and site requirements including setbacks.
20. LMC Section 15.2.2-3(K) Snow Release requires that "site plans and building design must resolve snow release issues to the satisfaction of the Chief Building Official." This may require a snow shedding agreement with the property to the north at the time of any building permit application, due to proximity of the existing structure to the north property line with a roof that sheds in the direction of that neighboring property.
21. All new construction is required to meet the current LMC lot and site requirements including setbacks.
22. The maximum building footprint for a lot this size is 1,553.04 square feet. The existing footprint meets this standard at approximately 551.5 square feet.
23. The proposed lot size of 3,858 square feet is compatible with existing lots in the neighborhood.
 - a. This lot is directly adjacent to the Daly Doubles Condominiums to the south, which is comprised of 4 units on a lot 8,427 square feet in size, and a vacant lot 3,443.12 square feet in size to the north, which was a part of the 74 & 80 Daly Avenue Plat Amendment.

- b. This lot also sits across the street from another vacant lot at 81 Daly Avenue comprised of Lots 11, 12, and a majority of Lot 13 of Block 73 of the Millsite Reservation.
 - c. There are a mix of single-family structures and multi-family duplexes and condominiums in the immediate vicinity of this lot on Daly Avenue.
24. A Historic District Design Review will be required, and any changes to the site must be conducted in accordance with the Land Management Code and with the Historic District Design Guidelines.
25. Any development to the rear of the lot may require an Administrative Conditional Use Permit for development on a steep slope if more than 200 square feet of building footprint is located on or projecting over an existing Slope of 30 percent or greater.

Conclusions of Law:

- 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:

- 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. New construction shall meet site and lot requirements of the HR-1 District per the Land Management Code in effect at the time of application submittal.
- 5. A Historic District Design Review application is required for any new construction proposed at the existing site, and any development to the rear of the lot may require an Administrative Conditional Use Permit for development on a steep slope if more than 200 square feet of building footprint is located on or projecting over an existing Slope of 30 percent or greater.
- 6. A 10 foot wide public snow storage easement will be required along Daly Avenue.
- 7. An encroachment agreement is required for the shed along the southeast corner of the property which encroaches onto the neighboring property at 96 Daly Avenue by 0.7 feet, or the encroaching portion of the shed needs to be removed before the plat can be recorded.

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

PASSED AND ADOPTED this 18th day of April, 2019.

PARK CITY MUNICIPAL CORPORATION

MAYOR

ATTEST:

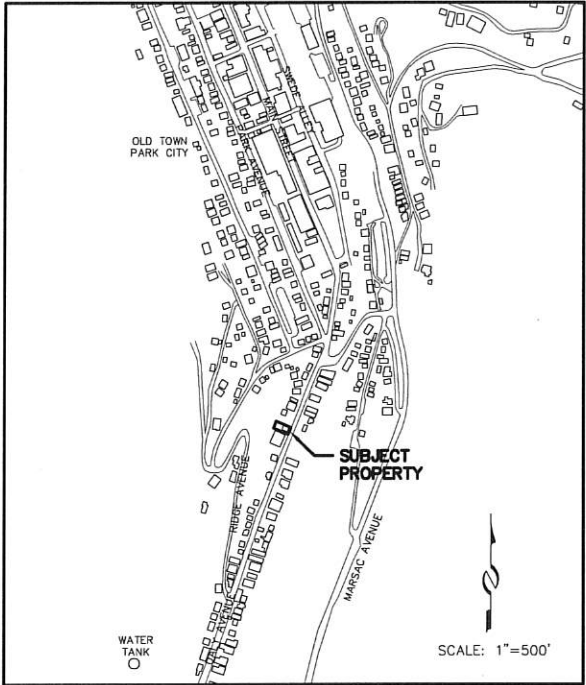
City Recorder

APPROVED AS TO FORM:

City Attorney

Attachment 1 – Proposed Plat

Exhibit A: Attachment 1 - Proposed Plat



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 under the laws of the State of Utah. I further certify that by authority of the owner, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as 84 DALY PLAT AMENDMENT and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

LEGAL DESCRIPTION

The South 34 1/2 feet of Lot No. 11 and the North 7 1/2 feet of Lot 12, Block 74, Millsite Reservation to Park City, according to the official plat thereof on file and of record in the Office of the Summit County Recorder.

Together with 1/2 of vacated Anchor Avenue.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that Kevin Leo Reilly and Karleen Reilly, as Trustees of The Reilly Family Trust dated May 21, 2018, the undersigned owner of the herein described tract of land, do hereby certify that they have caused this plat to be prepared, and do hereby consent to the recordation of this plat.

In witness whereof, the undersigned set their hands this _____ day of _____, 2019.

By: Kevin Leo Reilly, Trustee

By: Karleen Reilly, Trustee

ACKNOWLEDGMENT

STATE OF _____

: ss.

COUNTY OF _____

On this _____ day of _____, 2019, Kevin Leo Reilly personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is a Trustee of The Reilly Family Trust dated May 21, 2018, and that said document was signed by him on behalf of said Trust by authority of the Trust, and he acknowledged to me that he executed the 84 DALY PLAT AMENDMENT.

By: _____
Notary Public

Printed Name _____

Residing in: _____

My commission expires: _____

Commission No. _____

ACKNOWLEDGMENT

STATE OF _____

: ss.

COUNTY OF _____

On this _____ day of _____, 2019, Karleen Reilly personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that she is a Trustee of The Reilly Family Trust dated May 21, 2018, and that said document was signed by her on behalf of said Trust by authority of the Trust, and she acknowledged to me that she executed the 84 DALY PLAT AMENDMENT.

By: _____
Notary Public

Printed Name _____

Residing in: _____

My commission expires: _____

Commission No. _____



NOTES

1. This plat amendment is subject to the Conditions of Approval in Ordinance 2019-_____.
2. See Record of Survey S-_____.
3. A Snow Shed Easement Agreement affecting this property was recorded June 28, 2018, as Entry No. 1094220 in Book 2468 at Page 1443, in the Office of the Recorder, Summit County, Utah.

SHEET 1 OF 1

1/25/19 JOB NO.: 3-12-18 FILE: X:\ParkCitySurvey\dwg\sr\plat2018\031218.dwg

A LOT COMBINATION PLAT
BLOCK 74, MILLSITE RESERVATION TO PARK CITY
84 DALY PLAT AMENDMENT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



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

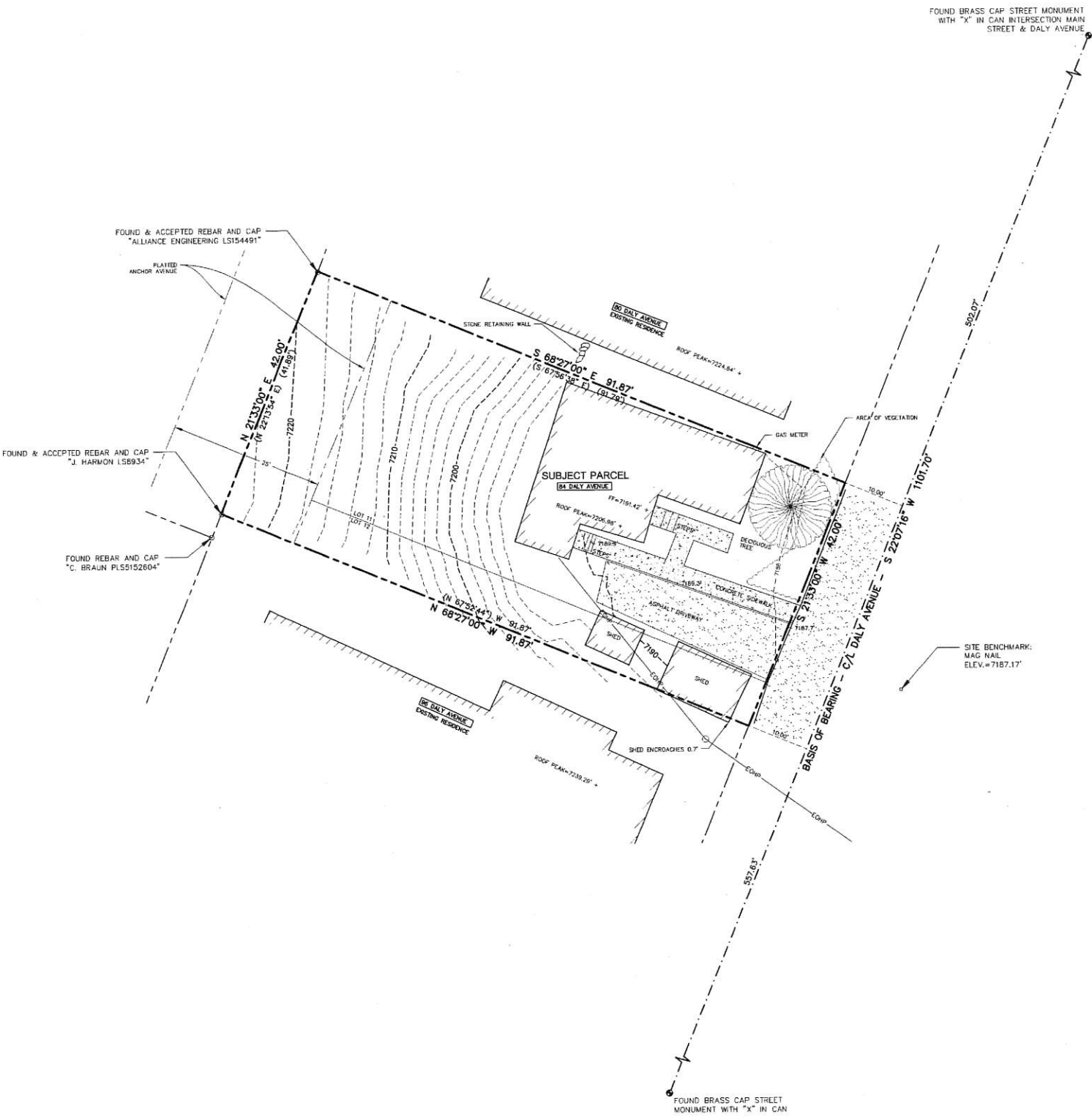
ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2019
BY _____
PARK CITY ENGINEER

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 RECORD OF SURVEY 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. _____



84 DALY AVENUE
LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
PART OF LOT 11 & 12, BLOCK 74, MILLSITE
RESERVATION TO PARK CITY
PARK CITY AMENDED SURVEY
RECORD OF SURVEY-EXISTING CONDITIONS
SUMMIT COUNTY, UTAH



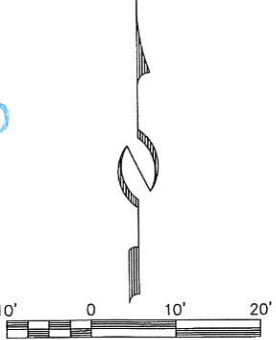
SURVEYOR'S CERTIFICATE
I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold License No. 7248891, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this plot is a correct representation of said survey.

LEGAL DESCRIPTION
The South 34 1/2 feet of Lot No. 11 and the North 7 1/2 feet of Lot 12, Block 74, Millsite Reservation to Park City, according to the official plat thereof on file and of record in the office of the Summit County Recorder.
Together with 1/2 of vacated Anchor Avenue.

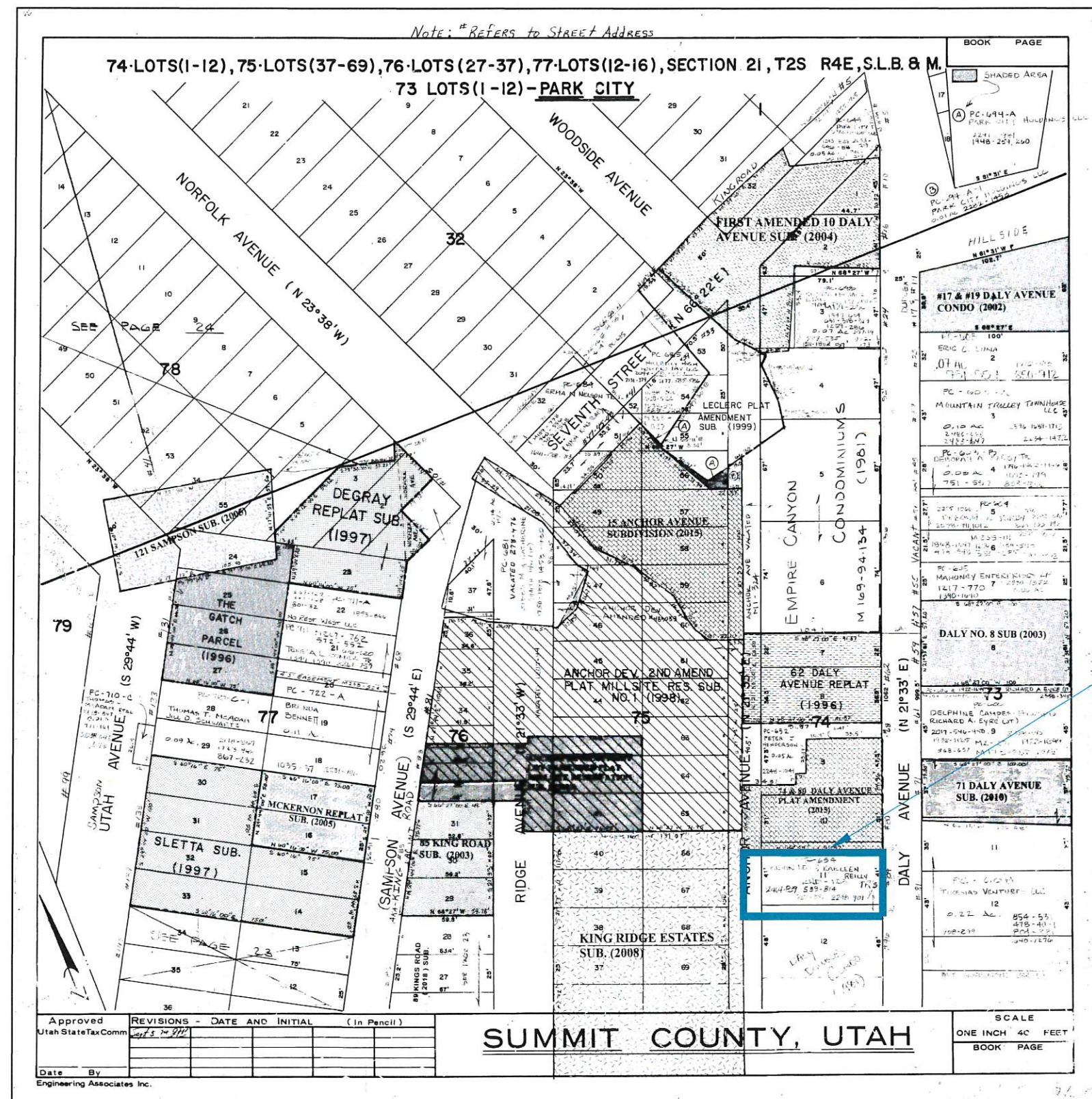
- NOTES**
1. Basis of Bearing for this survey is between the found brass cap street monuments as shown on this plot.
 2. Field work for this survey was completed December 6, 2018, and is in compliance with generally accepted industry standards for accuracy.
 3. The purpose of this survey was to perform an Existing Conditions and Topography survey for the possibility of future improvements to the property.
 4. A Title Report was not provided to the surveyor and only easements and setbacks per subdivision plat were located as part of this survey. This owner of the property should be aware of any items affecting the property that may appear in a title insurance report. The surveyor found no obvious evidence of easements, encroachments or encumbrances on the property surveyed except as shown hereon.
 5. County tax maps, recorded deeds, King Ridge Estates Subdivision, 74 & 80 Daly Avenue Subdivision, Daly Doubles Subdivision, Millsite Reservation to Park City Plat, Records of survey S-1301, and S-4842, S-7394 (all aforementioned documents on file and of record in the Summit County Recorder's Office), and physical evidence found in the field were used to determine the boundary as shown on this plot.
 6. Site Benchmark: Mag Nail in Daly Avenue, Elevation=7187.17' as shown.
 7. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
 8. Property corners were found as shown.
 9. Snow coverage at the time of the survey was approximately 24"-36". As a result, monuments, improvements, and/or conditions may exist which are not shown on this survey.
 10. Measured bearings and distances, when different than record, are in parenthesis ().

- LEGEND**
- Found Monument (As-Noted)
 - Found Street Monument (As-Noted)

RECEIVED
JAN 23 2019
PARK CITY
PLANNING DEPT.



 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	(435) 649-9457	STAFF: CHARLES GALATI RYAN BETZ JASON WYNNE TOM LUND CHIP TOMSUDEN	EXISTING CONDITIONS & TOPOGRAPHIC MAP 84 DALY AVENUE, PARK CITY	SHEET 1 OF 1
	DATE: 1/22/19	FOR: KARLEEN REILLY JOB NO.: 3-12-18 FILE: X:\PCS\dwg\svy\svy2018\031218-84 Daly Ave\031218-84 Daly ROS.dwg		



— SUBJECT
PROPERTY

RECEIVED

PARK CITY
PLANNING DEPT

PARK CITY SURVEY, BLOCK 74,
84 DALY AVENUE
January 23, 2019

PROJECT INTENT

Portions of Lots 11 and 12 and a portion of vacated Anchor Avenue, Block 74, Park City Survey, (also known as 84 Daly Avenue) is the subject of this plat application. The original lot line when Park City Survey was platted still exists. The owner desires to extinguish the existing lot line to unify the property into one lot of record. The single family residence that is on the property suffered damage to the back of the house due to a landslide and repairs were made to the house, but it is questionable as to the condition of the entire house. The plan would be to remodel the residence, but if it is found that the house lacks sufficient structural integrity, demolishing the residence may be the best option.

RECEIVED

JAN 23 2019

PARK CITY
PLANNING DEPT.



84 Daly Avenue - Looking northwesterly



84 Daly Avenue - Looking westerly

RECEIVED
JAN 25 2
PARK CITY
PLANNING D



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JAN 12 5 2019
PARK CITY
PLANNING DEPT.

 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	(435) 649-9467	STAFF: RYAN BETZ MARSHALL KING	AERIAL EXHIBIT 84 DALY AVENUE BLOCK 74, MILLSITE RESERVATION FOR: KEVIN & KARLEEN REILLY JOB NO.: 3-12-18 FILE: X:\ParkCitySurvey\dwg\Exhibits\84 Daly Ave-ortho.dwg	SHEET 1 OF 1
	DATE: 1/24/19			

Planning Commission Staff Report



Subject: National Ability Center (NAC)
Master Planned Development
Author: Kirsten A Whetstone, MS, AICP – Senior Planner
Date: March 27, 2019
Type of Item: Administrative – Master Planned Development

Project Number:	PL-16-03096
Applicant:	Jon Serio, representing National Ability Center
Location:	1000 Ability Way
Zoning:	Recreation and Open Space (ROS)
Adjacent Land Uses:	Round Valley Open Space and City Quinn's Recreation Complex and Ice Center
Reason for Review:	Master Planned Developments (MPDs) require a public hearing and final approval by the Planning Commission.

Summary Recommendations

Staff recommends Planning Commission hold a public hearing and consider **approving** a request for a Master Planned Development (MPD) for the National Ability Center (NAC) located at 1000 Ability Way within the ROS-MPD zone, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval provided herein for the Commission's consideration.

Proposal

This application is a request for an MPD identifying and approving a site plan, uses and density for a 26.2 acre National Ability Center campus (Exhibit A - L), known as Lot 1 of the National Ability Center Subdivision. The National Ability Center (NAC) is a non-profit organization specializing in community sports, recreation, therapy, and education programming.

The NAC MPD memorializes existing uses (49,707 sf) approved through a Specially Planned Area (SPA) (Exhibit Q) and Conditional Use Permit (CUP) by Summit County prior to annexation of the site into Park City in October 2004 (50,750 sf were approved), as well as uses approved through a CUP by the Planning Commission in November of 2017 (29,819 sf) (Exhibit S). An additional 1,122 sf for the equestrian center and 332 sf for the recreation building are included that were not counted with the 2017 CUP. A swimming pool is not included in this MPD approval.

The NAC MPD also proposes a future three story lodging building (22,266 sf) consisting of 25 suites with 13 lockouts (38 keys) and an additional 104 parking space for a total of 225 spaces upon completion.

A total of 103,246 sf are included in the NAC MPD including administration and programs (13,865 sf), indoor recreation and equestrian center (36,853 sf), lodging (36,567 sf) as well as accessory support uses and storage (15,961 sf). See Tables 1 and 2, below.

Access to the property is from Round Valley Drive and Gillmor Way, public streets, and Ability Way, a private access drive. Ability Way is public to the NAC property line and private within the NAC property. No new streets are proposed.

Construction is planned in phases, with Phase 1 identified as additions to the program services building and indoor equestrian center, a new indoor recreation building, a new community and programs building, additional storage and maintenance areas as well as various outdoor uses. Phase 1 is essentially the additions, buildings and uses approved with the 2017 CUP and phased parking. Phase II consists of the proposed 3 story lodging building, additional parking and landscaping. Phase II is projected to begin by 2024, upon completion of Phase I.

An MPD Development Agreement (Exhibit T) will be finalized and brought back to the Planning Commission for ratification, following approval by the Housing Authority of a Housing Mitigation Plan and resolution of items related to water rights, service and impact fees.

Description

The following tables identify existing and proposed uses, as well as uses approved with the County Specially Planned Area and CUP, pre-MPD, 2017 CUP, and uses proposed with this NAC MPD.

Table 1

Program Area	Existing - Lvl 1 (sf)	Existing - Lvl 2 (sf)	New - Lvl 1 (sf)	New - Lvl 2&3 (sf)	Existing + New (sf)
Camping Yurts [(3) @ 314 sf each]			942		942
Community and Programs Building			4,962		4,962
Cycling Center	2,808		783		3,591
Equestrian Center	16,876		9,641	2,391	28,908
Greenhouse			400		400
Hay Storage Building	1,820				1,820
Horse Stables	5,526				5,526
Lodge - Existing	7,257	7,044			14,301
Lodge - Proposed			7,422	14,844	22,266
Nordic Services Yurt	452				452
Program Services Building	7,276		1,627		8,903
Ranch Maintenance Shop			1,250		1,250
Recreational Cabins [(3) @ 444 sf each]			1,332		1,332
Recreation Center			7,945		7,945
Storage Sheds [(3) @ 96 sf each]	288				288
Tractor Shed	360				360
	42,663	7,044	36,304	17,235	103,246

Table 2

National Ability Center for PC 3.27.19	1999 SPA	1999 DA and Water	2004 Annex	2014 Pre MPD additions	2017 Existing	2017 CUP additions	2019 MPD additions	TOTALS Existing +additions
ADMIN/PROGRAMS								
Admin/Program Services	7500	7570	7500	3400	7276	1230	0	8526
Community and Programs						4962	0	4962
Climbing wall						377	0	377
Subtotals	7500	7570	7500	3400	7276	6589	0	13856
INDOOR RECREATION								
Equestrian arena	17150	17000	17000	12,188	16876	10910	1122	28908
Recreation Building				5000		7613	332	7945
Swimming Pool		not stated		0		0	0	0
		17000 +						
		(future pool)						
Subtotals	17150	(future pool)	17000	17,188	16876	18523	1454	36853
LODGING								
2 Story Lodge bldg	12200	21000	12200	0	14301	0	0	14301
			costs require additional lodging w/ CUP	22266		0	22266	22266
NEW Dorm/dining bldg								
Subtotals	12200	21000	12200	22266	14301	0	22266	36567
TOTALS								
Admin/Program/Recreation/L odging	36850	45570 + future pool	36700 + future lodging	42854 (rec bldg replaces pool)	38453	25112	23720	87285
Storage/Accessory								
Storage Buildings-total	1680	1680	1680	2583	5276	783	0	6059
Cycle/equip storage				783	2808	783	0	3591
Hay storage				1800	1820	0	0	1820
Sheds storage					288	0	0	288
Tractor shed storage					360	0	0	360
Barn/Stables	3360	3500	3360	3360	5526	0	0	5526
Camping				2270		2274	0	2274
Maintenance shop				1250		1250	0	1250
Nordic Yurt				452	452	0	0	452
Greenhouse				400		400	0	400
TOTALS Storage/Accessory	5040	5180	5040	10315	11254	4707	0	15961
GRAND TOTALS	41890	50750	41740	53169	49707	29819	23720	103246
Parking Spaces	120	120	120	50	121	104	0	225

Timeline/Background

September 9, 1996 – the property was deeded to the NAC by Florence Gillmor and restricted to adaptive recreational programs, including equestrian, fitness, therapy and various related and complimentary recreational activity facilities.

July 15, 1999 – Development and Water Service Agreement between NAC and the City was entered into. The Agreement describes conditions of water services and terms of transfer and converting of water rights. A change application was filed with the State Engineer on February 12, 2019, and is pending review.

July 26, 1999 – the property received approval of a Specially Planned Area (SPA) by Summit County, which is a similar to a Master Planned Development (MPD) in Park City as well as a Conditional Use Permit for the existing uses.

October 21, 2004 – the 26.2 acre parcel was annexed to Park City as part of the National Ability Center and Quinn’s Recreation Complex Annexation and the Zoning Map was amended to include the annexed property in the ROS-MPD District.

December 10, 2014 – Planning Commission held a public hearing, discussed a pre-MPD application for proposed expansion of the National Ability Center, and found the pre-MPD application consistent with the Park City General Plan and underlying zoning.

July 21, 2016 – City Council approved the National Ability Center subdivision plat that was recorded at Summit County on March 28, 2017.

January 26, 2016 – Applicant submitted an application for an MPD for the existing and expanded uses consistent with the approved pre-MPD. Review of the application was continued to allow the applicant time to address outstanding items related to the 1999 Development and Water Services Agreement and to develop a Housing Mitigation Plan.

November 29, 2017 – Planning Commission approved a Conditional Use Permit for various uses consistent with the ROS District and the approved pre-MPD application, including additions to the equestrian center and program services building, a new indoor gymnasium/recreation building, a new programs building, as well as improvements to the cycling center and archery pavilion, a greenhouse, various storage buildings, a maintenance shop, camping area as described in the pre-MPD and additional parking.

March 1, 2018 – the MPD application was updated to memorialize the existing uses, uses approved with the CUP, as well as a future lodging building.

Purpose of the ROS Zoning

The purpose of the Recreation and Open Space (ROS) District is to:

- (A) establish and preserve districts for land uses requiring substantial Areas of open land covered with vegetation and substantially free from Structures, Streets and Parking Lots,
- (B) permit recreational Uses and preserve recreational Open Space land,
- (C) encourage parks, golf courses, trails and other Compatible public or private recreational Uses, and
- (D) preserve and enhance environmentally sensitive lands, such as wetlands, Steep Slopes, ridge lines, meadows, stream corridors, and forests.
- (E) encourage sustainability, conservation, and renewable energy.

The ROS zone allows for conservation, open space and recreation uses. It was determined at the time of annexation and pre-MPD that the National Ability Center uses and mission are consistent with the purpose and uses of ROS District.

Analysis

All **Master Planned Developments** shall be reviewed for compliance with the following criteria in Section 15-6-5 of the Land Management Code:

*(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 ROS District does not specify a maximum Density, as stated in other Districts in terms of either lot size or density (units or UE per acre). NAC MPD memorializes existing uses (49,707 sf) approved through a Specially Planned Area (SPA) (Exhibit Q) by Summit County prior to annexation of the site into Park City, as well as uses (29,819 sf) approved through a Conditional Use Permit (CUP) by the Planning Commission in November of 2017 (Exhibit S). The MPD also includes a future three story lodging building (22,266 sf), as a support use, consisting of 25 suites with kitchens with 13 lockouts (38 keys) (see Tables 1 and 2 above) and an additional 1,122 sf for the equestrian center and 332 sf for the recreation building that were not counted in the 2017 CUP square footages.

The total density of 103,246 sf includes administration and programs (13,865 sf), indoor recreation and equestrian center (36,853 sf), lodging (36,567 sf) as well as accessory support uses and storage (15,961 sf). Support uses include a Nordic center yurt, cycling center, maintenance shop, green house for a gardening center, storage, and camping cabins and yurts. These uses are consistent with the approved pre-MPD that reviewed suitability of the site, density and location of buildings and uses as well as consistency with the Park City General Plan. As demonstrated on the plans, 78% of the site is open space with the buildings appropriately grouped on the eastern portion of the 26.2 acre site, in a ranch like setting (Exhibits D-I).

With the exception of trails, outdoor recreation equipment, structures of less than 600 sf, temporary construction improvements, horses and livestock; which all require an administrative CUP (A-CUP); uses included in the NAC MPD are CUPs. With the exception of the future lodging building, all identified uses are approved and must comply with the 2017 NAC CUP.

As described by the applicant (Exhibit A) the lodging use is support to the NAC uses and mission and are primarily for adaptive athletes using the NAC, employees seeking transitional housing, as well as other individuals utilizing the NAC facilities and programs. The letter states that "populations that would be served by this facility are in direct support of the NAC's mission to empower individuals of all abilities by building self-esteem, confidence, and lifetime skills through sport, recreation and educational programs and make a profound difference in the lives of those living with disability- locally, nationally and globally." Other occasional uses include community partnering situations where the "ability awareness and team building offerings" are provided. The lodging rooms are not intended as permanent residential housing, with the exception of managers units, although some of the supported athletes may stay seasonally or for a more extended time frame.

(B) MAXIMUM ALLOWED BUILDING FOOTPRINT FOR MASTER PLANNED DEVELOPMENTS WITHIN THE HR-1 DISTRICT. (Not applicable)

(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.*

Complies. The MPD plans indicate compliance with the 25' setbacks to property lines, allowing for trails, paths, ancillary structures, fencing, screened mechanical and utility equipment, etc. as exceptions. The lodging building is shown with a setback of 125'. At the time of CUP review, setbacks may be adjusted provided that plans demonstrate impacts on adjacent City property, due to shadows, noise and nuisances, can be mitigated.

(D) OPEN SPACE. *All Master Planned Developments shall contain a minimum of sixty percent (60%) open space.*

Complies. The plans indicate that 78% of the site will remain as open space. This area includes all pervious areas such as horse pastures, outdoor arenas, landscaped common areas, campground area (excluding buildings), challenge course areas, and other outdoor recreation activity areas and includes the hardscaped patio area west of the program services building, as areas meeting the LMC definitions of Open Space, Landscaped.

(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.*

Per LMC Section 15-3-7 - In Master Planned Developments and in review of Conditional Use permits, the initial parking requirement is determined by referring to the requirements for the Use and the underlying zone. The Planning Commission may reduce this initial parking requirement to prevent excessive parking and paving.

Complies. The proposal includes 104 additional parking spaces to provide a total of 225 spaces for the entire site (there are currently 121 spaces). The following table addresses parking requirements for the additional lodging uses as well as the uses approved with the 2017 CUP (updated with MPD square footage). Additional spaces will be phased as uses are constructed with final phase of parking to be provided with the future lodging building.

Parking requirements were calculated per the LMC Section 15-3-6 (rounded up) with a proposed 32% reduction to account for overlapping uses, access to public transportation (dial a ride service at present), access to bike trails, and existing use of buses and NAC shuttles. NAC participants use multiple buildings per visit and parking reductions are consistent with transportation goals and the General Plan. The parking was reviewed and approved with 2017 CUP and is consistent with the traffic and parking study reviewed with the pre-MPD. Bicycle parking/racks shall be provided at a rate of 10% of the parking requirement (10 bike spaces). See Table 3 below.

Table 3 - Parking requirements per the LMC Section 15-3-6

Proposed New Use/Addition	Parking ratio per LMC	Minimum Required Parking Spaces
Lodging (Phase 2) 25 suites (13 lockouts) rooms (22,266 sf)	1 per room/suite	25 (+ 13)
Camping-as support use to NAC mission (3 cabins, 3 yurts, 3 tent platforms).	1 per tent/cabin/yurt	9
Program Services Offices- 1,250 sf Climbing wall- 377 sf	3 per 1,000 sf 1 per 3 persons capacity	4 1
Community Programs Programs/Offices – 4,962 sf	3 per 1,000	15
Recreation/Gymnasium (7,945 sf)	5 per 1,000	40
Arena- recreation facility (5,000 sf) Offices/Programs (7,032 sf)	5 per 1,000 3 per 1,000	25 21
Shop/storage (1250 sf) Greenhouse (400 sf) Cycling shed (783 sf)	n/a n/a n/a	
LMC required		153
Proposed with 32% reduction		104

Staff recommends a condition of approval that an updated parking study shall be submitted with the CUP for the future lodging building and if additional parking is recommended, it shall be reviewed with the future lodging building CUP. Parking lot layout, lighting and landscaping are conditioned to comply with LMC Chapter 3.

*(F) **BUILDING HEIGHT.** The height requirements of the Zoning Districts in which an MPD is located shall apply except that the Planning Commission may consider an increase in height based upon a Site specific analysis and determination. In order to grant Building Height in addition to that which is allowed in the underlying zone, the Planning Commission is required to make the following findings:*

- (1) *The increase in Building Height does not result in increased square footage or Building volume over what would be allowed under the zone required Building Height and Density, including requirements for facade variation and design, but rather provides desired architectural variation, unless the increased square footage or Building volume is from the Transfer of Development Credits;*
- (2) *Buildings have been positioned to minimize visual impacts on adjacent Structures. Potential problems on neighboring Properties caused by shadows, loss of solar Access, and loss of air circulation have been mitigated as determined by the Site Specific analysis and approved by the Planning Commission;*
- (3) *There is adequate landscaping and buffering from adjacent Properties and Uses. Increased Setbacks and separations from adjacent projects are being proposed;*
- (4) *The additional Building Height results in more than the minimum Open Space required and results in the Open Space being more usable and included Publicly Accessible Open Space;*
- (5) *The additional Building Height shall be designed in a manner that provides a transition in roof elements in compliance with Chapter 5, Architectural Guidelines or the Design Guidelines for Park City's Historic Districts and Historic Sites if within the Historic District;*

Complies. The MPD proposes future lodging uses within a new three story building with a pitched roof at a maximum building height of 45 feet. An addition to the Program Services Building, for expansion of the climbing wall, was approved with the 2017 CUP to maintain a height exception allowed by the Specially Planned Area approvals (43'4" in height from existing grade). All other additions and structures will not exceed the maximum zone height of 28' with LMC height exceptions permitted for pitched roofs, mechanical, elevators, etc.

The height exception is requested to minimize building footprint; reduce overall site disturbance; and provide variation in height, massing, and architectural interest.

- The height request for the future lodging building does not increase allowed density in that there is sufficient lot area to accommodate the lodging expansion floor area over a greater footprint and stay within the 33' allowed building height.
- Potential problems on neighboring property (City Open Space) caused by shadows, loss of solar Access, and loss of air circulation are mitigated by increased building setbacks (minimum of 100' to property line) and orientation of the proposed building. There are no adjacent structures within close proximity to the property lines.
- Proposed open space of 78% is greater than the minimum of 60% and the three story design results in additional usable open space on the site.

- Final design of the lodge building is subject to Planning Commission approval during review of the CUP, at which time the design will be reviewed for compliance with Chapter 5, Architectural Guidelines, including architectural design, exterior materials, façade variation and landscaping requirements.

(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. Site planning items are described in more detail in LMC Section 15-6- 5 (G).*

Complies. Staff considered the location of buildings, access, shuttle drop off, parking and snow storage, existing trails and pedestrian circulation, location of utilities as well as trash and delivery areas, site grading and location of wetlands and natural open space and finds that the overall site layout fits the Site. Given the orientation of buildings towards the open activity areas, the proposed parking is in a logical location, providing for drop-off areas for shuttles and buses and allowing for better pedestrian circulation, use of the interior of the site for activities, and least disturbance to existing vegetation. The proposed building location minimizes grading. Buildings are grouped on the site, providing greater expanses of open space and separation of activities. Specific site plans, as well as landscaping and exterior lighting details, will be provided with the future lodging building CUP and building permits.

(H) LANDSCAPE AND STREETScape. *To the extent possible, existing Significant Vegetation shall be maintained on Site and protected during construction. Where landscaping does occur, it should consist primarily of appropriate drought tolerant species. Lawn or turf will be limited to a maximum of fifty percent (50%) of the Area not covered by Buildings and other hard surfaces and no more than seventy-five percent (75%) of the above Area may be irrigated. Landscape and Streetscape will use native rock and boulders. Plantings will not be mulched with rock. Lighting must meet the requirements of LMC Chapter 15-5, Architectural Review. All noxious weeds, as identified by Summit County, shall be removed from the Property in accordance with the Summit County Weed Ordinance prior to issuance of Certificate of Occupancy.*

Complies. Proposed plans indicate compliance with these criteria, maintaining native vegetation and planting appropriate drought tolerant species that require limited irrigation. Prior to issuance of building permits a final landscape and irrigation plan, and an exterior lighting plan, will be reviewed by Planning Department staff for compliance with the MPD landscape plans. Additional landscaping and lighting plans will be submitted for review as part of the Conditional Use Permit applications for the new lodging building and parking lot expansion. Parking lot lighting is noted to be down directed with cut-off fixtures and will be on a clock timer to be able to reduce overall lighting when use of parking lots is reduced.

(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.*

Complies. The MPD area contains wetlands and streams and a wetlands delineation report was included with the application (Exhibit M). The plans demonstrate that the

required fifty foot buffer from delineated wetlands and streams can be met. Storm water plans are required to be submitted with all building permit applications and conditions of approval note requirements for MS4 plans. Wetlands delineations are valid for a five year period when applying for general permit to the Army Corps of Engineers. Staff recommends a condition of approval that prior to issuance of a building permit for development potentially impacting wetlands or the associated buffer area, an updated wetlands delineation shall be conducted and presented to the City for review.

*(J) **EMPLOYEE/AFFORDABLE HOUSING.** MPD Applications shall include a housing mitigation plan to address the adopted housing resolution in effect at the time of Application.*

Complies as conditioned. An affordable Housing Mitigation Plan is being drafted by the Applicant and will be submitted to the City's Housing Department. The plan will be presented to the Planning Commission for review and then forwarded to the Park City Housing Authority for review and approval. An approved housing mitigation plan will be an attachment to the Development Agreement at the time of Planning Commission ratification and recordation.

Based on meetings between the NAC and the Housing Manager the Housing Mitigation Plan will consist of the following elements:

- The number of units (square footage) will be based on the current Park City Housing Resolution (03-17) which calculates the number of employees generated based on uses and square footage proposed since annexation of the property (including uses approved with the 2017 CUP and additional uses identified in this MPD). Final numbers will be calculated following approval of the MPD. The number of employees generated is then transformed into a unit count and required square footage that needs to be provided as part of the development.
- Rather than identifying individual units as affordable, the deed restrictions will require a certain percentage of the rentals that occur on the property to meet a list of criteria. This includes: 1) rentals for uses that are consistent with the mission of the organization or for employee housing, 2) occupancy time limits that will prohibit nightly rentals and 3) rental pricing that is at or below 45% of the Area Median Income (AMI) for Summit County.
- Due to phasing of the project that currently has the new lodge in the final phase of expansion, the housing mitigation will initially be satisfied within the existing lodging building. Once construction is completed on the new lodge, a portion of the housing requirement will be transferred to the new facility.
- NAC will provide an annual report for compliance with the Housing Mitigation Plan.

Staff recommends the following conditions: 1) An affordable housing mitigation plan shall be reviewed by the Planning Commission and approved by the Park City Housing Authority prior to issuance of any building permits for the lodging building. 2) Applicable deed restrictions shall be recorded according to the final approved affordable housing

mitigation plan. 3) The affordable housing mitigation plan shall be recorded with the final ratified Development Agreement. 4) As a condition precedent to receiving a certificate of occupancy for the proposed lodging building, the City shall be provided with proof of compliance with the approved affordable housing mitigation plan and deed restrictions.

(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. Not applicable.*

(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. According to the applicant, the site was reviewed for mine hazards and a determination was made that there are no known mine hazards at this site.*

(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. There is no known historic mine waste on the property and the property is not located within the Park City 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.*

General Plan

The NAC is located in the Quinn's Junction neighborhood, as described in the new Park City General Plan. Specific elements of the General Plan that apply to this project include the following: *(Staff analysis and comments in italics)*

Quinn's Junction Neighborhood- The National Ability Center is listed as a neighborhood icon in the Quinn's Junction Neighborhood section of the General Plan. The Joint Planning Principles for the Quinn's Junction area recommend development patterns of clustered development balanced with preservation of open space. Public preserved open space and recreation is the predominant existing land use. Clustered development should be designed to enhance public access through interconnection of trails, preserve public use and enjoyment of these areas, and continue to advance these goals along with the preservation of identified view sheds and passive open space areas. New development should be set back in compliance with the Entry Corridor Protection Overlay. Sensitive Lands should be considered in design and protected. Uses contemplated for this neighborhood include institutional development limited to hospital, educational facilities, recreation, sports training, arts, cultural heritage, etc.

Amendments to the NAC MPD are primarily additions and enhancements to existing buildings and new facilities intended to enhance the NACs success and maintain the overall use. The NAC was identified as an appropriate and compatible use in this

neighborhood. Development is setback from the Entry Corridor to preserve the open view from SR 248. Sensitive wetland areas should be protected and taken into consideration in design of driveways, parking lots, and buildings, as well as protected from impacts of proposed uses. Overall architectural character of the buildings and site plan will be consistent with the existing buildings and pattern of development.

Consistent. Staff finds that the proposal fulfills the following goals and objectives of the General Plan as follows:

Small Town

- [Goal 1: Park City will protect undeveloped lands, discourage sprawl, and direct growth inward to strengthen existing neighborhoods.](#)
Objective 1A - 1D
- [Goal 2: Park City will emphasize and preserve our sense of place while collaborating with the Wasatch Back and Slat Lake County regions through regional land use and transportation planning.](#)
Objective 2A - 2D
- [Goal 3: Park City will encourage alternative modes of transportation on a regional and local scale to maintain our small-town character.](#)
Objective 3A – 3C

Natural Setting

- [Goal 4: Open Space: Conserve a connected healthy network of open space for continued access to and respect for the natural setting.](#)
Objective 4A - 4E
- [Goal 5: Environmental Mitigation: Park City will be a leader in energy efficiency and conservation of natural resources reducing greenhouse gas emissions by at least fifteen percent \(15%\) below 2005 levels in 2020.](#)
Objective 5A - 5D.
- [Goal 6: Climate Adaptation: Park City will implement climate adaption strategies to enhance the City's resilience to the future impacts of climate change.](#)
Objectives 6A - 6D

Sense of Community

- [Goal 8: Workforce Housing: Increase affordable housing opportunities and associated services for the work force of Park City.](#)
Objectives 8A - 8C
- [Goal 9: Parks and Recreation: Park City will continue to provide unparalleled parks and recreation opportunities for residents and visitors.](#)
Objective 9A - 9C
- [Goal 10: Park City will provide world-class recreation and public infrastructure to host local, regional, national and international events that further Park City's role as a world-class multi-seasonal destination resort while maintaining a balance with our sense of community.](#)
Objective 10A - 10C
- [Goal 12: Foster diversity of jobs to provide greater economic stability and new opportunities for employment in Park City.](#)
Objectives 12A - 12C

- [Goal 14: Living within limits: the future of Park City includes limits \(ecological, qualitative and economic\) to foster innovative sustainable development, protect the community vision, and prevent negative impacts to the region.](#)

Objective 14A – 14D

*(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. **Not applicable.** There are no historic structures on site.*

Department Review

The application was reviewed at an interdepartmental review by City Departments as well as utility providers. Issues regarding transportation, utilities and housing are addressed with conditions of approval and will be further addressed in the Final Development Agreement and with building permits for new construction.

Notice

On March 13, 2019, the property was posted and notice was mailed to property owners within 300 feet. Legal notice of the public hearing was published in the Park Record and Utah Public Notice website on March 13, 2016, according to requirements of the Land Management Code.

Public Input

No public input was received at the time of this report.

Future Process

Final Action by the Planning Commission may be appealed to the City Council as described in LMC § 15-1-18. A Conditional Use Permit for the lodging building is required prior to building permit issuance. A Development Agreement shall be ratified by the Planning Commission upon final approval of the MPD. An approved Housing Mitigation Plan and a Water Agreement will be included with the Development Agreement prior to ratification and recordation.

Recommendation

Staff recommends Planning Commission hold a public hearing and consider approving a request for a Master Planned Development (MPD) for the National Ability Center located at 1000 Ability Way within the ROS-MPD zone, based on the following Findings of Fact, Conclusions of Law and Conditions of Approval:

Findings of Fact

1. The property is located at 1000 Ability Way and is within the Recreation Open Space Master Planned Development (ROS-MPD) Zoning District.
2. Access to the property is from Round Valley Drive and Gillmor Way, public streets, and Ability Way. Ability Way is public to the NAC property line and private within the

NAC property. No new streets are proposed.

3. The property is located in the Quinn's Junction neighborhood of Park City and is identified as Lot 1 of the National Ability Center Subdivision.
4. In the mid-1990s, the parcel was deeded to the NAC by Florence Gillmor and restricted to adaptive recreational programs, including equestrian, fitness, therapy and various related and complementary recreational activity facilities.
5. The 26.2 acre parcel was annexed to Park City in 2004 as part of the National Ability Center and Quinn's Recreation Complex Annexation and MPD.
6. The National Ability Center is a non-profit organization specializing in community sports, recreation, therapy, and education programming.
7. In July of 1999, prior to annexation, the property received approval of a Specially Planned Area (SPA) from Summit County, which is similar to a Master Planned Development (MPD) in the City.
8. The NAC Specially Planned Area (SPA) and CUP allowed for development of various uses and buildings (50,750 sf), including 20,500 sf equestrian center (17,000 sf equestrian arena and 3,500 sf of barns/stalls), an outdoor challenge/ropes course, a playground and outdoor activity area, an outdoor equestrian arena, an archery pavilion, a gazebo, various barns/stalls and storage buildings, 21,000 sf of residential dormitory/lodging uses with 25 rooms on two levels, 7,570 sf support administrative building, a possible future swimming pool, and 121 parking spaces.
9. A July 15, 1999, Development and Water Service Agreement between NAC and the City was entered into prior to the annexation. The Agreement describes conditions of water service and the need to transfer and convert a water right. The change application was filed with the State Engineer on February 12, 2019 and is pending review.
10. A new water agreement, updating requirements and conditions for water service, will be included as an attachment to the NAC MPD Development Agreement to be ratified by the Planning Commission prior to recordation.
11. On October 21, 2004, the Park City Council adopted Ordinance #04-50 to amend the Park City Zoning Map to include the annexed NAC parcel into the ROS-MPD District.
12. The ROS zone allows for a variety of conservation, open space, and recreation uses.
13. The proposed uses are support uses to the primary use of the National Ability Center and are consistent with the purpose and uses of the ROS District and in support of the mission of the NAC.
14. The NAC is located in the Quinn's Junction neighborhood, as described in the Park City General Plan.
15. The Joint Planning Principles for the Quinn's Junction area recommend development patterns of clustered development balanced with preservation of open space. Public preserved open space and recreation is the predominant existing land use. Clustered development should be designed to enhance public access through interconnection of trails, preserve public use and enjoyment of these areas, and continue to advance these goals along with the preservation of identified view sheds and passive open space areas. New development should be set back in compliance with the Entry Corridor Protection Overlay. Sensitive Lands should be considered in design and protected. Uses contemplated for this neighborhood include institutional development

limited to hospital, educational facilities, recreation, sports training, arts, cultural heritage, etc.

16. On September 2, 2014, the applicant submitted a pre-MPD application for proposed additions to the NAC. On December 10, 2014, the Planning Commission held a public hearing, discussed and approved the pre-MPD application and found the proposal to be in compliance with the General Plan and underlying zoning district. The MPD is consistent with the Pre-MPD and meets the goals and objectives of the General Plan as further outlined in the staff report.
17. On January 26, 2016, the City received an application for a Master Planned Development (MPD) identifying and approving an MPD concept site plan, uses and density for the 26.2 acre National Ability Center campus consistent with the pre-MPD.
18. Between February 2016 and October 2017, the applicant worked on getting the subdivision plat approved and recorded and worked to address staff's comments regarding water service, as it relates to a July 15, 1999 Development and Water Service Agreement, as well as on a housing mitigation strategy.
19. The National Ability Center (NAC) Subdivision plat was approved by City Council on July 21, 2016 and recorded at Summit County on March 28, 2017.
20. On November 29, 2017, the Planning Commission approved a Conditional Use Permit for the following (29,818 sf total):
 - Indoor Equestrian Arena additions (10,910 sf)
 - Program Services building addition (1,250 sf) and climbing wall (377 sf)
 - Community and Programs building (new) (4,962 sf)
 - Recreation Center/gymnasium (new) (7,613 sf)
 - Cycling Center (storage addition) (783 sf)
 - Archery Pavilion and Range (relocated)
 - Camping (new) - 3 recreational cabins (444 sf each), 6 graded tent sites, 3 yurt platforms and 1 restroom building (2,274 sf total)
 - Greenhouse and gardening area (new) (400 sf)
 - Maintenance shop and storage (additions) (1,250 sf)
 - Additional parking (104 spaces), snow storage and landscaping
21. The NAC MPD memorializes existing uses (49,707 sf) approved through a Specially Planned Area (SPA) (Exhibit Q) and Conditional Use Permit (CUP) by Summit County prior to annexation of the site into Park City (50,750 sf were approved), as well as uses approved through a CUP by the Planning Commission in November of 2017 (29,819 sf) (Exhibit S). The MPD also includes a future three story lodging building (22,266 sf) consisting of 25 suites with 13 lockouts (38 keys). The MPD also includes an additional 1,122 sf for the equestrian center and 332 sf to the recreation building that were not counted in the square footages approved with the 2017 CUP.
22. A total of 103,246 sf are included in the NAC MPD including administration and programs (13,865 sf), indoor recreation and equestrian center (36,853 sf), lodging (36,567 sf) as well as accessory support uses and storage (15,961 sf). A swimming pool is not included in this MPD approval. Accessory and support uses include barn/stables, camping cabins/yurts/tent platforms, maintenance shop, Nordic center yurt, gardening center and greenhouse and cycling center.
23. The lot is sufficient in area for the proposed uses.
24. The plans indicate that 78% of the site will remain as open space. This area includes

all pervious areas such as horse pastures, outdoor arenas, landscaped common areas, campground area (excluding buildings), challenge course, and other outdoor recreation activity areas and includes the hardscaped patio area west of the program services building.

25. The proposed building location minimizes grading. Buildings are grouped on the site, providing greater expanses of open space and separation of activities. Specific site plans, as well as landscaping and exterior lighting details, will be provided with the future lodging building CUP and building permits.
26. The proposed landscape plans indicate compliance criteria to maintain native vegetation and plant appropriate drought tolerant species that require limited irrigation. Prior to issuance of building permits a final landscape and irrigation plan, and an exterior lighting plan, will be reviewed by Planning Department staff for compliance with the MPD landscape plans. Additional landscaping and lighting plans will be submitted for review as part of the Conditional Use Permit applications for the new lodging building and parking lot expansion. Parking lot lighting is noted to be down directed with cut-off fixtures and will be on a clock timer to be able to reduce overall lighting when use of parking lots is reduced.
27. The MPD is proposed to be developed in two primary phases. Phase 1 is identified as additions to the program services building and indoor equestrian center, a new indoor recreation building, a new community and programs building, additional storage and maintenance areas as well as various outdoor uses and phased parking and landscaping. Phase 1 is essentially the additions, buildings and uses approved with the 2017 CUP to be constructed within the next 1 to 5 years. Phase II consists of the proposed 3 story lodging building. Phase II is projected to begin by 2024, upon completion of Phase I.
28. Proposed uses are consistent with the uses allowed by the National Ability Center MPD (SPA) and the LMC, as support uses to the primary use as a Public and Quasi-Public Institution and as a Private Recreation Facility.
29. A traffic study (Hales Engineering, November 2015) was provided by the applicant and reviewed with the 2017 CUP indicating that study intersections are anticipated to continue operating at acceptable levels of service. Capacity of existing streets can handle anticipated normal traffic, however during special events and activities additional traffic enforcement and Special Event permits maybe required.
30. The 2017 CUP approved 104 additional parking spaces to provide a total of 225 spaces for the entire site (there are currently 121 spaces). Staff reviewed a 32% reduction as uses of the NAC overlap and NAC participants use multiple buildings per visit. Parking reductions are consistent with transportation goals and the General Plan. Parking will be phased with construction of elements of the CUP and MPD.
31. Staff recommends an updated parking study be submitted with the CUP for the future lodging building and if additional parking is recommended, it will be reviewed with the future lodging building CUP.
32. The final parking layout will be reviewed at the time of building permit review to ensure compliance with the LMC regarding interior and perimeter landscaping, lighting, and use of landscaped islands to break up expanses of parking. Lighting is proposed to be sharp cut-off and on a time clock to allow the NAC to reduce lighting when not in use.
33. Utilities necessary for this use are available at or near the site.

34. The proposed additions and uses have been reviewed for potential interference with access routes for emergency vehicles. Fire District has reviewed and approved the emergency access routes and final Fire District approval of building plans is required prior to building permit issuance.
35. Existing internal vehicular and pedestrian circulation systems will be modified and enhanced by this project to provide accessible routes and connections to surrounding City open space, trails and recreation amenities, as well as to public transit routes (currently dial-a-ride service).
36. No outdoor storage of goods or mechanical/utility equipment is proposed or allowed onsite.
37. Impacts of the adaptive camping tents site, cabins, and connected trail system on the open space are proposed to be mitigated by limiting the number and size of the tent platforms and cabins, by installing natural pathways (not concrete or asphalt) where accessibility issue allow, and by minimizing grading and vegetation disturbance. LOD fencing will be installed prior to building permit issuance to contain disturbance for all construction sites. Any exterior lighting will be subdued, fully shielded and down directed.
38. Additions to the Arena and Program Services buildings are located in areas that are already disturbed with pavement and hardscape. The proposed recreation building will impact an area that has been previously disturbed and re-seeded.
39. No signs are proposed at this time and sign permits are required prior to installation of new signs.
40. Exterior lighting fixtures will be reviewed at the time of building permit review for compliance with the City's lighting ordinances.
41. The MPD area contains wetlands and streams and a wetlands delineation report was included with the application. The plans demonstrate that the required fifty foot buffer from delineated wetlands and streams can be met. Storm water plans are required to be submitted with all building permit applications and conditions of approval note requirements for MS4 plans. Wetlands will be protected during construction as required by the Building Department and Construction Mitigation Plans. Wetlands delineations are valid for a five year period when applying for a general permit to the Army Corps of Engineers.
42. There are no known physical mine hazards, historic mine waste, or historic structures on the site.
43. The site is not within the Park City Soils Ordinance boundary.
44. A construction mitigation plan will be provided with all building permits and will consider the safety of NAC participants, in addition to all standard requirements.
45. An affordable housing mitigation plan is being drafted by the Applicant and will be submitted to the City's Housing Department. The plan will be presented to the Planning Commission for review and then forwarded to the Park City Housing Authority for review and approval. An approved housing mitigation plan will be an attachment to the Development Agreement at the time of Planning Commission ratification and recordation.
46. The Development Agreement will address specific requirements of the City's Water Department regarding water rights, impact fees, timing, etc.
47. The Development Agreement requires Planning Commission ratification, City Council approval and recordation at Summit County.

48. The proposed mass and scale of buildings and additions, as well as the architectural design, materials, and colors are consistent with existing buildings on the property and in the surrounding area.
49. Proposed buildings and additions are setback more than 25' from all property lines.
50. The MPD proposes a future three story lodging building with a pitched roof at a maximum building height of 45 feet (to the ridge).
51. An addition to the Program Services Building, for expansion of the climbing wall, was approved with the 2017 CUP to maintain the height exception allowed by the Specially Planned Area approvals (43'4" in height from existing grade).
52. All other additions and structures will not exceed the maximum zone height of 28' with LMC height exceptions permitted for pitched roofs, mechanical, elevators, etc.
53. The height exception is requested to minimize building footprint; reduce overall site disturbance; and provide variation in height, massing, and architectural interest.
54. The height request does not increase allowed density in that there is sufficient lot area to accommodate the lodging expansion floor area over a greater footprint and stay within the 33' allowed building height.
55. Potential problems on neighboring property (City Open Space) caused by shadows, loss of solar Access, and loss or air circulation are mitigated by increased building setbacks and orientation of the proposed building. There are no adjacent structures within close proximity to the property lines. The lodge building is shown with a 125' setback to the property line. At the time of CUP review setbacks to adjacent City property may be adjusted provided that plans demonstrate impacts on adjacent City property, due to shadows, noise and nuisances, can be mitigated.
56. Proposed open space of 78% is greater than the minimum of 60% and the three story design results in additional usable open space on the site.
57. Final design of the lodge building is subject to Planning Commission approval during review of the CUP, at which time the design will be reviewed for compliance with Chapter 5, Architectural Guidelines, including architectural design, exterior materials, façade variation and landscaping requirements.
58. The applicant stipulates to the conditions of approval.
59. The property was posted and notice posted, published and mailed to property owners within 300' as required by the Land Management Code.
60. The findings in the Analysis section of this report are incorporated herein.

Conclusions of Law

1. The MPD, as conditioned, is consistent with the Park City General Plan and Recreation Open Space (ROS-MPD) zoning.
2. The MPD, as conditioned meets required conclusions of law of LMC Section 15-6-6) as stated below:
 - 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.

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 consider the safety of NAC participants. 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 building permit applications 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. This development is part of a common development that is greater than one (1) acre. This development shall meet the MS4 storm water requirements.
4. Final utility plans, consistent with utility plans reviewed by the Planning Commission during the MPD and CUP review, shall be submitted with building permit applications.
5. 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.
6. Snyderville Basin Water Reclamation District's review and approval of building permits and utility plans for conformance with the District's standards for review, is a condition precedent to building permit issuance.
7. An Affordable Housing Mitigation Plan shall be reviewed by the Planning Commission and approved by the Park City Housing Authority prior to issuance of any building permits for the lodging building and any applicable deed restrictions shall be recorded according to the final approved Affordable Housing Mitigation Plan.
8. The Affordable Housing Mitigation Plan shall be recorded with the final ratified Development Agreement.
9. As a condition precedent to receiving a certificate of occupancy for the proposed lodging building, the City shall be provided with proof of compliance with the approved Affordable Housing Mitigation 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 new sign permits.
11. 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.
12. 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 or as further conditioned by the Development Agreement, unless Construction, as defined by the Uniform Building Code, has commenced on the project.
13. 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 has final authority on landscape placement in any required easement areas.
14. The access road is private to the NAC property line and is maintained by the property owner. From the property line to Gillmor Way the road is public.

15. Any changes to Ability Way shall be approved by the City Engineer, including specifications such as final grade, width, pavement depth, materials, signs, and storm drainage.
16. Access to public trails on City Open Space shall be maintained in coordination with the Park City Open Space and Trails Manager/Department consistent with the Park City Trails Master Plan. Any new access points shall be coordinated with Park City Open Space and Trails Manager/Department.
17. The proposal shall comply with 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 during approval of the Conditional Use Permit on November 29, 2017 and with plans to be reviewed with the future Conditional Use Permit for the new lodging building.
18. The proposal shall comply with the trash storage and collection parameters with the language outlined in LMC § 15-5-5(G).
19. 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 shall be submitted with building permit applications for approval by the Planning, Building, and Engineering Department.
20. All noxious weeds, as identified by Summit County, shall be removed from the Property in accordance with the Summit County Weed Ordinance prior to issuance of final Certificate of Occupancy for the Lodging Building.
21. All requirements and conditions of the Snyderville Basin Water Reclamation District shall be met prior to building permit issuance.
22. 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 shall be incorporated into all plans submitted for building permits.
23. At the time of CUP review of the lodge building, setbacks to the adjacent City property may be adjusted provided that plans demonstrate impacts on the adjacent City property, due to shadows, noise and nuisances, can be mitigated.
24. An updated parking study shall be submitted with the CUP for the future lodging building and if additional parking is recommended, it shall be reviewed with the future lodging building CUP.
25. Ten (10) bikes shall be accommodated with bike racks to be installed prior to issuance of the first certificate of occupancy.
26. Prior to issuance of a building permit for development impacting wetlands or the associated buffer areas, an updated wetlands delineation shall be conducted and presented to the City for review.
27. The Water Agreement shall be recorded with the final ratified Development Agreement.

28. All future development, including CUPs and building permit applications shall comply with terms of the recorded Development Agreement and Water Agreement.

Exhibits

Exhibit A – Applicant's letter
Exhibit B – Proposed MPD cover sheet and uses/ square footage summary
Exhibit C – Existing conditions site plan on aerial
Exhibit D – Proposed overall site plan on aerial
Exhibit E – Grading plans
Exhibit F – Utility plans
Exhibit G – MPD overall master plan
Exhibit H – MPD landscape/hardscape plans
Exhibit I – MPD Open space plan
Exhibit J – MPD Renderings
Exhibit K - Approved NAC Subdivision plat
Exhibit L – Boundary survey
Exhibit M – Wetlands Delineation report
Exhibit N – Traffic Impact Study
Exhibit O – Development and Water Service Agreement - July 15, 1999
Exhibit P – Annexation Report (October 2004), Ordinance and plat
Exhibit Q – NAC Special Plan Area (SPA) plans
Exhibit R – Pre-MPD action letter PC December 10, 2014
Exhibit S – Conditional Use Permit action letter November 29, 2017
Exhibit T – Draft Development Agreement
Exhibit U – Table 2 full size

General Description of National Ability Center Master Plan Proposal For Master Planned Development (MPD)

Just within the past year, National Ability Center programs reached over 6,600 individuals of all abilities and their family members and caregivers. Participants come locally (from Summit, Wasatch and other Utah counties), nationally (from all 50 US states) and globally (from over 18 countries around the world). More than 37,000 NAC provided program experiences and activities each year empower individuals of all abilities to realize an improved quality of life and achieve their greatest potential. Due to the restrictive nature of a now antiquated “Water and Development Agreement”; the NAC has been counseled by City Community Development Staff to refile an MPD so that the current proposed uses and improvements may be approved as an MPD and appropriately documented in a revised Development Agreement. In light of the continued need for development in programming to meet the needs of NAC families and clients, the following plan for new facilities has been developed:

Potential for New, Remodeled, or Repurposed Facilities

From the evaluation of existing facilities, program growth, and identified constraints, a few key program areas requiring new or enhanced facilities were identified:

- An expansion of the Equestrian Center to provide suitable areas for viewing and observation of program activities, athlete warm-up, restrooms, pre/post function gathering areas, class room/educational space, and a therapy room. The proposed expansion would also allow for the repurposing of some existing spaces such as current equestrian staff office space in the existing stables. (Under construction via 2017 CUP permit)
- An addition to the Administrative Building to provide more break out meeting space, areas for pre/ post meeting gathering, and to accommodate an existing staff that has outgrown the current desk space available. A change in orientation of our existing climbing wall, and additional climbing wall capacity.
- A Recreation building to allow indoor recreation programming during all weather conditions.
- Relocation and improvement of the Archery Pavilion
- A Community and Programs building for Nordic and Summer Camp programming, Staff office space, multi-purpose rec programming space and restrooms with showers.
- A small green house to support the sensory garden programming, and a central Plaza and other landscape improvements to create enhanced locations for fresh air gatherings and programs.
- An addition to the cycle center/storage shed to provide additional space for equipment storage and programing support.
- An area for tent platforms and single room cabins (5 of each maximum) to foster self-reliance in camping and outdoors skills. Cabins are proposed to be without kitchens or bathrooms to replicate the rustic style of structures found in State and National Parks, however two public single use restroom facilities, which are will be tied into public utilities, will be located within the campground location as indicated on site and civil drawings . The goal for this important potential element would be to give National Ability Center clients the confidence they need to explore Utah’s expansive system of parks and recreation areas. This programming has been developed in partnership with the Governor’s Council on Balanced Resources for Utah/ACCESS UTAH and their goals to provide ample opportunities for all Utah’s citizens and visitors to experience the State’s impressive landscapes. Utah State Parks has also lent us support in identifying typical designs that NAC participants and families will find when they make the leap to public access facilities.
- A Ranch Maintenance Shop to provide a necessary facility for supplies storage, and shop self-performed repairs to support our growing campus needs.

- Various infrastructure and connectivity improvements including: Increased parking capacity, improved fire ring/gathering area, seated outdoor amphitheater, shade structures, additional cycling pathways, outdoor plaza and recreation activity spaces, public restroom access, Improved signage and wayfinding, improved and relocated outdoor equestrian riding arena.
- Additional lodging/accommodation units in a new standalone lodge building (Phase II) adjacent to the existing lodging facilities. A primary goal for the design of additional units is to accommodate competitive adaptive athletes during extended training camps, seasonal and new employees requiring transitional housing, and to support existing partnerships in therapeutic services for populations seeking treatment for PTSD. Both of these groups require units with kitchenettes, a modest living space, and the basic amenities required for lengthier stays on property not currently available in our existing lodge. NAC is also exploring the possibility of including a commercial kitchen in this building to serve NAC patrons while providing vocational training to interested participants. Lodging is not currently and will not in the future be available to the general public on a commercial basis.

Phasing of Construction

It is anticipated that proposed new facilities would be phased in the following manner:

Phase I – Proposed Equestrian Center Addition (Under Construction per CUP Approval), Ropes Challenge Course Expansion (Completed under separate permit process) , Recreation Center (Currently prepping for construction), Maintenance Shop, Cycle center expansion, Greenhouse, Campground, Community Programs/Archery Facility, Administrative Building Expansion, and 104 parking spaces will be constructed over 1-5 Years.

Phase II – Proposed new Lodge. Construction to begin after Phase I construction is complete. Likely not to commence sooner than 2024.

National Ability Center Master Facility Plan Existing and Proposed Facilities

Program Area	Existing - Lvl 1 (sf)	Existing - Lvl 2 (sf)	New - Lvl 1 (sf)	New - Lvl 2&3 (sf)	Existing + New (sf)
Camping Yurts [(3) @ 314 sf each]			942		942
Community and Programs Building			4,962		4,962
Cycling Center	2,808		783		3,591
Equestrian Center	16,876		9,641	2,391	28,908
Greenhouse			400		400
Hay Storage Building	1,820				1,820
Horse Stables	5,526				5,526
Lodge - Existing	7,257	7,044			14,301
Lodge - Proposed			7,422	14,844	22,266
Nordic Services Yurt	452				452
Program Services Building	7,276		1,627		8,903
Ranch Maintenance Shop			1,250		1,250
Recreational Cabins [(3) @ 444 sf each]			1,332		1,332
Recreation Center			7,945		7,945
Storage Sheds [(3) @ 96 sf each]	288				288
Tractor Shed	360				360
	42,663	7,044	36,304	17,235	103,246

Site / Landscape	Existing	New	Existing + New
Hardscape surfaces (sf)	77,914	62,484	140,398
o Parking (sf)	70,914	38,936	109,850
o Sidewalks etc. (sf)	7,000	23,548	30,548
Semi permeable surfaces (sf)	-	31,874	31,874
o DG path	-	16,215	16,215
o Engineered surface for fire access	-	15,659	15,659
Plantings (sf)	30,901	59,967	90,868
Parking (spaces)	121	104	225

Note: Estimates provided for planning and discussion of potential site coverage. Actual footprints to be determined prior to final permitting by staff. No individual project to vary by more than 10% without planning commission approval. Overall Total site coverage not to increase by more than 10% without planning commission approval.

EXHIBIT B

Sheet List

G001	Cover Sheet and Square Footage Summary
C1	Existing Conditions
C2	Overall Site Plan
C3	Grading plan
C4	Overall Utility Plan
C5	Sewer, Water & Storm Drain Utility Plan
C6	Gas, Power & Telecommunication Utility Plan
C7	Emergency Access & Stormwater Management Plan
MP101	Proposed Master Plan
MP102	Proposed Master Plan - Landscape and Hardscape
MP103	Proposed Master Plan - Open Space
MP104	Renderings
LP111	Overall Landscape Plan
LP112A	Landscape Plan - Equestrian Center Expansion
LP112B	Planting Legend - Equestrian Center Expansion
LP113A	Landscape Plan - Recreation Center
LP113B	Planting Legend - Recreation Center

Master Plan Development Square Footage Summary

Program Area	Existing - Lvl 1 (sf)	Existing - Lvl 2 (sf)	New - Lvl 1 (sf)	New - Lvl 2&3 (sf)	Existing + New (sf)
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National Ability Center



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Original drawings remain the property of the architect and as such the Architect retains full ownership and control. The design represented by these drawings is sold to the client for a one-time use unless otherwise agreed upon in writing by the Architect.
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Park City, UT

Nexus Project #: 19015

02.21.2019

MASTER PLAN DEVELOPMENT



PROJECT LOCATION



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National Ability Center
Park City, UT

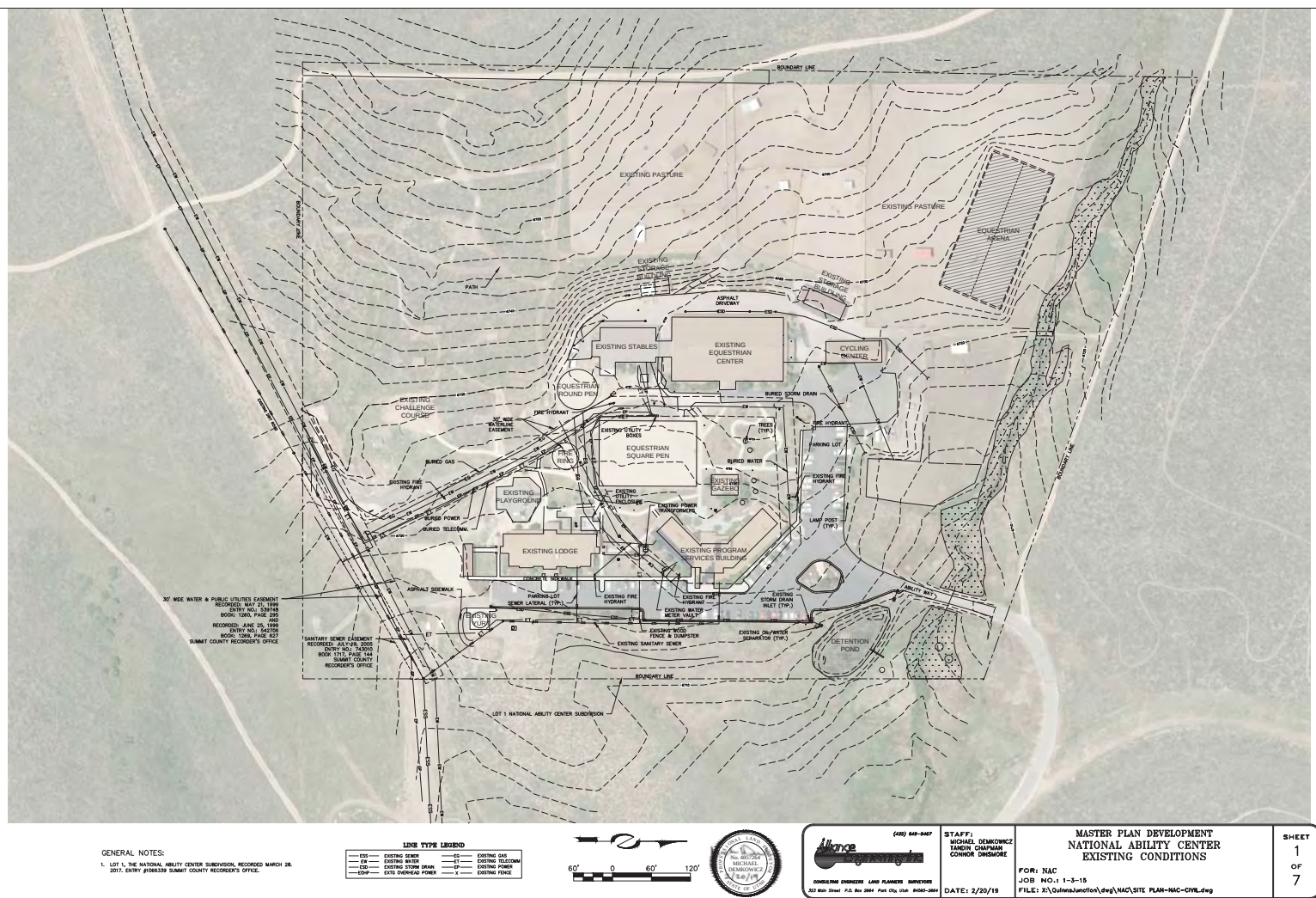
Date Revision

MASTER PLAN DEVELOPMENT

NEXUS PROJECT #: 19015
CHECKED BY: KH
DRAWN BY: KH
DATE: 02.21.2019

COVER SHEET AND SQUARE FOOTAGE SUMMARY G001

EXHIBIT C



1 NEW LODGE - LEVEL 1
SCALE: 1/8" = 1'-0"



2 NEW LODGE - LEVEL 2
SCALE: 1/8" = 1'-0"



3 NEW LODGE - LEVEL 3
SCALE: 1/8" = 1'-0"





1 NEW LODGE ENLARGED FLOOR PLAN - LEVEL 2
SCALE: 3/16" = 1'-0"

EXHIBIT D

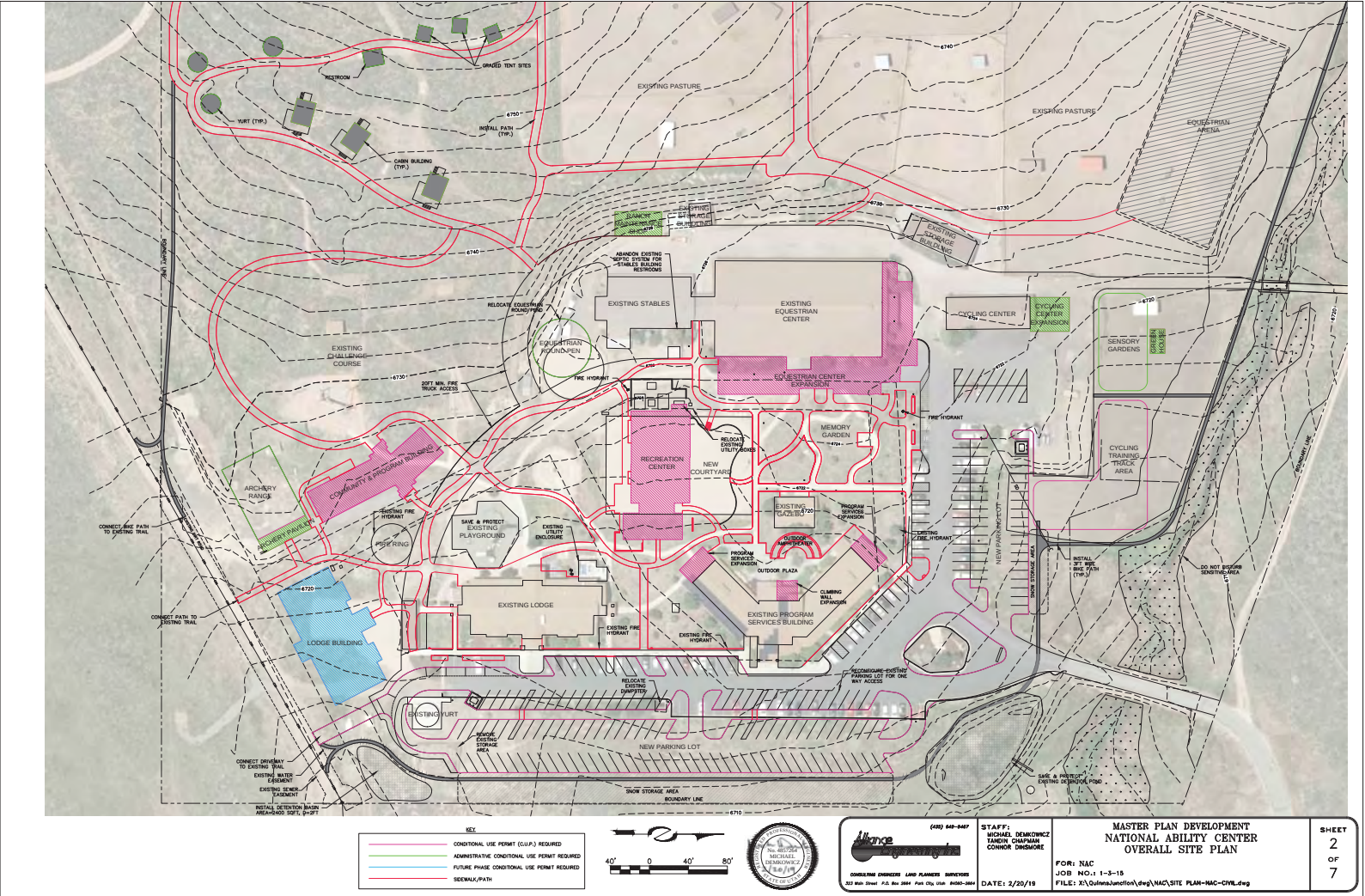


EXHIBIT E

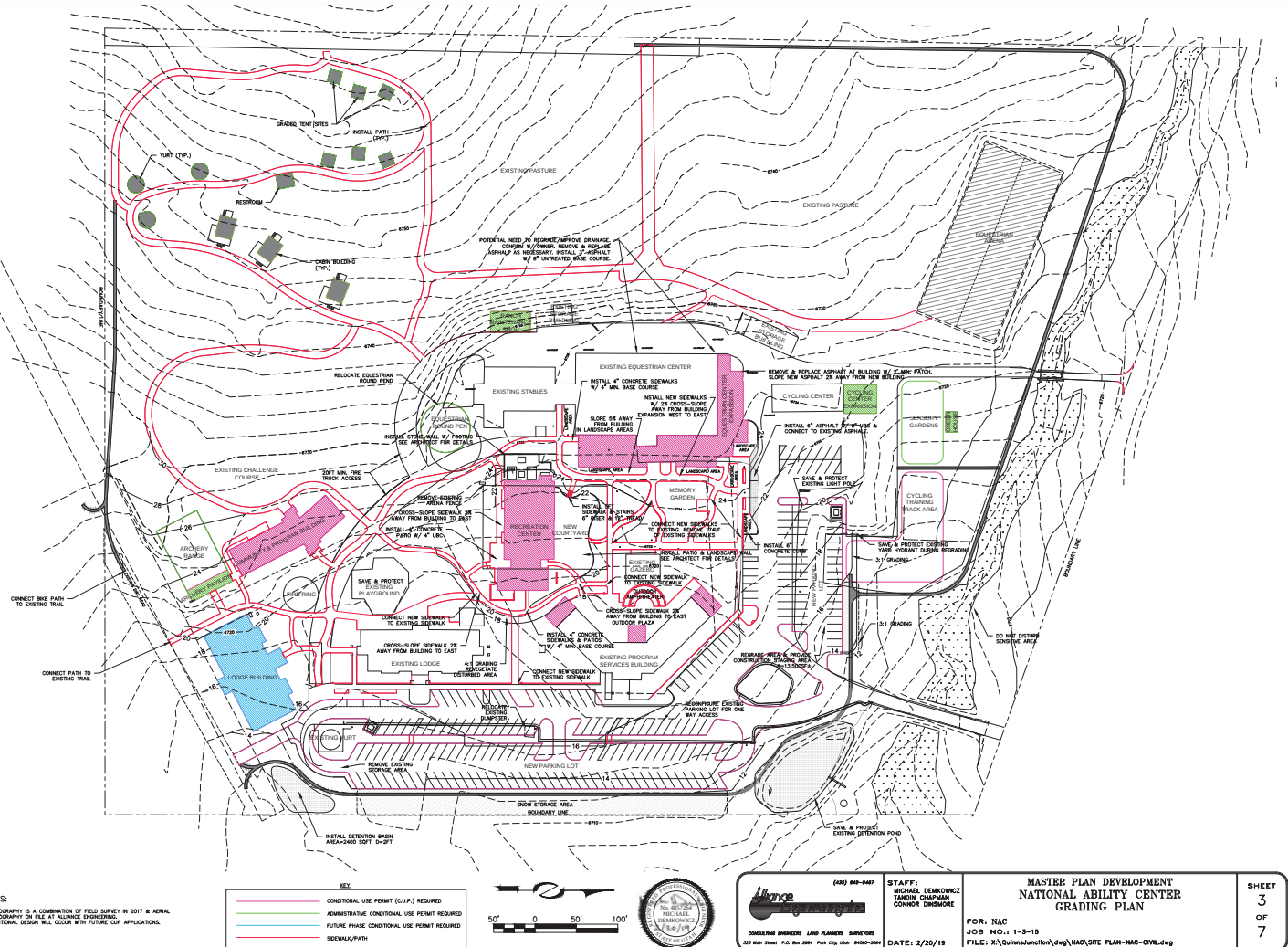
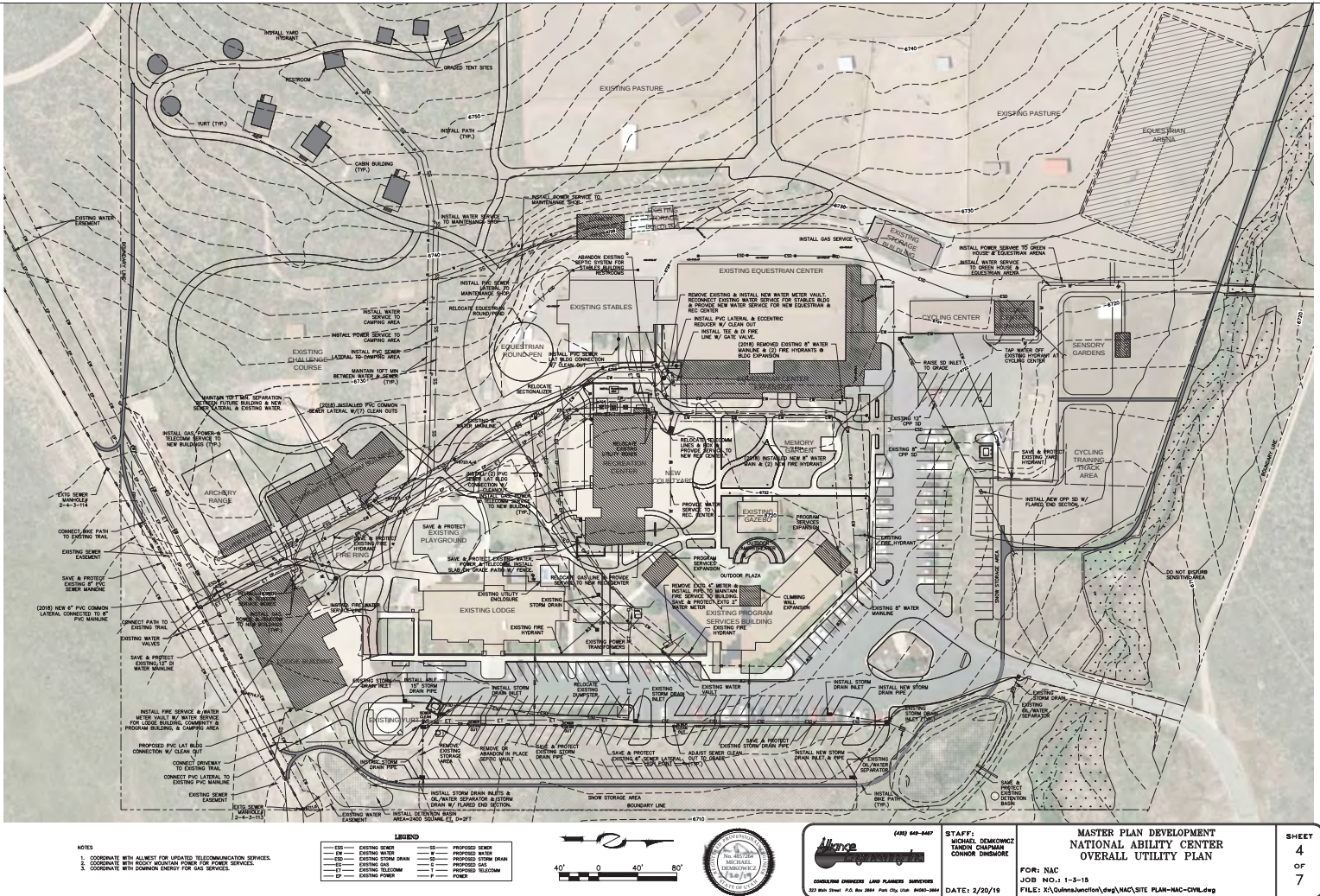


EXHIBIT F



METHOD OF ANALYSIS: RATIONAL METHOD Q=C_i/C_u
STORM RETURN PERIOD: 100 YEARS
STORM DURATION: 30 MIN
NOAA ATLAS 14 - PARK CITY RADIO STATION 42-6648

Q = RUNOFF FLOWRATE (CUBIC FEET/SEC)
C_u = RUNOFF COEFFICIENT ADJUSTMENT FACTOR=1.25
C_i = RUNOFF COEFFICIENT=(0.15*IMPERVIOUS AREA+0.9*IMPERVIOUS AREA)/TOTAL AREA
I = STORM INTENSITY (INCHES/HR)
A = AREA (ACRES)

$Q = C \cdot C \cdot A = (1.25)(0.15)(2.78 \text{ IN/HR})(26.20 \text{ ACRES}) = 13.7 \text{ CFS}$

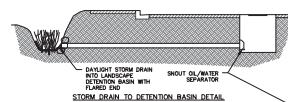
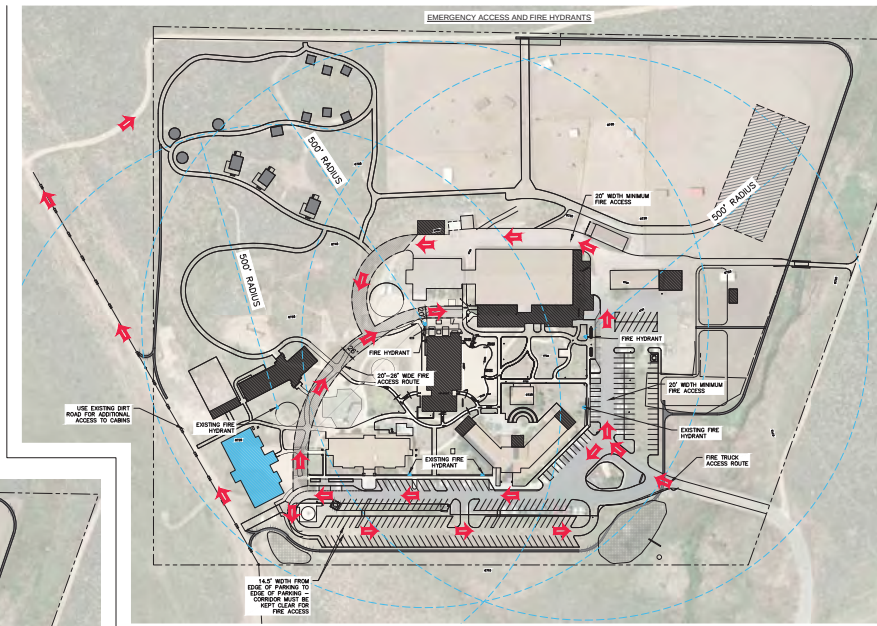
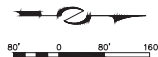
$$Q = C \cdot I \cdot A = (1.25)(0.32)(2.78 \text{ IN/HR})(26.20 \text{ ACRES}) = 29.1 \text{ CFS}$$

NOTES:

Legend for Figure 1:

- Analysis Area (Property Boundary): Represented by a dashed line.
- Impervious Area: Represented by a solid line with diagonal hatching.
- Pervious Area: Represented by a solid line with diagonal hatching.

1. THERE IS AN EXISTING STORM DRAIN SYSTEM WITHIN THE PARKING LOTS WITH OIL/WATER SEPARATORS THAT DRAIN TO AN EXISTING DETENTION BASIN.
2. NEW BUILDING AND PARKING LOT IMPROVEMENTS WILL PROVIDE ADDITIONAL STORM DRAIN INFRASTRUCTURE THAT CONNECTS TO THE EXISTING STORM DRAIN SYSTEM, OIL/WATER SEPARATORS, AND DETENTION BASIN. THE EXISTING DETENTION BASIN HAS EXCESS VOLUME AND CAN ACCEPT ADDITIONAL STORM WATER RUNOFF.
3. NEW BUILDING SHALL BE CONSTRUCTED TO PROVIDE ADDITIONAL ON-SITE DETENTION FOR A PORTION OF BUILDING AND PARKING LOT IMPROVEMENTS.
4. A PORTION OF SITE IMPROVEMENTS WILL PROVIDE LOCALIZED ON-SITE STORM WATER DETENTION WITHIN LANDSCAPE AREA DIRECTLY ADJACENT TO THE SITE IMPROVEMENTS.

[illegible][illegible][illegible]

ALLIANCE
ENGINEERING

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

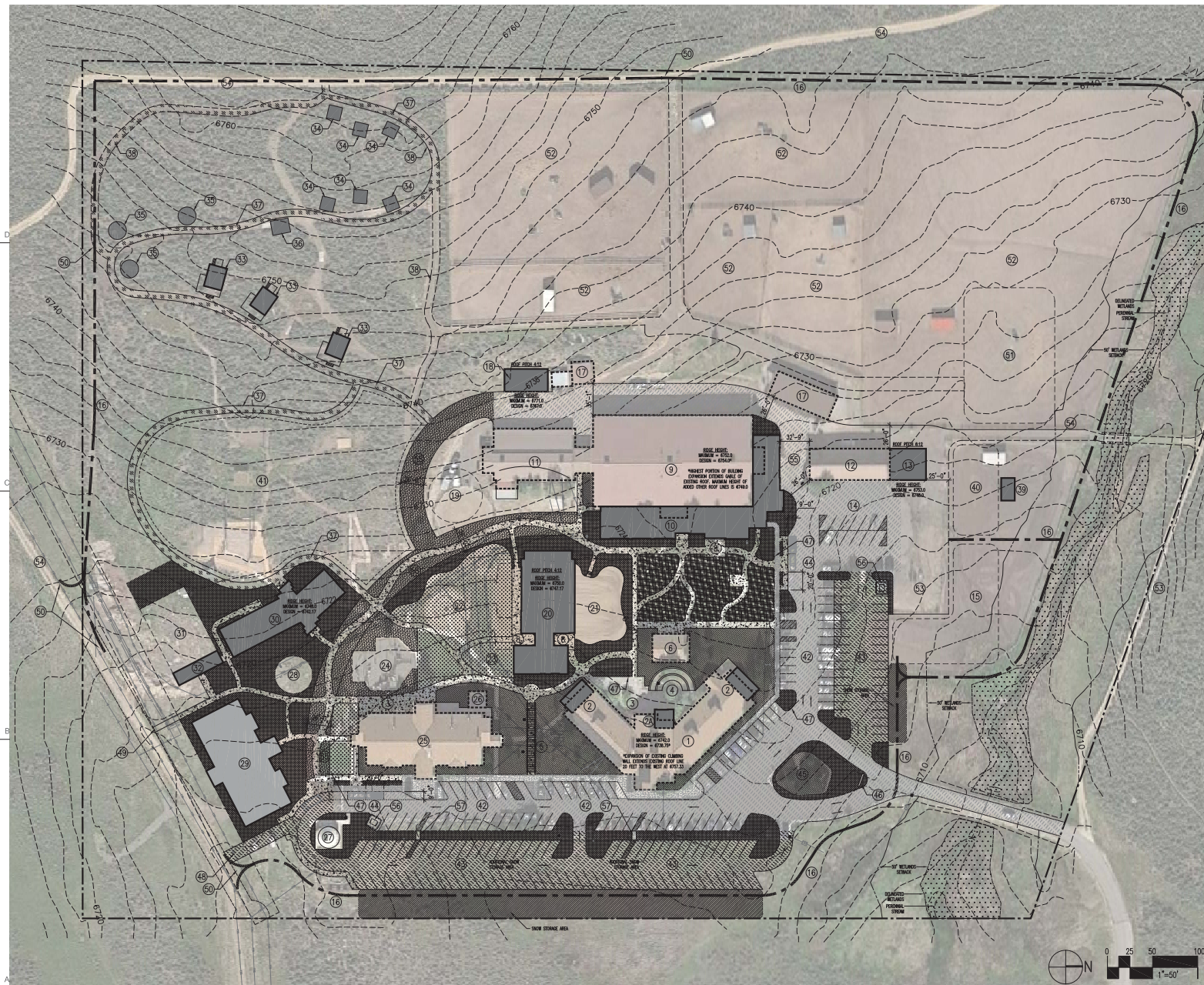
STAFF:
MICHAEL DEMKOWICZ
TAMM CHAPMAN
CONNOR DINSMORE

**MASTER PLAN DEVELOPMENT
EMERGENCY ACCESS &
STORMWATER MANAGEMENT PLAN**

FOR: NAC
JOB NO.: 1-3-15
ENR: NAC-transportation-and-nac-site-plan-map-0806-1997

SHEET
7
OF
7

EXHIBIT G



Master Plan Legend

Symbol	Description
[Pattern]	EXISTING LANDSCAPE AREA - NATIVE AND WATER-WISE TREES, SHRUBS, GRASSES, AND WILDFLOWERS
[Pattern]	PROPOSED LANDSCAPE AREA - NATIVE AND WATER-WISE TREES, SHRUBS, GRASSES, AND WILDFLOWERS
[Pattern]	MEMORY GARDEN - ASPEN GROVES, NATIVE AND WATER-WISE SHRUBS, GRASSES, AND WILDFLOWERS
[Pattern]	IRRIGATED, DROUGHT-TOLERANT TURFGRASS
[Pattern]	ENGINEERED PAVING SURFACE FOR EMERGENCY VEHICLE ACCESS (DECOMPOSED GRANITE, BLOCK PAVERS, REINFORCED TURFGRASS)
[Pattern]	SNOW STORAGE AREA - 16,000 SQ. FT. (INTERIOR PARKING LOT ISLANDS AND AREAS ADJACENT TO ROADWAYS SHALL ALSO BE USED FOR SNOW STORAGE)

PARKING CALCULATIONS	
EXISTING PARKING (STANDARD)	113 SPACES
EXISTING PARKING (ADA)	8 SPACES
TOTAL EXISTING PARKING:	121 SPACES
PROPOSED PARKING (STANDARD)	210 SPACES
PROPOSED PARKING (ADA)	15 SPACES
TOTAL PROPOSED PARKING:	225 SPACES
NET PARKING GAIN:	104 SPACES

MASTER PLAN KEY NOTES:

- PROGRAM SERVICES BUILDING
- PROPOSED PROGRAM SERVICES BUILDING EXPANSION
- PROPOSED CLIMBING WALL EXPANSION
- EXISTING OUTDOOR PLAZA
- PROPOSED OUTDOOR AMPHITHEATER
- PROPOSED OVERHEAD TELLIS STRUCTURE
- EXISTING SUN SHELTER
- MEMORY GARDEN
- PROPOSED OUTDOOR PLAZA
- EXISTING EQUESTRIAN CENTER
- PROPOSED EQUESTRIAN CENTER EXPANSION
- EXISTING EQUESTRIAN BARN/STABLES
- EXISTING CYCLING CENTER
- PROPOSED CYCLING CENTER EXPANSION
- EXISTING CYCLING ACTIVITIES AREA
- PROPOSED CYCLING TRAINING/TRACK AREA
- PROPOSED PERIMETER CYCLING TRAIL
- EXISTING HAY STORAGE BUILDING
- PROPOSED RANCH MAINTENANCE SHOP
- EQUESTRIAN ROUND PEN (RELOCATED)
- PROPOSED RECREATION CENTER
- PROPOSED RECREATION CENTER BREAK OUT SPACE (WARD SURFACE)
- PROPOSED RECREATION CENTER LAMN AREA (GROUP ACTIVITY SPACE)
- PROPOSED RECREATION CENTER LAMN AREA (OUTDOOR YOGA SPACE)
- EXISTING PLAYGROUND EQUIPMENT (TO REMAIN IN PLACE)
- EXISTING LODGE BUILDING
- EXISTING UTILITY ENCLOSURE
- EXISTING YURT
- PROPOSED FIRE RING (RELOCATED)
- PROPOSED LODGE BUILDING (FUTURE PHASE)
- PROPOSED COMMUNITY & PROGRAMS BUILDING
- PROPOSED ARCHERY RANGE (RELOCATED)
- EXISTING ARCHERY RANGE PARLOR (RELOCATED)
- PROPOSED CABIN BUILDING
- PROPOSED GRADED TENT SITES
- PROPOSED YURT
- PROPOSED RESTROOM FACILITY
- PROPOSED ACCESSIBLE TRAIL
- EXISTING TRAIL (NON-ACCESSIBLE)
- PROPOSED GREEN HOUSE
- PROPOSED SENSORY GARDENS
- EXISTING CHALLENGE COURSES AND EXPANSION AREA
- EXISTING PARKING AREA (IMPROVED)
- PROPOSED PARKING AREA EXPANSION
- PROPOSED DROP-OFF AREA
- EXISTING LANDSCAPED TRAFFIC ISLAND (IMPROVED)
- PROPOSED MONUMENT SIGN
- PROPOSED WAITING SIGN
- PROPOSED VEHICLE CONNECTION TO EXISTING TRAIL
- PROPOSED PEDESTRIAN/SKIER CONNECTION TO EXISTING TRAIL
- PROPOSED BIKE TRAIL CONNECTION TO EXISTING TRAIL
- PROPOSED EQUESTRIAN ARENA (RELOCATED)
- EXISTING EQUESTRIAN PICTURE
- EXISTING AREA
- EXISTING MULTI-USE TRAIL
- EMERGENCY/LARGE VEHICLE ACCESS
- TRASH ENCLOSURE
- PEDESTRIAN SIDEWALK CONNECTION

GENERAL LIGHTING NOTES:

- LIGHTING WILL BE INSTALLED IN ACCORDANCE WITH CHAPTER 3 OF THE PARK CITY LMC, INCLUDING CUT OFF TYPE FIXTURES - CONTROLLED WITH A TIME CLOCK.



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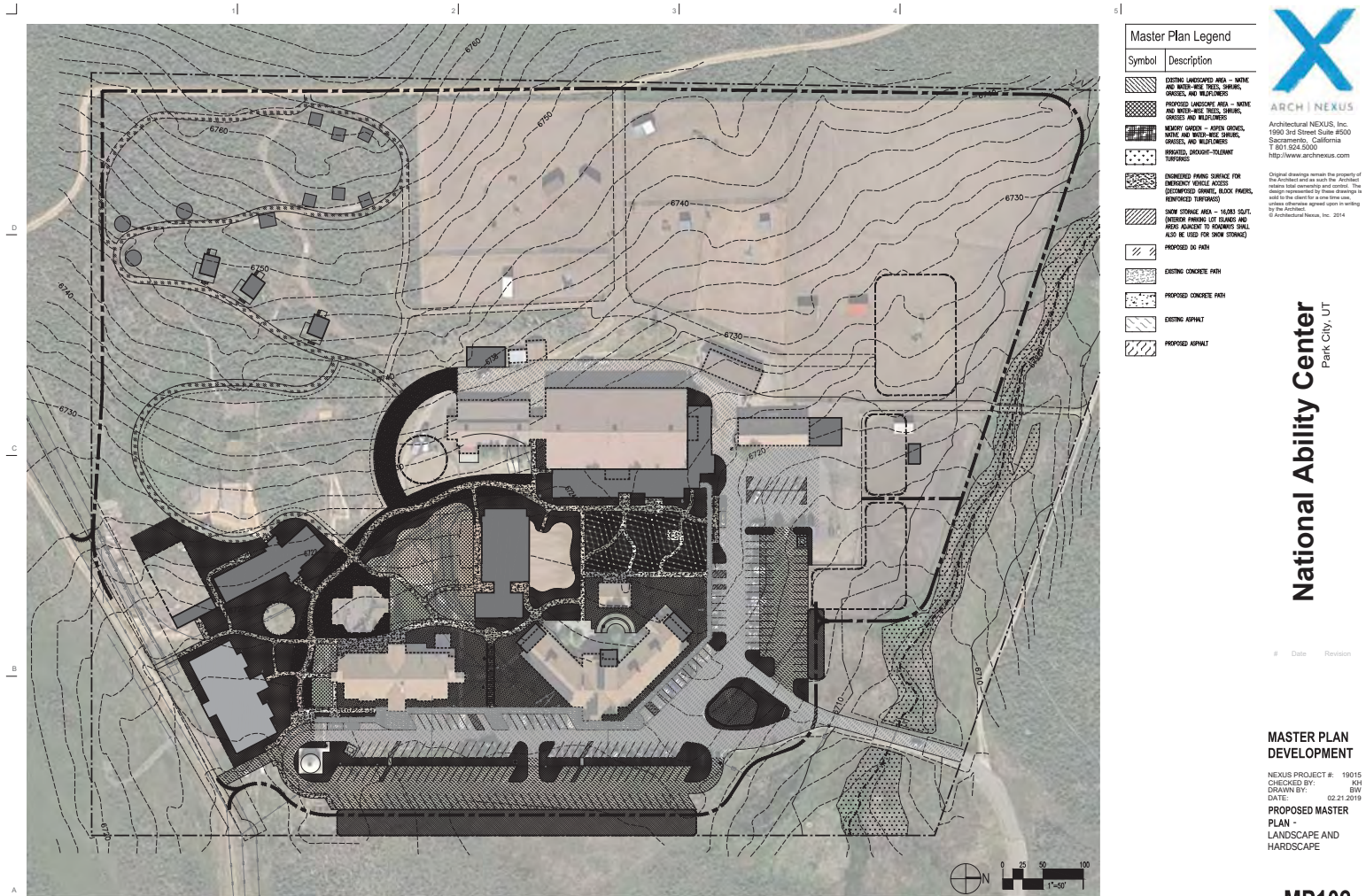
Date Revision

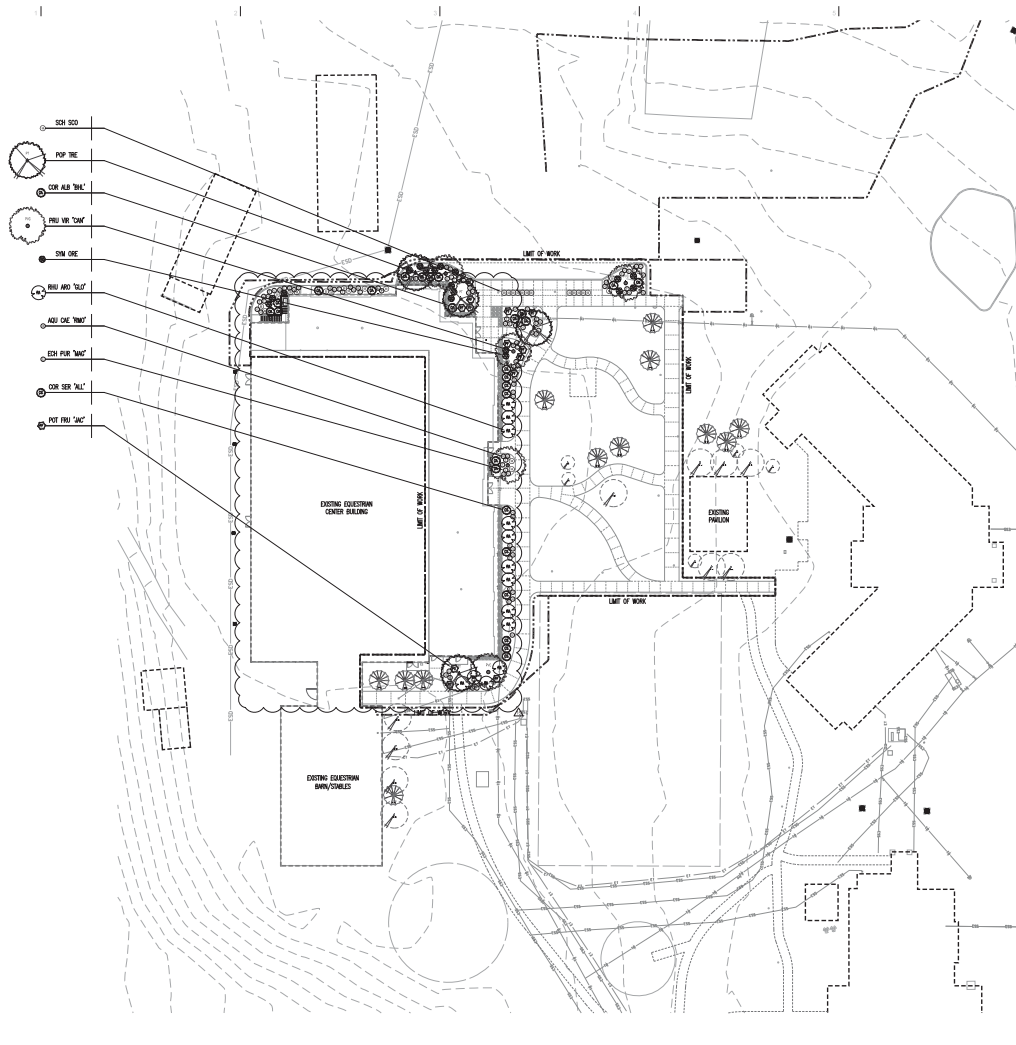
MASTER PLAN DEVELOPMENT

NEXUS PROJECT #: 19015
CHECKED BY: KCH
DRAWN BY: BW
DATE: 03.04.2019
PROPOSED MASTER PLAN

MP101

EXHIBIT H





PLANTING PLAN GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR COMPARING THE EXISTING AND NEW SITE CONDITIONS WITH THE PLANTING PLAN PRIOR TO BEGINNING WORK AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN THE EXISTING AND NEW SITE CONDITIONS WITH THE PLANTING PLANS PRIOR TO BEGINNING WORK. IN THE EVENT THE CONTRACTOR FAILS TO BEGINNING WORK, AND/OR FAILS TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN WRITING PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REQUIRED ALTERATIONS AND ADDITIONS TO THE PLANTING PLAN, INCLUDING ADDITIONAL MATERIALS, IF ANY, ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL COORDINATE PLANT PLACEMENT WITH NEW IRRIGATION SYSTEM.
3. CONTRACTOR SHALL IMMEDIATELY REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION. OBTAINING AND USE OF ANY OF THE SITE WITH NO ADDITIONAL COST TO THE OWNER.
4. QUANTITIES PROVIDED ARE FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING AND VERIFYING TOTAL QUANTITIES NEEDED TO COMPLETE THE WORK AS INDICATED ON THE PLANS.
5. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING AND VERIFYING THE TOTAL PLANT QUANTITIES NEEDED TO MATCH THE SHOWN ON PLANS.
6. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF ANY PLANT SUBSTITUTIONS OR CHANGES TO PLANT SPECIES SPECIFIED. THE LANDSCAPE ARCHITECT SHALL APPROVE SUBSTITUTIONS AND/OR SIZE CHANGES PRIOR TO PLANT INSTALLATION.
7. REFER TO PLANTING LEGEND, NOTES, AND SPECIFICATIONS FOR MORE INFORMATION.

- EXISTING TREES TO REMAIN:
- SMALL TO MEDIUM DECIDUOUS
 - SMALL CONIFER
 - LARGE DECIDUOUS



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2200 East Parkway West
Salt Lake City, UT 84109
Tel: 801.525.2000
http://www.archnexus.com

National Ability Center Part City, UT

Date Revision

MASTER PLAN DEVELOPMENT

NEXUS PROJECT # 19015
CHECKED BY: JAH
DRAWN BY: JAH
DATE: 02.21.2019
LANDSCAPE PLAN -
EQUESTRIAN CENTER
EXPANSION



LP112A



TREES											
ABBREVIATIONS	BOTANICAL NAME	COMMON NAME	ZONE	TRUNK	MATURE SIZE HEIGHT X WIDTH	INSTALLED SIZE	QUANTITY	WIND	WATER WISE	CRISP COEFFICIENT (N)	DETAIL NUMBER
POP TRE	Populus tremuloides	Quaking Aspen	2	M	40'-60'	8" dbh	5	Yes	No	M	A5 UP701
FRU VR "CM"	Prunus virginiana "Coralia Red"	Canada Red Chokeberry	2	M	25'-35'	2" cal.	6	No	No	L	A5 UP701

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-
-

SHRUBS											
ABBREVIATIONS	BOTANICAL NAME	COMMON NAME	ZONE	TRUNK	MATURE SIZE HEIGHT X WIDTH	INSTALLED SIZE	QUANTITY	WIND	WATER WISE	CRISP COEFFICIENT (N)	DETAIL NUMBER
COR ALB "B&L"	Cornus alba "Balthus"	Ivey Highbush Dogwood	3	-	5'-6'	8" dbh	17	No	No	M	C5 UP701
COR SER "AL"	Cornus sericea "Almond's Compact"	Almond's Compact Red Osier Dogwood	3	-	5'-6'	8" dbh	10	No	No	M	C5 UP701
FOU FRU "AL"	Forsythia viridissima "Almond's"	Almond's Shrubby Forsythia	2	-	4'-6'	8" dbh	13	No	Yes	L	C5 UP701
FRU AND "SL"	Fraxinus americana "Green Leaf"	Green Leaf Fraxinus	4	-	30'-40'	8" dbh	13	No	Yes	L	C5 UP701
STN OLE	Symphoricarpos occidentalis	Mountain Snowberry	3	-	4'-6'	8" dbh	18	Yes	Yes	L	C5 UP701

-

GRASSES												
ABBREVIATIONS	BOTANICAL NAME	COMMON NAME	ZONE	SEASON	COLOR	MATURE SIZE HEIGHT X WIDTH	SIZE	QTY.	WIND	WATER WISE	CRIP COEFFICIENT (N)	DETAIL NUMBER
SOH SOH	Schizanthum scoparium	Little Bluestem	3	-	-	4'x2'	#1 gal 29"	No	Yes	L		D5 LP701

-
-

PERENNIALS												
ABBREVIATIONS	BOTANICAL NAME	COMMON NAME	ZONE	SEASON	COLOR	HEIGHT	SIZE	QTY.	WIND	WATER WISE	CRISP COEFFICIENT (N)	DETAIL NUMBER
ADU OLE "PUB"	Asplenium canadense	Rocky Mountain Columbine	3	Sp.	Blue and White	18-20"	8" dbh	29	No	Yes	M	D5 UP701
FOR PUR "WIL"	Erigeron philadelphicus	White Fleabane	3	Spring/Fall	Purple	12-24"	8" dbh	28	No	Yes	L	D5 UP701



MATERIALS						
PRODUCT	MANUFACTURER/SUPPLIER	SIZE	COLOR	QTY.	DESCRIPTION	DETAIL NUMBER
SHREDED BARK MULCH	APPROVED LOCAL SUPPLIER		CHOCOLATE BROWN	3,000 S.F. 37 CU. YDS.	SHREDED HARDWOOD BARK MULCH FOR LANDSCAPED AREAS	B6 UP701
DECORATIVE COBBLE ROCK	APPROVED LOCAL SUPPLIER	2"-3"	TAN AND BROWN	800 S.F. 11 CU. YDS.	ROUND COBBLE ROCK MULCH IN A COMBINATION OF TAN AND BROWN WITH SHADES OF SLIGHT AND DARK GRAY	C6 UP701
LANDSCAPE EDGING	PERMANENT	4"x1/4"	MIL	SEE PLAN	4" ALUMINUM "Z" SHAPED PERMANENT LANDSCAPE EDGING	D6 UP701



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National Ability Center
Park City, UT

Date Revision

MASTER PLAN
DEVELOPMENT

NEXUS PROJECT #: 19015
CHECKED BY: BJA
DRAWN BY: BJA
DATE: 02.21.2019
PLANTING LEGEND
EQUESTRIAN CENTER
EXPANSION

LP112B





TREES											
ABBREVIATIONS	BOTANICAL NAME	COMMON NAME	ZONE	THUN	MATURE SIZE HEIGHT X WIDTH	INSTALL SIZE	QUANTITY	WIND	WATER WISE	CRIP COEFFICIENT (K)	DETAIL NUMBER
ACE GR 'TL'	Acer glabro 'Titan'	Flame Arrow Maple	2	M	25'x25'	10'-12'	6	No	Yes	M	A4 UP701
PDP TRE	Populus tremuloides	Quaking Aspen	2	M	40'x25'	35' gal.	14	Yes	No	M	A4 UP701
PRU VR 'CN'	Prunus virginiana 'Canada Red'	Canada Red Chokeberry	2	M	25'x25'	2' cal.	4	No	No	L	A4 UP701

SHRUBS											
ABBREVIATIONS	BOTANICAL NAME	COMMON NAME	ZONE	THUN	MATURE SIZE HEIGHT X WIDTH	INSTALL SIZE	QUANTITY	WIND	WATER WISE	CRIP COEFFICIENT (K)	DETAIL NUMBER
OSR ALO 'BN'	Cornus alba 'Bodnant'	Very Hardy Dogwood	3	-	5'x5'	8' gal.	13	No	No	M	OS UP701
OSR SBR 'AL'	Cornus sericea 'Almond's Compact'	Almond's Compact Red Sider Dogwood	3	-	5'x5'	8' gal.	14	No	No	M	OS UP701
POT FRU 'SN'	Potentilla fruticosa 'Snodgrass'	Snodgrass Shrubby Cinquifol	2	-	4'x4'	8' gal.	29	No	Yes	L	OS UP701
PRU ALO 'TL'	Prunus americana 'Tone Low'	One Low Serrano	4	-	30'x4'	8' gal.	5	No	Yes	L	OS UP701
SIN ORE	Symphoricarpos angustifolia	Mountain Snowberry	3	-	4'x4'	8' gal.	16	Yes	Yes	L	OS UP701

GRASSES												
ABBREVIATIONS	BOTANICAL NAME	COMMON NAME	ZONE	SEASON	COLOR	MATURE SIZE HEIGHT X WIDTH	SIZE	QTY.	NATIVE	WATER WISE	CRIP COEFFICIENT (K)	DETAIL NUMBER
SCI SDO	Schizachyrium scoparium	Little Bluestem	3	-	-	4'x4'	ft gal.	66	No	Yes	L	DS UP701

PERENNIALS												
ABBREVIATIONS	BOTANICAL NAME	COMMON NAME	ZONE	SEASON	COLOR	HEIGHT	SIZE	QTY.	WIND	WATER WISE	CROP COEFFICIENT (Kc)	DETAIL NUMBER
ASU ORE 'WAT'	Aquilegia canadensis	Rocky Mountain Columbine	3	Spring	Blue and White	18-20"	8' gal.	80	No	Yes	M	OS UP701
ESL PUR 'WAT'	Echinacea purpurea	Wagner Coneflower	3	Summer/Fall	Purple	12-24"	8' gal.	70	No	Yes	L	OS UP701

MATERIALS						
PRODUCT	MANUFACTURER/SUPPLIER	SIZE	COLOR	QTY	DESCRIPTION	DETAIL NUMBER
SHRUBS BARK MULCH	APPROVED LOCAL SUPPLIER		CHOCOLATE BROWN	2,075 SQ.FT. 45 CU. YDS.	SHRUBS BARK MULCH FOR LANDSCAPED AREAS	B4 UP701
DECORATIVE COBBLE ROCK	APPROVED LOCAL SUPPLIER	2"-3"	TANS AND BROWNS	309 SQ.FT. 4 CU. YDS.	ROUNDED COBBLE ROCK MULCH IN A COMBINATION OF CREAM, TAN, AND BROWN WITH SHADINGS OF REDD AND DARK GRAY (FOR DRP EDGE)	OS UP701
DECORATIVE COBBLE ROCK	APPROVED LOCAL SUPPLIER	2"-3"	TANS AND BROWNS	891 SQ.FT. 8 CU. YDS.	ROUNDED COBBLE ROCK MULCH IN A COMBINATION OF CREAM, TAN, AND BROWN WITH SHADINGS OF REDD AND DARK GRAY (FOR UTILITY ENCLOSURES)	ES UP701
TURFGRASS SOIL	APPROVED LOCAL SUPPLIER			11,524 SQ.FT.	KENTUCKY BLUEGRASS SOIL APPLIED TO MATCH EXISTING	A6 UP701
LANDSCAPE EDGING	PERMANENT	4"x3/4"	MILL	SEE PLAN	4" ALUMINUM "L" SHAPED PERMANENT LANDSCAPE EDGING	OS UP701
ROOT BARRIER FABRIC	TYNAR (800) 541-5519	24"x100'	YELLOW	FIELD 100YD	BARREXER ROOT CONTROL SYSTEM FOR ALL TREES PLANTED WITHIN 4' OF HARDSCAPE	SA, OS UP701
WEED BARRIER FABRIC	DWITT (800) 541-5519	6"x200'	BLACK	181 SQ.FT.	5 OZ. WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC	ES UP701



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National Ability Center
PARK CITY, UT

Date Revision

MASTER PLAN
DEVELOPMENT

NEXUS PROJECT # 19015
CHECKED BY: RJA
DRAWN BY: RJA
DATE: 02.21.2019
PLANTING LEGEND
RECREATION CENTER

LP113B

EXHIBIT I



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National Ability Center
Park City, UT

Date Revision

MASTER PLAN DEVELOPMENT

NEXUS PROJECT #: 19015
CHECKED BY: KH
DRAWN BY: BW
DATE: 02.21.2019
PROPOSED MASTER PLAN -
OPEN SPACE

78% Open Space

MP103

EXHIBIT J



C4 Aerial Perspective
MP104 N.T.S.



A4 Perspective from Ground
MP104 N.T.S.



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Date Revision

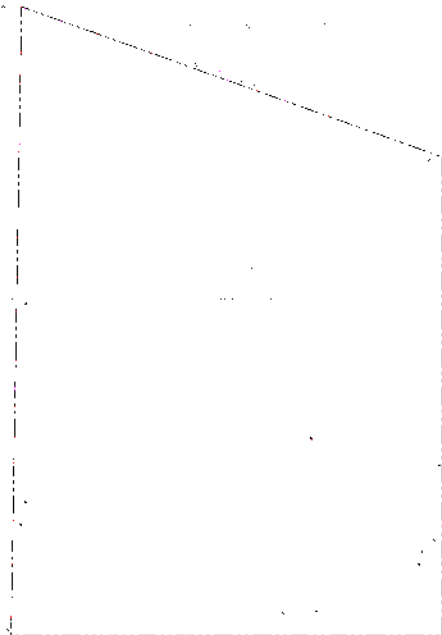
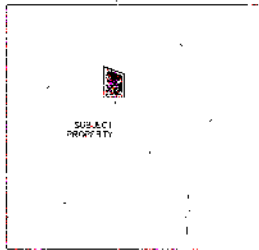
**MASTER
PLAN
DEVELOPMENT**

NEXUS PROJECT #: 19015
CHECKED BY: KH
DRAWN BY: SS
DATE: 02.21.2019

RENDERINGS

MP104

EXHIBIT K



1/20/2020
1/20/2020
2-6-2020

Receiving
Grant June 20

John
Summit
Used February

Receiving
Grant June 20
Summit
Used February
Grant June 20
Summit
Used February

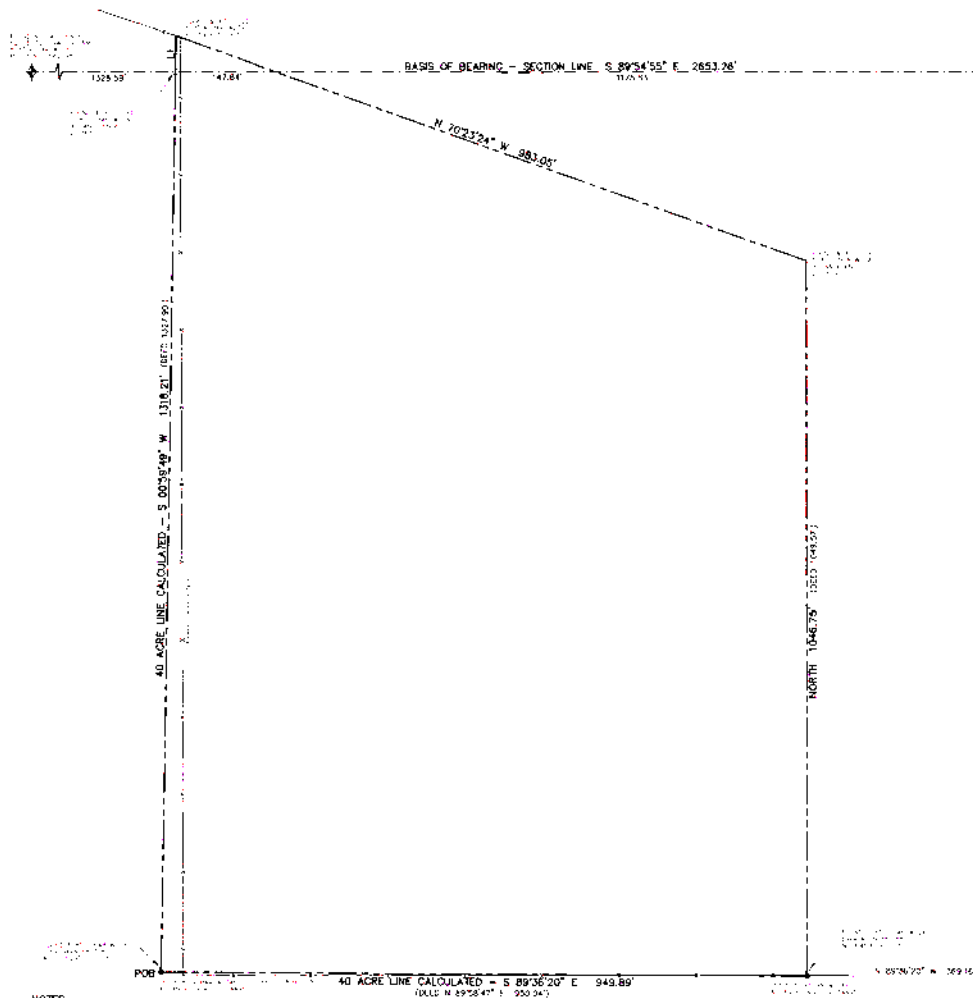


THE NATIONAL ABILITY CENTER SUBDIVISION

NAME	ADDRESS	PHONE	EMAIL	WEBSITE	DATE	STATUS	REMARKS
John Thomas	1000 N. 1st St.	202-222-1111	john.thomas@naac.org	naac.org	1/20/2020	Active	Grant June 20
John Thomas	1000 N. 1st St.	202-222-1111	john.thomas@naac.org	naac.org	1/20/2020	Active	Grant June 20
John Thomas	1000 N. 1st St.	202-222-1111	john.thomas@naac.org	naac.org	1/20/2020	Active	Grant June 20
John Thomas	1000 N. 1st St.	202-222-1111	john.thomas@naac.org	naac.org	1/20/2020	Active	Grant June 20
John Thomas	1000 N. 1st St.	202-222-1111	john.thomas@naac.org	naac.org	1/20/2020	Active	Grant June 20
John Thomas	1000 N. 1st St.	202-222-1111	john.thomas@naac.org	naac.org	1/20/2020	Active	Grant June 20
John Thomas	1000 N. 1st St.	202-222-1111	john.thomas@naac.org	naac.org	1/20/2020	Active	Grant June 20
John Thomas	1000 N. 1st St.	202-222-1111	john.thomas@naac.org	naac.org	1/20/2020	Active	Grant June 20
John Thomas	1000 N. 1st St.	202-222-1111	john.thomas@naac.org	naac.org	1/20/2020	Active	Grant June 20
John Thomas	1000 N. 1st St.	202-222-1111	john.thomas@naac.org	naac.org	1/20/2020	Active	Grant June 20

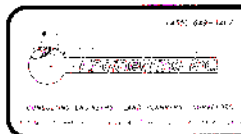
THE NATIONAL ABILITY CENTER SUBDIVISION

EXHIBIT L



- NOTES
1. Basis of Survey: Four (4) survey monuments as shown.
 2. Property corners were not as found as shown.
 3. Date of Survey: July 5, 2010.
 4. Property Location: Northeast quarter of Section 3, T22N, R41E, S218W and the southwest quarter of Section 34, T15S, R42E, S218W.
 5. Measurements on the property were not within the scope of this survey.
 6. This survey supercedes recorded survey S-7257.
 7. Scale coverage of the line of the survey was approximately 24\"/>

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°59'49" W	52.14



STAFF:
MARTY MORRISON
MARSHALL KING

BOUNDARY SURVEY
NATIONAL ABILITY CENTER
3991 E. HIGHWAY 248
FOR: NATIONAL ABILITY CENTER
JOB NO.: 3-5-10
DATE: 4/9/10
FILE: X:\FairwayHills.dwg\sm\any2010\030310.dwg

SHEET
1
OF
1



SURVEYOR'S CERTIFICATE

I, Martin A. Morrison, certify that I am a Registered Land Surveyor and that I hold Certificate No. 4938739, as prescribed by the laws of the State of Utah, and that a survey of the following described property was performed under my direction.

Martin A. Morrison
Martin A. Morrison

4-20-10
Date

DEED DESCRIPTION

Beginning at the southwest corner of the northeast 1/4 of the northeast 1/4 of Section 3, Township 2 South, Range 4 East, Salt Lake Base & Meridian, and running thence North 89°58'42\"/>

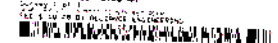
SURVEY DESCRIPTION

A source of land located in the northeast quarter of the northeast quarter of Section 3, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and the southwest quarter of the northeast quarter of Section 14, Township 1 South, Range 4 East, Salt Lake Base and Meridian, and same being more particularly described as follows:

Beginning at the southwest corner of the northeast quarter of the northeast quarter of Section 3, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence South 89°58'20\"/>

Description contains 28.07 acres, more or less.

FILE NO. S0007257



S-7257



November 4, 2015

Mr. Hollis Jencks
USACOE
533 W. 2600 S. Suite 150
Bountiful, Utah 84010

Dear Mr. Jencks:

An updated wetland delineation is enclosed for the National Ability Center (NAC) in Park City, Utah. The Corps file number is 199950134. The site is somewhat drier and spring season data confirms that aside from the drainage on the north end of the site, the other areas mapped as wetlands or ephemeral channels should be deleted. I have photo documented the deleted areas and also provided groundwater data collected in late May to support the revised map.

For your review of this site, in addition to the updated delineation map and report, I've also included the old wetland delineation map. If you have questions or need any other information, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Harriet Natter". The signature is fluid and cursive, with the first name "Harriet" and last name "Natter" clearly distinguishable.

Harriet Natter

Enclosure

Cc Michael Barille, Plan Works Design
Johnny Serio, NAC

**DELINEATION OF WETLANDS
AND
WATERS OF THE US
(Update)
Corps File # 199950134**

**National Ability Center (NAC)
1000 Ability Way
Park City, Utah 84060**

NE ¼ Section 3 T2S. R4E.

November, 2015

Prepared for:

**National Ability Center
PO Box 682799
Park City Utah 84068-2799**

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APPENDICES

Appendix A

Maps

Sheet 1	Location Map
Sheet 2	Wetland Map

Appendix B

Data Forms

Summary

Applicant – Johnny Serio, National Ability Center, PO Box 682799, Park City, UT 84068-2799

Property owner – National Ability Center, PO Box 682799, Park City, UT 84068-2799

Project Area – Approximately 26.2 acres

Location – 1000 Ability Way, Park City, Utah 84060

Directions – From Salt Lake take I-80 East to Highway 40 South. Take second exit right toward Park City, then first right onto Round Valley Drive, then first left on Gillmor Way, then left on Ability Way.

Delineation method - The delineation was conducted according to the guidelines and procedures outlined in the US Army Corps of Engineers' *Wetlands Delineation Manual* (Technical Report Y-87-1) and the *2010 Western Mountains Regional Supplement*.

Existing field conditions – The site is a dryland parcel developed by the National Ability Center (NAC) with an administrative building, lodging, a horse barn, indoor riding arena, and livestock paddocks. There is a drainage on the north end of the parcel which is crossed by the main entrance road and also a footbridge. Two wetland delineations were completed in 1998. One was by Basin Hydrology and one by Diversified Habitats. The two wetland maps were similar. The Diversified Habitats map was approved by the US Army Corps of Engineers (Corps) in April, 1999.

Vegetation – Wetlands are dominated by Baltic Rush (*Juncus balticus*) with minor components of Reed Canary Grass (*Phalaris arundinacea*) Spreading Bentgrass (*Agrostis stolonifera*) Canadian Thistle (*Cirsium arvense*) Montane Golden Banner (*Thermopsis montana*) and Kentucky Bluegrass (*Poa pratensis*). Uplands are dominated by Big Sagebrush (*Artemisia tridentata*) Western Wheatgrass (*Pascopyrum smithii*) Common Yarrow (*Achillea millefolium*) Graceful Cinquefoil (*Potentilla gracilis*) and Basin Wild-Rye/Great Basin Lyme Grass (*Leymus cinereus*).

Soils – Soils in uplands are dark brown 10YR 2/1 to a depth of at least 18 (2/2 in uplands on the south end of the site). Wetland soils are also dark brown 10YR 2/1 but also have mottles and/or a somewhat thick root layer and higher organic content compared to upland soils, though no histic characteristics were found. Soil texture is most commonly clay loam and clay.

Hydrology – Wetland hydrology was confirmed in May, 2015 only in the swale bordering the north property line. A narrow channel flows seasonally and/or intermittently and may be perennially saturated near the road crossing at the lower end of the channel. The adjacent wetlands are seasonally saturated.

Wetland boundary justification – Spring season data collected in May 2015 confirms water features formerly mapped on the east and southeast portions of the site do not meet criteria qualifying these areas as wetlands or channels. The north seasonal channel and wetlands are mapped similarly to the former delineation although the wetland is somewhat smaller.

Potential navigable water or commerce connection – The waterway on site is currently assumed to be connected to Silver Creek which flows to the Great Salt Lake via the Weber River.

Wetland vegetation demonstrated to be present solely due to irrigation – None.

Natural wetlands/waters that appear to be isolated – None.

Acreage of wetland and waters

Upper Intermittent Stream Channel (all of which is within wetland) 495 linear feet (x 1.5' wide on average = 0.02 acres)

Lower Perennial Stream Channel (all of which is within wetland) 620 linear feet (x 1.5' wide on average = 0.02 acres)

Meadow Wetlands (PEM) 0.83 acres

1. INTRODUCTION

This wetland delineation was completed for the National Ability Center (NAC) care of Johnny Serio, Facilities and Capital Manager. The NAC site is located on Ability way in Park City, Utah. The project area is 26.2 acres. The project location is shown on Sheet 1 in Appendix A. The purpose of this project was to delineate potentially jurisdictional wetlands and waters of the US as defined by Section 404 of the Clean Water Act (CWA).

The US Army Corps of Engineers (USACE) and the US Environmental Protection Agency (EPA) define wetlands as areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Saturated soil conditions are further described as saturated to the surface at some time during the normal growing season.

2. SITE DESCRIPTION / EXISTING CONDITIONS

The site is a dryland parcel developed by the National Ability Center (NAC) with an administrative building, lodging, a horse barn, indoor riding arena, and livestock paddocks. There is a drainage on the north end of the parcel which is crossed by the main entrance road and also a footbridge. Two wetland delineations were completed in 1998. One was by Basin Hydrology and one by Diversified Habitats. The two wetland maps were similar. The Diversified Habitats map was approved by the US Army Corps of Engineers (Corps) in April, 1999. The site elevation ranges from approximately 6700 feet at the lower end in the northeast corner up to about 6765 feet at the high end in the southwest corner of the site. Contours for this site were provided by Alliance Engineering.

3. DELINEATION METHOD

This delineation was conducted according to the guidelines and procedures outlined in the US Army Corps of Engineers' *Wetland Delineation Manual* (USACE, 1987) and the *2010 Western Mountain Regional Supplement* (USACE, 2010). The examination for wetlands was based on three parameters: vegetation, soils, and hydrologic features. At each data point, all of these parameters must exhibit wetland characteristics for that point to be within the wetland boundary.

All areas that appeared to be potential wetlands were examined. Data was collected from wetland areas as necessary to generally characterize the wetland features. Dominant vegetation species were identified at each data point. Percent cover for dominant species in each strata was noted based on visual

estimation within a plot size representative of the data point. The sizes and shapes of plots can vary, as appropriate, to adapt to topography or other site conditions. They are typically a radius of 10 to 30 feet unless otherwise noted. The 50/20 dominance test was used by combining dominant species across strata and applying the dominance test to the combined list. Dominants are the most abundant species that individually or collectively account for more than 50 percent of the total coverage of vegetation in the stratum, plus any other species that, by itself accounts for at least 20 percent of the total. If two or more dominant species are equal in coverage they are all considered to be dominants. Each species was assigned a rating as to wetland status based on the National Wetland Plant List, 2014 Update of Wetland Ratings (*Lichvar et.al., 2014*) and using the U.S. Army Corps of Engineers, Western Mountains Final Draft Ratings List, published June, 2012. If more than 50 percent of the dominant plant species had a wetland indicator status (obligate [OBL], facultative wetland [FACW], or facultative [FAC]) the sample point met the criteria for wetland vegetation based on dominance. Each dominant species is treated equally. Thus, a plant community with seven dominant species across all strata would need at least four dominant species that are OBL, FACW, or FAC to be considered hydrophytic by this indicator. If the vegetation dominance test failed to meet the criteria, but soil and hydrology criteria were met at the data point, then a test of prevalence of wetland vegetation was calculated. If this test met qualifying conditions (an end calculation equal to or less than 3), the criteria for wetland vegetation was met based on prevalence and recorded on the data sheet. Data point locations and upland/wetland boundaries are presented on the Wetland Map (Sheet 2, Appendix A). Vegetation at each data point, along with the estimation of cover for each species, is listed on the data forms included in Appendix B.

Soils were examined for hydric characteristics by digging a hole to approximately 16-18 inches (or as necessary to evaluate soil characteristics relevant to hydric conditions). Soil moisture, texture and color were observed, and any evidence of high organic content, redoximorphic features/mottles, gleyed matrix or other hydric indicators were noted. Soils were moistened and compared to *Munsell Color Charts* (Macbeth, 1990) for determination of value, chroma and hue. If soil characteristics fit those described as hydric indicators in the *Field Indicators of Hydric Soils in the US, Version 7.0 (NRCS, 2010)* the criteria for hydric soils was met and recorded on the data sheet.

Depth to groundwater and saturated soil were documented at the time of the field survey after waiting an appropriate time to allow groundwater to reach a static level. These two features were considered the most significant indicators of the hydrologic condition taking into account irrigation and seasonal influences. If these features failed to indicate wetland hydrology (defined as seasonally or permanently saturated within the upper 12 inches) additional primary and secondary indicators were considered (sediment deposits, water marks, drainage patterns, etc.). If at least one primary, or two secondary, indicators were observed, the criteria for wetland hydrology was met and recorded on the data sheet.

Data points meeting all three parameters for classification as a wetland were mapped within the wetland boundary. The boundary line typically is positioned around areas with vegetation similar to the representative wetland data points. In some cases obvious and distinct changes in vegetation and/or topography are present and the wetland boundary follows these changes. In areas where these changes are not distinct, the wetland boundary is generally placed within an area where the plant species mix grades to a predominance of upland vegetation.

This wetland delineation requires verification by the USACE prior to providing a letter of confirmation regarding their concurrence with the estimate of potential waters of the US depicted herein. The USACE letter provides a preliminary Jurisdictional Determination (JD) identifying all potentially jurisdictional waters of the US in the project area.

4. FIELD SURVEY RESULTS

Limited field data was collected in May, 2015 to determine if seasonally wet hydrology was present in marginal areas and particularly where the previous delineations (conducted in late summer) indicated spring season data would be needed to determine if qualifying hydrology was actually present. The remaining field data were collected in September, 2015. The locations of data points are shown on the Wetland Map in Appendix A. Photographs are included in the vegetation section of this text. All other data are recorded on attached data forms in Appendix B. The extent of wetlands was determined based on broad observations of existing site conditions as well as specific vegetation, soils and hydrology data from each sample location. Where conditions were generally found to be similar to the previous wetland map the previous wetland line was not altered.

4.1. Vegetation

Wetlands are dominated by Baltic Rush (*Juncus balticus*) with minor components of Reed Canary Grass (*Phalaris arundinacea*) Spreading Bentgrass (*Agrostis stolonifera*) Canadian Thistle (*Cirsium arvense*) Montane Golden Banner (*Thermopsis montana*) and Kentucky Bluegrass (*Poa pratensis*). Uplands are dominated by Big Sagebrush (*Artemisia tridentata*) Western Wheatgrass (*Pascopyrum smithii*) Common Yarrow (*Achillea millefolium*) Graceful Cinquefoil (*Potentilla gracilis*) and Basin Wild-Rye/Great Basin Lyme Grass (*Leymus cinereus*). Plant species most commonly found on site and their wetland status are listed in Table 1. Data forms are in Appendix B.

Table 1
Plant Species and Wetland Indicator (2014 Western Mountains List)

Scientific Name	Common Name	Indicator Status**
Wetland Species		
<i>Agrostis stolonifera</i>	Spreading Bentgrass	FAC
<i>Alopecurus pratensis</i>	Field Meadow-Foxtail	FAC
<i>Cirsium arvense</i>	Canadian Thistle	FAC
<i>Epilobium ciliatum</i>	Fringed Willowherb	FACW
<i>Equisetum laevigatum</i>	Smooth Scouring-Rush	FACW
<i>Hordeum jubatum</i>	Fox-Tail Barley	FAC
<i>Juncus balticus</i>	Baltic Rush	FACW
<i>Leymus cinereus</i>	Great Basin Lyme Grass	FAC
<i>Phalaris arundinacea</i>	Reed Canary Grass	FACW
<i>Phragmites australis</i>	Common Reed	FACW
<i>Poa pratensis</i>	Kentucky Bluegrass	FAC
<i>Potentilla gracilis</i>	Graceful Cinquefoil	FAC
<i>Symphyotrichum chilense</i>	Pacific American-Aster	FAC
<i>Thermopsis montana</i>	Montane Golden-Banner	FAC
<i>Typha latifolia</i>	Broad-Leaf Cattail	OBL
Upland Species		
<i>Achillea millefolium</i>	Common Yarrow	FACU
<i>Artemisia cana</i>	Silver/Coaltown Sagebrush	FACU
<i>Artemisia tridentata</i>	Big Sagebrush	NA
<i>Cardaria draba</i>	Hoary Cress	NA
<i>Pascopyrum smithii</i>	Western Wheat Grass	FACU
<i>Verbascum thapsus</i>	Great Mullein	FACU

** Wetland indicator status – National Wetland Plant List, 2014
 OBL – plants that always occur in standing water or in saturated soil
 FACW – plants that nearly always occur in areas of prolonged flooding or require standing water or saturate soils but may, on rare occasions, occur in non-wetlands
 FAC – plants that occur in a variety of habitats, including wetland and mesic to xeric non-wetland habitats but often occur in standing water or saturated soils.
 FACU – plants that typically occur in xeric or mesic non-wetland habitats but may frequently occur in standing water or saturated soils
 UPL – plants that almost never occur in water or saturated soils
 NA – not listed

For this wetland delineation update, several data points were positioned to document upland conditions in areas formerly mapped as wetlands. Photo documentation of these areas is also presented on the following pages.

Figure 1 – Drying Area Formerly Mapped as Wetland (DP4)



Figure 2 – Topo High Ditch/Swale Formerly Mapped as Wetland



Figure 3 – Southeast Area Formerly Mapped as Wetland/Drainages



4.2. Soils

Soils in uplands are dark brown 10YR 2/1 to a depth of at least 18 (2/2 in uplands on the south end of the site). Wetland soils are also dark brown 10YR 2/1 but also have mottles and/or a somewhat thick root layer and higher organic content compared to upland soils, though no histic characteristics were found. Soil texture is most commonly clay loam and clay. Soils are mapped by the Natural Resources Conservation Service (NRCS) primarily as Ayoub cobbly loam, 2-15% slope and a small area of Fewkes gravelly loam, 2 to 8% slope in the northeast corner of the site. Neither of these are hydric listed soils.

The previous wetland delineations noted soils as hydric based on low chroma alone, in some cases even where wetland hydrology was undocumented and the delineation noted that hydrology should be evaluated in the spring. None of the areas removed from the wetland map met hydric soil criteria.

4.3. Hydrology

Wetland hydrology was confirmed in May, 2015 only in the swale bordering the north property line. Two data points in the formerly mapped east wetland and one data point in the southeast corner had no water in pits dug to 24 inches in May. There also is no evidence of channel bed or banks in the southeast corner where the Basin Hydrology map formerly shows potential ephemeral channels (Figure 4 photo).

The channel in the north wetland flows seasonally and/or intermittently generally becoming perennial near

the road crossing at the lower end of the property. The wetlands adjacent to this channel are seasonally saturated. Part of this wetland near the road crossing was re-mapped as upland because the depth to groundwater was greater than 24 inches at data point 1 and 18 inches at data point 2 in May. The new wetland line was placed just below data point 2. Figure 4 shows a sketch of the OHWM at the perennial section of channel near the road crossing. The drainage is shallow, narrow and bordered by wetland. Figure 5 is a photograph of the upper section of channel which is incised and is seasonally dry.

Figure 4 – OHWM – Lower Perennial Channel at Existing Road Crossing



Figure 5 – Photo of Dry/Seasonal Incised Section of Upper Channel (Data Point 5)



5 CONCLUSIONS

Consistently, the areas formerly mapped as wetland which were changed to upland had one or several of the following circumstances.

1. Classification as wetland was based on vegetation without data or data lacked credible hydric soil characteristics and the vegetation consisted of species that also grow reasonably well in uplands. Specifically, *Juncus balticus* and *Poa pratensis*.
2. The former wetland delineation noted that certain areas may not qualify as wetland if re-evaluated during the spring and in fact these areas were entirely dry to at least 24 inches below the ground surface in May, 2015.
3. Wetlands were outlined broadly or conditions have become drier over time as evidenced by spring season hydrology or a change in the plant community, primarily having invasive species present such as *Cirsium arvense*.

Wetland boundary justification – Spring season data collected in May 2015 confirms water features formerly mapped on the east and southeast portions of the site do not meet criteria qualifying these areas as wetlands or channels. The north seasonal channel and wetlands are mapped similarly to the former delineation although the wetland is somewhat smaller.

Potential navigable water or commerce connection – The waterway on site is currently assumed to be connected to Silver Creek which flows to the Great Salt Lake via the Weber River.

Wetland vegetation demonstrated to be present solely due to irrigation – None.

Natural wetlands/waters that appear to be isolated – None.

Acreage of wetland and waters

Upper Intermittent Stream Channel (all of which is within wetland) 495 linear feet (x 1.5' wide on average = 0.02 acres)

Lower Perennial Stream Channel (all of which is within wetland) 620 linear feet (x 1.5' wide on average – 0.02 acres)

Meadow Wetlands (PEM) 0.83 acres

6 REFERENCES

Lichvar, R.W., M.Butterwick, N.C. Melvin, and W.N. Kirchner. 2014. *The National Wetland Plant List* 2014 Update of Wetland Ratings. *Phytoneuron* 2014-41:1-42.

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NRCS, Soil Survey Staff, United States Department of Agriculture. Official Soil Series Descriptions. Available URL <http://soilseries.sc.egov.usda.gov/osdnamequery.asp>. Accessed 9/21/2015.

NRCS Web Soil Survey, Available URL www.websoilsurvey.nrcs.usda.gov. Accessed 9/21/2015.

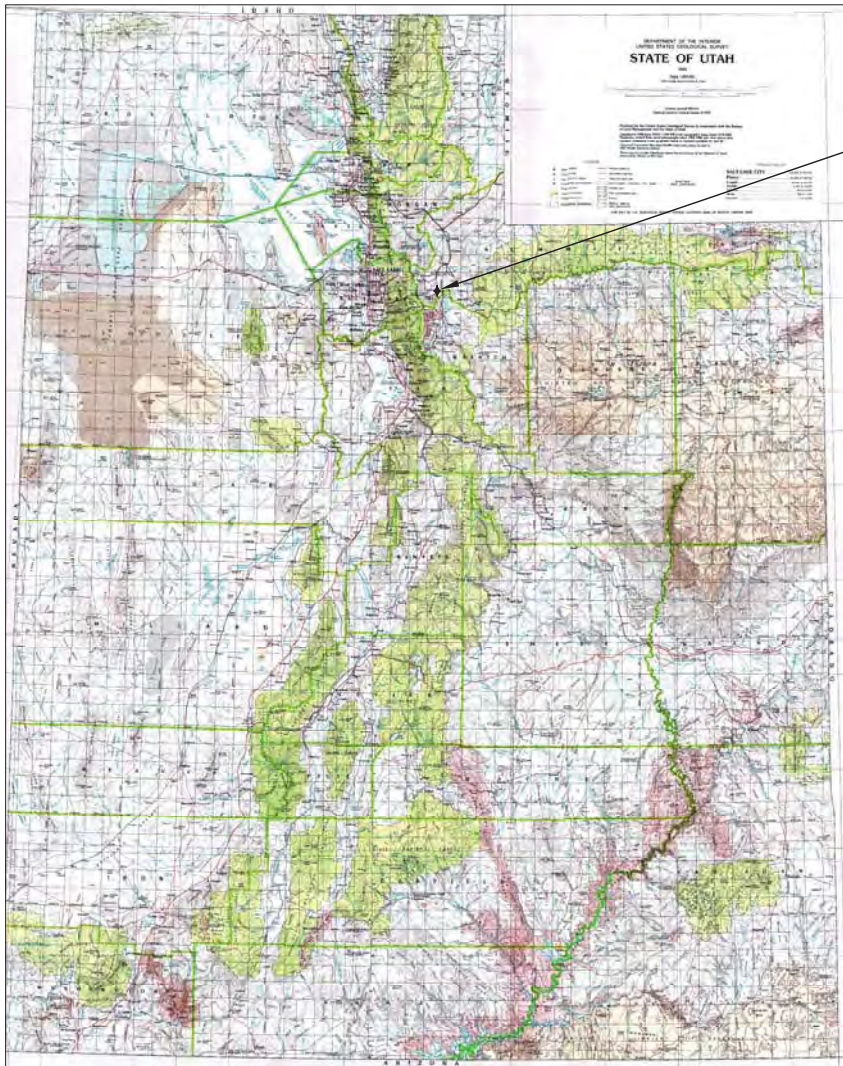
USACE, 1987. U.S. Army Corps of Engineers (USACE) Environmental Laboratory. *Corps of Engineers Wetlands Delineation Manual. Technical Report Y-87-1*, U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS. Available URL: <http://www.spk.usace.army.mil/organizations/cespk-co/regulatory/index.html>

USACE, 2010. *Regional Supplement to the Corps of Engineers, Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region*, (Version 2.0), Environmental Laboratory, September, 2010.

Appendix A

Maps

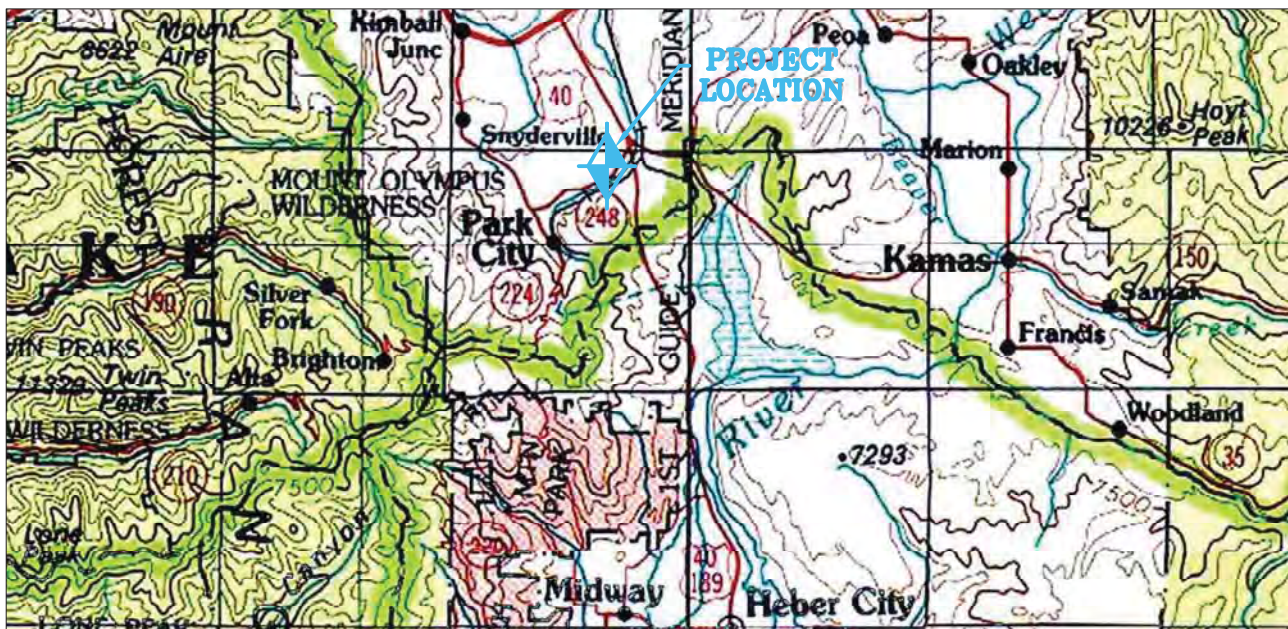
NATIONAL ABILITY CENTER
WETLANDS & WATERS OF THE U.S.
DELINEATED BY: WISE EARTH



PROJECT
LOCATION



NATIONAL ABILITY CENTER
1000 ABILITY WAY, PARK CITY, UTAH 84060
NE 1/4 SECTION 3 T2N R4E SLB&M



NATIONAL ABILITY CENTER WETLANDS & WATERS OF THE U.S. DELINEATED BY: WISE EARTH



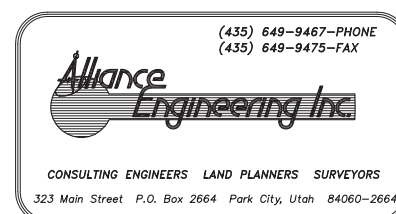
LEGEND

	DATA POINT
	MEADOW WETLAND PEM (0.83acre)
	PERENNIAL STREAM L=620ft W=1.5ft (0.02acre)
	INTERMITTENT STREAM L=495ft W=1.5ft (0.02acre)



Wise Earth
Wetlands & Soil Science
PO Box 980994
Park City, Utah 84098
435-901-1079
WiseEarth@msn.com

NATIONAL ABILITY CENTER
1000 ABILITY WAY, PARK CITY, UTAH 84060
NE 1/4 SECTION 3 T2N R4E SLB&M



SHEET ³⁹⁰
10/30/15

Appendix B

Data Forms

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region

Project/Site: National Ability Center (NAC) 1000 Ability Way City/County: Park City/Summit County Sampling Date: 9/18/2015
 Applicant/Owner: National Ability Center (care of Johnny Serio) State: Utah Sampling Point: 1
 Investigator(s): Harriet Natter Section, Township, Range: NE ¼ Section 3 T2S. R4E.
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): _____ Slope (%): _____
 Subregion (LRR): E Rocky Mountain Lat: 40.6821 Long: -111.4741 Datum: WGS84
 Soil Map Unit Name: Ayoub cobbly loam 2-15% slope NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area Within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	
Remarks: This point is just inside the edge of what was formerly mapped wetland near 1998 Basin Hydrology data point 2. The BH data sheet noted borderline veg. and noted hydric soil based solely on having chroma of 1 to a depth of 18 inches.	

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: _____) 1. _____ 2. _____ 3. _____ 4. _____ _____ =Total Cover	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)
Sapling/Shrub Stratum (Plot size: _____) 1. _____ 2. _____ 3. _____ _____ % =Total Cover	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Herb Stratum (Plot size: _____) 1. <u>Juncus balticus</u> <u>75</u> <u>yes</u> <u>FACW</u> 2. <u>Cirsium arvense</u> <u>5</u> <u>yes</u> <u>FAC</u> 3. _____ 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ _____ 80% =Total Cover	Hydrophytic Vegetation Indicators: <u>X</u> Dominance Test is >50% _____ Prevalence Index is ≤3.0 ¹ _____ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Woody Vine Stratum (Plot size _____) 1. _____ 2. _____ _____ =Total Cover % Bare Ground in Herb Stratum <u>20</u> % Cover of Biotic Crust _____	Hydrophytic Vegetation Present? Yes <u>X</u> No _____
Remarks: This veg. mix is indicative of drying conditions. Juncus is very dry if not dead. The species invading the Juncus is suited to drier conditions and an invasive species.	

SOIL

Sampling Point: 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-20	10YR 2/1						CL	roots 2"
20-24	10YR 3/1	70					C	
	7.5YR 4/3	30					C	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

☐ Histosol (A1)	☐ Sandy Redox (S5)
☐ Histic Epipedon (A2)	☐ Stripped Matrix (S6)
☐ Black Histic (A3)	☐ Loamy Mucky Mineral (F1) (except MLRA1)
☐ Hydrogen Sulfide (A4)	☐ Loamy Gleyed Matrix (F2)
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)
☐ Sandy Gleyed Matrix (S4)	☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils³:

☐ 2 cm Muck (A10)
☐ Red Parent Material (TF2)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks: No hydric indicators

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

☐ Surface Water (A1)	☐ Water Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
☐ High Water Table (A2)	☐ Salt Crust (B11)
☐ Saturation (A3)	☐ Aquatic Invertebrates (B13)
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)
☐ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)
☐ Inundation Visible on Aerial Imagery (B7)	
☐ Sparsely Vegetated Concave Surface (B8)	

Secondary Indicators (2 or more required)

☐ Water Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
☐ Drainage Patterns (B10)
☐ Dry-Season Water Table (C2)
☐ Saturation Visible on Aerial Imagery (C9)
☐ Geomorphic Position (D3)
☐ Shallow Aquitard (D3)
☐ FAC-Neutral Test (D5)
☐ Raised Ant Mounds (D6) (LRR A)
☐ Frost Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____
Water Table Present? Yes _____ No X Depth (inches): _____
Saturation Present? Yes _____ No X Depth (inches): _____
(includes capillary fringe)

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Dry hole in September. Depth to groundwater May 30, 2015 24 inches

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region

Project/Site: National Ability Center (NAC) 1000 Ability Way City/County: Park City/Summit County Sampling Date: 9/18/2015
 Applicant/Owner: National Ability Center (care of Johnny Serio) State: Utah Sampling Point: 2
 Investigator(s): Harriet Natter Section, Township, Range: NE ¼ Section 3 T2S. R4E.
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): _____ Slope (%): _____
 Subregion (LRR): E Rocky Mountain Lat: 40.6819 Long: -111.4749 Datum: WGS84
 Soil Map Unit Name: Ayoub cobbly loam 2-15% slope NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area Within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	
Remarks: This point is just outside of the area currently mapped as wetland. It has no hydric soil indicators and groundwater was at 18 inches in May.	

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
			=Total Cover	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
			% =Total Cover	Hydrophytic Vegetation Indicators: <u>X</u> Dominance Test is >50% _____ Prevalence Index is ≤3.0 ¹ _____ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Herb Stratum (Plot size: _____)				
1. <u>Juncus balticus</u>	<u>70</u>	<u>yes</u>	<u>FACW</u>	
2. <u>Poa pratensis</u>	<u>10</u>	_____	<u>FAC</u>	
3. <u>Agrostis stolonifera</u>	<u>10</u>	_____	<u>FAC</u>	
4. <u>Verbascum thapsus</u>	<u>5</u>	_____	<u>FACU</u>	
5. <u>Alopecurus pratensis</u>	<u>5</u>	_____	<u>FAC</u>	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
			% =Total Cover	
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Present? Yes <u>X</u> No _____
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
			=Total Cover	
% Bare Ground in Herb Stratum _____		% Cover of Biotic Crust _____		
Remarks:				

SOIL

Sampling Point: 2

[illegible]

HYDROLOGY

Wetland Hydrology Indicators:			Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (2 or more required)	
☐ Surface Water (A1)	☐ High Water Table (A2)	☐ Saturation (A3)	☐ Water Marks (B1)	☐ Sediment Deposits (B2)	☐ Drift Deposits (B3)	☐ Algal Mat or Crust (B4)
☐ Iron Deposits (B5)	☐ Surface Soil Cracks (B6)	☐ Inundation Visible on Aerial Imagery (B7)	☐ Sparsely Vegetated Concave Surface (B8)	☐ Water Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Salt Crust (B11)	☐ Aquatic Invertebrates (B13)
☐ Hydrogen Sulfide Odor (C1)	☐ Oxidized Rhizospheres on Living Roots (C3)	☐ Presence of Reduced Iron (C4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ Stunted or Stressed Plants (D1) (LRRA)	☐ Other (Explain in Remarks)	☐ Water Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
☐ Drainage Patterns (B10)	☐ Dry-Season Water Table (C2)	☐ Saturation Visible on Aerial Imagery (C9)	☐ Geomorphic Position (D3)	☐ Shallow Aquitard (D3)	☐ FAC-Neutral Test (D5)	☐ Raised Ant Mounds (D6) (LRR A)
☐ Frost Heave Hummocks (D7)						
Field Observations:						
Surface Water Present?	Yes ☐ No ☐	Depth (inches): _____	Wetland Hydrology Present? Yes ☐ No ☒			
Water Table Present?	Yes ☐ No ☒	Depth (inches): _____				
Saturation Present? (includes capillary fringe)	Yes ☐ No ☒	Depth (inches): _____				
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:						
Remarks: Dry hole in September. Depth to groundwater May 30, 2015 18 inches						

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region

Project/Site: National Ability Center (NAC) 1000 Ability Way City/County: Park City/Summit County Sampling Date: 9/18/2015
 Applicant/Owner: National Ability Center (care of Johnny Serio) State: Utah Sampling Point: 3
 Investigator(s): Harriet Natter Section, Township, Range: NE ¼ Section 3 T2S. R4E.
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): _____ Slope (%): _____
 Subregion (LRR): E Rocky Mountain Lat: 40.6819 Long: -111.4749 Datum: WGS84
 Soil Map Unit Name: Ayoub cobbly loam 2-15% slope NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area Within a Wetland? Yes <u>X</u> No _____
Hydric Soil Present? Yes <u>X</u> No _____	
Wetland Hydrology Present? Yes <u>X</u> No _____	
Remarks: This point is inside the wetland boundary. It has slight evidence of mottling and depth to water was at 10 inches in May.	

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)	
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____	
=Total Cover					
_____ % =Total Cover					
_____ % =Total Cover					
Sapling/Shrub Stratum (Plot size: _____)					
1. _____	_____	_____	_____	Hydrophytic Vegetation Indicators: <u>X</u> Dominance Test is >50% _____ Prevalence Index is ≤3.0 ¹ _____ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
_____ % =Total Cover					
_____ % =Total Cover					
Herb Stratum (Plot size: _____)					
1. <u>Juncus balticus</u>	<u>95</u>	<u>yes</u>	<u>FACW</u>		
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
_____ 95% =Total Cover				Hydrophytic Vegetation Present? Yes <u>X</u> No _____	
_____ =Total Cover					
_____ =Total Cover					
Woody Vine Stratum (Plot size: _____)					
1. _____	_____	_____	_____	% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____	
2. _____	_____	_____	_____		
Remarks: Remaining 5% is Poa pratensis, Agrostis stolonifera, Verbascum thapsus. Typha is present 20 feet to the northwest in a depression.					

SOIL

Sampling Point: 3**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-10	10YR 2/1						CL	
10-16	10YR 2/1		10YR 3/4	2	C		C	few small mottles
16-24	10YR 3/1							slightly grayer layer

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)****Indicators for Problematic Hydric Soils³:**

☐ Histosol (A1)	☐ Sandy Redox (S5)	☐ 2 cm Muck (A10)
☐ Histic Epipedon (A2)	☐ Stripped Matrix (S6)	☐ Red Parent Material (TF2)
☐ Black Histic (A3)	☐ Loamy Mucky Mineral (F1) (except MLRA1)	☐ Other (Explain in Remarks)
☐ Hydrogen Sulfide (A4)	☐ Loamy Gleyed Matrix (F2)	
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)	
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)	
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)	
☐ Sandy Gleyed Matrix (S4)	☒ Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ☒ No ☐

Remarks: Minimal redox with low chroma and slightly grayer with depth – although this is well below 12 inches. Decent indicators for wetland edge.

HYDROLOGY

Wetland Hydrology Indicators:**Primary Indicators (minimum of one required; check all that apply)**

☐ Surface Water (A1)	☐ Water Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
☐ High Water Table (A2)	☐ Salt Crust (B11)
☐ Saturation (A3)	☐ Aquatic Invertebrates (B13)
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)
☐ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRRA)
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)
☐ Inundation Visible on Aerial Imagery (B7)	
☐ Sparsely Vegetated Concave Surface (B8)	

Secondary Indicators (2 or more required)

☐ Water Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
☐ Drainage Patterns (B10)
☐ Dry-Season Water Table (C2)
☐ Saturation Visible on Aerial Imagery (C9)
☐ Geomorphic Position (D3)
☐ Shallow Aquitard (D3)
☐ FAC-Neutral Test (D5)
☐ Raised Ant Mounds (D6) (LRR A)
☐ Frost Heave Hummocks (D7)

Field Observations:Surface Water Present? Yes ☐ No ☐ Depth (inches): _____Water Table Present? Yes ☒ No ☐ Depth (inches): 18Saturation Present? Yes ☒ No ☐ Depth (inches): 14
(includes capillary fringe)**Wetland Hydrology Present?** Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Depth to groundwater May 30, 2015 10 inches

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region

Project/Site: National Ability Center (NAC) 1000 Ability Way City/County: Park City/Summit County Sampling Date: 9/18/2015
 Applicant/Owner: National Ability Center (care of Johnny Serio) State: Utah Sampling Point: 4
 Investigator(s): Harriet Natter Section, Township, Range: NE ¼ Section 3 T2S. R4E.
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): _____ Slope (%): _____
 Subregion (LRR): E Rocky Mountain Lat: 40.6826 Long: -111.4765 Datum: WGS84
 Soil Map Unit Name: Ayoub cobbly loam 2-15% slope NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area Within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	
Remarks: This area was formerly mapped as wetland but it is topographically high compared to the adjacent seasonally wet drainage. In October, 1998 this area was reportedly so heavily grazed it was difficult to determine the vegetation. Grazing was discontinued many years ago. It was apparently irrigated, given that this spot was saturated at 3 inches below the surface in October but this year it is entirely dry. In 1998 soil was assumed hydric based solely on its dark color.	

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ =Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: _____) 1. _____ 2. _____ 3. _____ _____ % =Total Cover				
Herb Stratum (Plot size: _____) 1. <u>Thermopsis montana</u> <u>40</u> <u>yes</u> <u>FAC</u> 2. <u>Cirsium arvense</u> <u>30</u> <u>yes</u> <u>FAC</u> 3. <u>Juncus balticus</u> <u>20</u> <u>yes</u> <u>FACW</u> 4. <u>Achillea millefolium</u> <u>5</u> _____ <u>FACU</u> 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ _____ 95% =Total Cover				
Woody Vine Stratum (Plot size _____) 1. _____ 2. _____ _____ =Total Cover				
% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____				
Remarks: Remaining 5% is Poa pratensis, Equisetum laevigatum and Verbascum thapsus. This veg. mix is indicative of drying conditions. Juncus is very dry. The species invading are suited to drier conditions and/or are invasive species.				

Hydrophytic Vegetation Present? Yes X No _____

SOIL

Sampling Point: 4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-3	10YR 2/1						L	root layer
3-16	10YR 2/1						C	
16-18	10YR 2/1						C	stiff clay

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

☐ Histosol (A1)	☐ Sandy Redox (S5)
☐ Histic Epipedon (A2)	☐ Stripped Matrix (S6)
☐ Black Histic (A3)	☐ Loamy Mucky Mineral (F1) (except MLRA1)
☐ Hydrogen Sulfide (A4)	☐ Loamy Gleyed Matrix (F2)
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)
☐ Sandy Gleyed Matrix (S4)	☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils³:

☐ 2 cm Muck (A10)
☐ Red Parent Material (TF2)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks: No redox

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

☐ Surface Water (A1)	☐ Water Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
☐ High Water Table (A2)	☐ Salt Crust (B11)
☐ Saturation (A3)	☐ Aquatic Invertebrates (B13)
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)
☐ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)
☐ Inundation Visible on Aerial Imagery (B7)	
☐ Sparsely Vegetated Concave Surface (B8)	

Secondary Indicators (2 or more required)

☐ Water Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
☐ Drainage Patterns (B10)
☐ Dry-Season Water Table (C2)
☐ Saturation Visible on Aerial Imagery (C9)
☐ Geomorphic Position (D3)
☐ Shallow Aquitard (D3)
☐ FAC-Neutral Test (D5)
☐ Raised Ant Mounds (D6) (LRR A)
☐ Frost Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____
Water Table Present? Yes _____ No X Depth (inches): _____
Saturation Present? Yes _____ No X Depth (inches): _____
(includes capillary fringe)

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Very dry hole in September

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region

Project/Site: National Ability Center (NAC) 1000 Ability Way City/County: Park City/Summit County Sampling Date: 9/18/2015
 Applicant/Owner: National Ability Center (care of Johnny Serio) State: Utah Sampling Point: 5
 Investigator(s): Harriet Natter Section, Township, Range: NE ¼ Section 3 T2S. R4E.
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): _____ Slope (%): _____
 Subregion (LRR): E Rocky Mountain Lat: 40.6827 Long: -111.4770 Datum: WGS84
 Soil Map Unit Name: Ayoub cobbly loam 2-15% slope NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area Within a Wetland? Yes <u>X</u> No _____
Hydric Soil Present? Yes <u>X</u> No _____	
Wetland Hydrology Present? Yes <u>X</u> No _____	
Remarks: This point is in the channel bottom which is assumed seasonally wet.	

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: _____) 1. _____ 2. _____ 3. _____ 4. _____ _____ =Total Cover	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)
Sapling/Shrub Stratum (Plot size: _____) 1. _____ 2. _____ 3. _____ _____ % =Total Cover	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Herb Stratum (Plot size: _____) 1. <u>Juncus balticus</u> <u>80</u> <u>yes</u> <u>FACW</u> 2. <u>Cirsium arvense</u> <u>10</u> _____ <u>FAC</u> 3. <u>Epilobium ciliatum</u> <u>10</u> _____ <u>FACW</u> 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ _____ 100% =Total Cover	Hydrophytic Vegetation Indicators: <u>X</u> Dominance Test is >50% _____ Prevalence Index is ≤3.0 ¹ _____ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Woody Vine Stratum (Plot size _____) 1. _____ 2. _____ _____ =Total Cover % Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____	Hydrophytic Vegetation Present? Yes <u>X</u> No _____
Remarks:	

SOIL

Sampling Point: 5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-5	10YR 2/1						CL	oxidized roots or few fine mottles
5-18	10YR 2/1	70					CL	
	10YR 3/1	30					SC	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

☐ Histosol (A1)	☐ Sandy Redox (S5)
☐ Histic Epipedon (A2)	☐ Stripped Matrix (S6)
☐ Black Histic (A3)	☐ Loamy Mucky Mineral (F1) (except MLRA1)
☐ Hydrogen Sulfide (A4)	☐ Loamy Gleyed Matrix (F2)
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)
☐ Sandy Gleyed Matrix (S4)	☒ Redox Depressions (F8)

Indicators for Problematic Hydric Soils³:

☐ 2 cm Muck (A10)
☐ Red Parent Material (TF2)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ☒ No ☐

Remarks: Very marginal indication of hydric soil

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

☐ Surface Water (A1)	☐ Water Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
☐ High Water Table (A2)	☐ Salt Crust (B11)
☐ Saturation (A3)	☐ Aquatic Invertebrates (B13)
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)
☐ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)
☐ Inundation Visible on Aerial Imagery (B7)	
☐ Sparsely Vegetated Concave Surface (B8)	

Secondary Indicators (2 or more required)

☐ Water Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
☒ Drainage Patterns (B10)
☒ Dry-Season Water Table (C2)
☐ Saturation Visible on Aerial Imagery (C9)
☐ Geomorphic Position (D3)
☐ Shallow Aquitard (D3)
☒ FAC-Neutral Test (D5)
☐ Raised Ant Mounds (D6) (LRR A)
☐ Frost Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☐ Depth (inches): _____

Water Table Present? Yes ☐ No ☒ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Soil is slightly moist. Assumed wetter in spring – seasonally wet channel bottom.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region

Project/Site: National Ability Center (NAC) 1000 Ability Way City/County: Park City/Summit County Sampling Date: 9/18/2015
 Applicant/Owner: National Ability Center (care of Johnny Serio) State: Utah Sampling Point: 5b
 Investigator(s): Harriet Natter Section, Township, Range: NE ¼ Section 3 T2S. R4E.
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): _____ Slope (%): _____
 Subregion (LRR): E Rocky Mountain Lat: 40.6827 Long: -111.4770 Datum: WGS84
 Soil Map Unit Name: Ayoub cobbly loam 2-15% slope NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area Within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	
Remarks: This point is about 10 feet south of data point 5 on the shore of the incised drainage 3 feet topographically higher. There is also a dry ditch to the south of this point which was originally included on the old wetland map but it also is topographically high and has been deleted based on lack of wetland hydrology. As noted on data sheet 4, this area was apparently formerly irrigated, which would explain why the ditch was mapped as wetland in 1998.	

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ =Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: _____) 1. _____ 2. _____ 3. _____ _____ % =Total Cover				
Herb Stratum (Plot size: _____) 1. <u>Juncus balticus</u> <u>70</u> <u>yes</u> <u>FACW</u> 2. <u>Cirsium arvense</u> <u>10</u> <u>_____</u> <u>FAC</u> 3. <u>Achillea millefolium</u> <u>10</u> <u>_____</u> <u>FACU</u> 4. <u>Potentilla gracilis</u> <u>5</u> <u>_____</u> <u>FAC</u> 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ _____ 95% =Total Cover				
Woody Vine Stratum (Plot size _____) 1. _____ 2. _____ _____ =Total Cover				
% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____				
Hydrophytic Vegetation Indicators: <u>X</u> Dominance Test is >50% _____ Prevalence Index is ≤3.0 ¹ _____ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation ¹ (Explain)				
Hydrophytic Vegetation Present? Yes <u>X</u> No _____				
Remarks: Remaining 5% is Cardaria draba, Cirsium vulgare, and Aster sp. This veg. mix is indicative of drying conditions. Juncus is very dry if not dead. The species invading the Juncus area are suited to drier conditions and/or are invasive species.				

SOIL

Sampling Point: 5b

[illegible]

HYDROLOGY

Wetland Hydrology Indicators:		
Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (2 or more required)
☐ Surface Water (A1)	☐ Water Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
☐ High Water Table (A2)	☐ Salt Crust (B11)	☐ Drainage Patterns (B10)
☐ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Saturation Visible on Aerial Imagery (C9)
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☐ Geomorphic Position (D3)
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ FAC-Neutral Test (D5)
☐ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRRA)	☐ Raised Ant Mounds (D6) (LRR A)
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost Heave Hummocks (D7)
☐ Inundation Visible on Aerial Imagery (B7)		
☐ Sparsely Vegetated Concave Surface (B8)		
Field Observations: Surface Water Present? Yes ☐ No ☐ Depth (inches): _____ Water Table Present? Yes ☐ No ☒ Depth (inches): _____ Saturation Present? Yes ☐ No ☒ Depth (inches): _____ (includes capillary fringe)		Wetland Hydrology Present? Yes ☐ No ☒
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks: Very dry		

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region

Project/Site: National Ability Center (NAC) 1000 Ability Way City/County: Park City/Summit County Sampling Date: 9/18/2015
 Applicant/Owner: National Ability Center (care of Johnny Serio) State: Utah Sampling Point: 6
 Investigator(s): Harriet Natter Section, Township, Range: NE ¼ Section 3 T2S. R4E.
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): _____ Slope (%): _____
 Subregion (LRR): E Rocky Mountain Lat: 40.6805 Long: -111.4742 Datum: WGS84
 Soil Map Unit Name: Ayoub cobbly loam 2-15% slope NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area Within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	
Remarks:	

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ =Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: _____) 1. _____ 2. _____ 3. _____ _____ % =Total Cover				
Herb Stratum (Plot size: _____) 1. <u>Juncus balticus</u> <u>90</u> <u>yes</u> <u>FACW</u> 2. _____ 3. _____ 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ _____ 90% =Total Cover				
Woody Vine Stratum (Plot size _____) 1. _____ 2. _____ _____ =Total Cover				
% Bare Ground in Herb Stratum <u>10</u> % Cover of Biotic Crust _____				
Remarks: Juncus is very dry and mixed with bare soil.				Hydrophytic Vegetation Indicators: <u>X</u> Dominance Test is >50% _____ Prevalence Index is ≤3.0 ¹ _____ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
				Hydrophytic Vegetation Present? Yes <u>X</u> No _____

SOIL

Sampling Point: 6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-18	10YR 2/1						CL	
18-24	10YR 3/2							

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

☐ Histosol (A1)	☐ Sandy Redox (S5)
☐ Histic Epipedon (A2)	☐ Stripped Matrix (S6)
☐ Black Histic (A3)	☐ Loamy Mucky Mineral (F1) (except MLRA1)
☐ Hydrogen Sulfide (A4)	☐ Loamy Gleyed Matrix (F2)
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)
☐ Sandy Gleyed Matrix (S4)	☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils³:

☐ 2 cm Muck (A10)
☐ Red Parent Material (TF2)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks: Chroma increases from 1 to 2 with depth. Clearly not hydric.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

☐ Surface Water (A1)	☐ Water Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
☐ High Water Table (A2)	☐ Salt Crust (B11)
☐ Saturation (A3)	☐ Aquatic Invertebrates (B13)
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)
☐ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)
☐ Inundation Visible on Aerial Imagery (B7)	
☐ Sparsely Vegetated Concave Surface (B8)	

Secondary Indicators (2 or more required)

☐ Water Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
☐ Drainage Patterns (B10)
☐ Dry-Season Water Table (C2)
☐ Saturation Visible on Aerial Imagery (C9)
☐ Geomorphic Position (D3)
☐ Shallow Aquitard (D3)
☐ FAC-Neutral Test (D5)
☐ Raised Ant Mounds (D6) (LRR A)
☐ Frost Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____
Water Table Present? Yes _____ No X Depth (inches): _____
Saturation Present? Yes _____ No X Depth (inches): _____
(includes capillary fringe)

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Dry hole in September and also in May. Depth to groundwater in May was greater than 24 inches.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region

Project/Site: National Ability Center (NAC) 1000 Ability Way City/County: Park City/Summit County Sampling Date: 9/18/2015
 Applicant/Owner: National Ability Center (care of Johnny Serio) State: Utah Sampling Point: 7
 Investigator(s): Harriet Natter Section, Township, Range: NE ¼ Section 3 T2S. R4E.
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): _____ Slope (%): _____
 Subregion (LRR): E Rocky Mountain Lat: 40.6803 Long: -111.4743 Datum: WGS84
 Soil Map Unit Name: Ayoub cobbly loam 2-15% slope NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area Within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	
Remarks: This point is at the 1998 Basin Hydrology point #7 which was mapped as wetland apparently based on the presence of Juncus even though Poa and Fescue were also present. Soil was considered to have "good indicators" simply because it was 2/1 or 2/0 over 3/1. Seasonally wet hydrology was assumed.	

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
			=Total Cover	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
			% =Total Cover	Hydrophytic Vegetation Indicators: <u>X</u> Dominance Test is >50% _____ Prevalence Index is ≤3.0 ¹ _____ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Herb Stratum (Plot size: _____)				
1. <u>Poa pratensis</u>	<u>40</u>	<u>yes</u>	<u>FAC</u>	
2. <u>Juncus balticus</u>	<u>30</u>	<u>yes</u>	<u>FACW</u>	
3. <u>Leymus cinereus</u>	<u>5</u>	_____	<u>FAC</u>	
4. <u>Artemisia cana</u>	<u>5</u>	_____	<u>FACU</u>	
5. <u>Symphytotrichum chilense</u>	<u>5</u>	_____	<u>FAC</u>	
6. <u>Verbascum thapsus</u>	<u>5</u>	_____	<u>FACU</u>	
7. <u>Unknown grass</u>	<u>10</u>	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
			100% =Total Cover	Hydrophytic Vegetation Present? Yes <u>X</u> No _____
Woody Vine Stratum (Plot size _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
			=Total Cover	
% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____				
Remarks: This veg. mix is indicative of dry conditions. Juncus is very dry.				

SOIL

Sampling Point: 7**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-12	10YR 2/2						SL	
12-24	10YR 3/2							

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

☐ Histosol (A1)	☐ Sandy Redox (S5)
☐ Histic Epipedon (A2)	☐ Stripped Matrix (S6)
☐ Black Histic (A3)	☐ Loamy Mucky Mineral (F1) (except MLRA1)
☐ Hydrogen Sulfide (A4)	☐ Loamy Gleyed Matrix (F2)
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)
☐ Sandy Gleyed Matrix (S4)	☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils³:

☐ 2 cm Muck (A10)
☐ Red Parent Material (TF2)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks: No hydric indicator. The BH report found darker soil. Perhaps the BH point was closer to point #6 in this report which has a soil color of 10YR 2/1 as noted in the BH report.

HYDROLOGY

Wetland Hydrology Indicators:Primary Indicators (minimum of one required; check all that apply)

☐ Surface Water (A1)	☐ Water Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
☐ High Water Table (A2)	☐ Salt Crust (B11)
☐ Saturation (A3)	☐ Aquatic Invertebrates (B13)
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)
☐ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRRA)
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)
☐ Inundation Visible on Aerial Imagery (B7)	
☐ Sparsely Vegetated Concave Surface (B8)	

Secondary Indicators (2 or more required)

☐ Water Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
☐ Drainage Patterns (B10)
☐ Dry-Season Water Table (C2)
☐ Saturation Visible on Aerial Imagery (C9)
☐ Geomorphic Position (D3)
☐ Shallow Aquitard (D3)
☐ FAC-Neutral Test (D5)
☐ Raised Ant Mounds (D6) (LRR A)
☐ Frost Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No X Depth (inches): _____Saturation Present? Yes _____ No X Depth (inches): _____
(includes capillary fringe)**Wetland Hydrology Present?** Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Dry hole in September and also in May. Depth to groundwater in May was greater than 24 inches.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region

Project/Site: National Ability Center (NAC) 1000 Ability Way City/County: Park City/Summit County Sampling Date: 9/18/2015
 Applicant/Owner: National Ability Center (care of Johnny Serio) State: Utah Sampling Point: 8
 Investigator(s): Harriet Natter Section, Township, Range: NE ¼ Section 3 T2S. R4E.
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): _____ Slope (%): _____
 Subregion (LRR): E Rocky Mountain Lat: 40.6796 Long: -111.4743 Datum: WGS84
 Soil Map Unit Name: Ayoub cobbly loam 2-15% slope NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area Within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	
Remarks: The former delineation showed drainage patterns in this area and an upland data point, but it notes only a subtle swale with no mention of any actual channel. Also currently there are no indications of any drainage bed or bank.	

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ =Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: _____) 1. _____ 2. _____ 3. _____ _____ =Total Cover				
Herb Stratum (Plot size: _____) 1. <u>Juncus balticus</u> 40 yes FACW 2. <u>Poa pratensis</u> 40 yes FAC 3. <u>Hordeum jubatum</u> 10 FAC 4. <u>Pascopyrum smithii</u> 10 FACU 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ _____ =Total Cover				
Woody Vine Stratum (Plot size: _____) 1. _____ 2. _____ _____ =Total Cover				
% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____				
Remarks: This veg. mix is indicative of dry conditions. Juncus is very dry.				Hydrophytic Vegetation Indicators: <u>X</u> Dominance Test is >50% _____ Prevalence Index is ≤3.0 ¹ _____ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Hydrophytic Vegetation Present? Yes <u>X</u> No _____				

SOIL

Sampling Point: 8**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-16	10YR 2/2						CL	
16-20	10YR 2/2	80					CL	
	10YR 4/3	20					CL	
20-24	10YR 4/3						CL	probably calcareous layer

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

☐ Histosol (A1)	☐ Sandy Redox (S5)	☐ 2 cm Muck (A10)
☐ Histic Epipedon (A2)	☐ Stripped Matrix (S6)	☐ Red Parent Material (TF2)
☐ Black Histic (A3)	☐ Loamy Mucky Mineral (F1) (except MLRA1)	☐ Other (Explain in Remarks)
☐ Hydrogen Sulfide (A4)	☐ Loamy Gleyed Matrix (F2)	
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)	
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)	
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)	
☐ Sandy Gleyed Matrix (S4)	☐ Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:Primary Indicators (minimum of one required; check all that apply)

☐ Surface Water (A1)	☐ Water Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
☐ High Water Table (A2)	☐ Salt Crust (B11)
☐ Saturation (A3)	☐ Aquatic Invertebrates (B13)
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)
☐ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)
☐ Inundation Visible on Aerial Imagery (B7)	
☐ Sparsely Vegetated Concave Surface (B8)	

Secondary Indicators (2 or more required)

☐ Water Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
☐ Drainage Patterns (B10)
☐ Dry-Season Water Table (C2)
☐ Saturation Visible on Aerial Imagery (C9)
☐ Geomorphic Position (D3)
☐ Shallow Aquitard (D3)
☐ FAC-Neutral Test (D5)
☐ Raised Ant Mounds (D6) (LRR A)
☐ Frost Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No X Depth (inches): _____Saturation Present? Yes _____ No X Depth (inches): _____
(includes capillary fringe)Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Dry hole in September and also in May. Depth to groundwater in May was greater than 24 inches.

National Ability Center
Unnamed Stream

Project: National Ability Center Project Number: SPK-1999-50134-UO Stream: Unnamed Perennial Investigator(s): Natter		Date: 9/18/2015 Town: Park City Photo begin file# Time: State: Utah Photo end file#																																														
Y ☒ / N ☐ Do normal circumstances exist on the site? Y ☐ / N ☒ Is the site significantly disturbed?		Location Details: Projection: Datum: Coordinates: 40.6819 -111.4749																																														
Notes:																																																
Brief site description: This channel is less than 2 feet wide and 6 to 10 inches deep. The OHWM does not fluctuate substantially although in the upper reach the channel dries out in late summer. Shoreline vegetation is primarily <i>Juncus balticus</i>.																																																
Checklist of resources (if available): ☒ Aerial photography Dates: ☒ Topographic maps Scale: ☐ Geologic maps ☐ Vegetation maps ☐ Soils maps ☐ Rainfall/precipitation maps ☐ Existing delineation(s) for site ☐ Global positioning system (GPS) ☐ Other studies ☐ Stream gage data Gage number: Period of record: ☐ Clinometer / level ☐ History of recent effective discharges ☐ Results of flood frequency analysis ☐ Most recent shift-adjusted rating ☐ Gage heights for 2-, 5-, 10-, and 25-year events and the most recent event exceeding a 5-year event																																																
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<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>Inches (in)</th> <th>Millimeters (mm)</th> <th>Wentworth size class</th> </tr> </thead> <tbody> <tr> <td>10.08</td> <td>256</td> <td>Boulder</td> </tr> <tr> <td>2.56</td> <td>64</td> <td>Cobble</td> </tr> <tr> <td>0.157</td> <td>4</td> <td>Pebble</td> </tr> <tr> <td>0.079</td> <td>2.00</td> <td>Granule</td> </tr> <tr> <td>0.039</td> <td>1.00</td> <td>Very coarse sand</td> </tr> <tr> <td>0.020</td> <td>0.50</td> <td>Coarse sand</td> </tr> <tr> <td>1/2 0.0098</td> <td>0.25</td> <td>Medium sand</td> </tr> <tr> <td>1/4 0.005</td> <td>0.125</td> <td>Fine sand</td> </tr> <tr> <td>1/8 0.0025</td> <td>0.0625</td> <td>Very fine sand</td> </tr> <tr> <td>1/16 0.0012</td> <td>0.031</td> <td>Coarse silt</td> </tr> <tr> <td>1/32 0.00061</td> <td>0.0156</td> <td>Medium silt</td> </tr> <tr> <td>1/64 0.00031</td> <td>0.0078</td> <td>Fine silt</td> </tr> <tr> <td>1/128 0.00015</td> <td>0.0039</td> <td>Very fine silt</td> </tr> <tr> <td></td> <td></td> <td>Clay ☒</td> </tr> </tbody> </table>		Inches (in)	Millimeters (mm)	Wentworth size class	10.08	256	Boulder	2.56	64	Cobble	0.157	4	Pebble	0.079	2.00	Granule	0.039	1.00	Very coarse sand	0.020	0.50	Coarse sand	1/2 0.0098	0.25	Medium sand	1/4 0.005	0.125	Fine sand	1/8 0.0025	0.0625	Very fine sand	1/16 0.0012	0.031	Coarse silt	1/32 0.00061	0.0156	Medium silt	1/64 0.00031	0.0078	Fine silt	1/128 0.00015	0.0039	Very fine silt			Clay ☒	Hydrogeomorphic Floodplain Units - Intermittent and Ephemeral Channel Forms (representative cross-section)	
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National Ability Center

Traffic Impact Study



Park City, Utah
November 2015

UT15-780

EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed National Ability Center (NAC) expansion in Park City, Utah. The development is located on Ability Way, southwest of the Park City Intermountain Health Care Hospital. Included within the analyses for this study are the traffic operations and recommended mitigation measures for existing conditions and plus project conditions (conditions after development of the proposed project) at key intersections and roadways in the vicinity of the site.

TRAFFIC ANALYSIS

The following is an outline of the traffic analysis performed by Hales Engineering for the traffic conditions of this project.

Existing (2015) Background Conditions Analysis

Hales Engineering performed weekday morning (7:00 – 9:00 a.m.) and afternoon (4:00 to 6:00 p.m.) peak period traffic counts at the following intersections:

- Gilmore Way / Round Valley Drive
- Round Valley Drive / Kearns Boulevard (SR-248)

These counts were performed on Tuesday, September 1, 2015. The a.m. peak hour was determined to be between the hours of 8:00 and 9:00 a.m. and the p.m. peak between 4:30 and 5:30 p.m. The afternoon volumes were approximately 12 percent higher than the morning volumes and were used for this analysis. Detailed count data are included in Appendix A.

As shown in Table ES-1, all study intersections are currently operating at acceptable levels of service during the p.m. peak hour.

During the p.m. peak hour, the 95th percentile queue is anticipated to be approximately 200 feet on the north- and eastbound approaches to the Round Valley Drive / Kearns Boulevard (SR-248) intersection. No other excessive queueing is anticipated during the p.m. peak hour.

Project Conditions Analysis

Based on discussions with the NAC operating plan team, the development reaches its maximum capacity during summer months only. Hales Engineering performed a thorough analysis using all trip-generated activities and facilities associated with the NAC to determine the existing daily, average daily, p.m. peak, and average p.m. peak trips during summer months. These trip-generated activities and facilities include the following:

- Lodging
- Employees (full-time and part-time)
- Volunteers
- Campers
- Visitors
- Maintenance / Delivery (UPS, recycling, linens, etc.)
- Equestrian Arena
- Climbing wall
- Day groups
- Meeting space
- Barn events
- Summit Bike Challenge

The new trip generation created by the proposed expansion for the weekday p.m. peak hour is as follows:

New P.M. Peak Hour Trips:

- | | |
|------------------|--------------|
| • Entering Site: | 7 new trips |
| • Exiting Site: | 16 new trips |

Existing (2015) Plus Project Conditions Analysis

As shown in Table ES-1, all study intersections are anticipated to continue operating at acceptable levels of service with project added traffic during the p.m. peak hour.

During the p.m. peak hour, the 95th percentile queue is anticipated to be approximately 200 feet on the north- and eastbound approaches to the Round Valley Drive / Kearns Boulevard (SR-248) intersection. No other excessive queueing is anticipated during the p.m. peak hour.

TABLE ES-1 P.M. Peak Hour Park City - National Ability Center TIS		
Intersection	Existing 2015 Background	Existing 2015 Plus Project
Description	LOS (Sec/Veh ¹)	LOS (Sec/Veh ¹)
Round Valley Drive / Kearns Blvd (SR-248)	B (11.7)	B (11.9)
Gilmore Way / Round Valley Drive	A (4.6) / EB	A (4.8) / EB
1. Intersection LOS and delay (seconds/vehicle) values represent the overall intersection average for roundabout, signalized, all-way stop controlled intersections and the worst approach for all other unsignalized intersections. 2. This intersection is a project access and was only analyzed in "plus project" scenarios. Source: Hales Engineering, November 2015		

RECOMMENDATIONS

The following mitigation measures are recommended:

Existing (2015) Background Conditions Analysis

No mitigation measures are recommended.

Existing (2015) Plus Project Conditions Analysis

No mitigation measures are recommended.

SUMMARY OF KEY FINDINGS/RECOMMENDATIONS

The following is a summary of key findings and recommendations:

- All study intersections are currently operating at acceptable levels of service during the p.m. peak hour.
- According to the NAC operating plan team, the lodging and the meeting space facilities have an average occupancy rate of 41 and 20 percent. These rates were applied in the existing daily trip estimation for the NAC development. During summer months, the NAC generates on average 298 trips daily, with a p.m. peak hour high of 191 trips.
- Based on recent discussions with the NAC operating plan team, most of the expansion is designed to meet existing demand. Only the lodging facility, the six cabins, and the expansion of the existing Administration Building are anticipated to generate new trips to and from the site. The same average occupancy rate of 41 percent used previously was applied to both the new lodging and the cabins in determining the total new trips for the site. The new expansion is anticipated to generate approximately 114 average daily trips with a p.m. peak hour volume of 23.
- A proposed access for this development will be gained from the Ability Way, approximately 1,000 feet west of the Ability Way / Gilmore Way intersection. This is an existing full movement access to the project site.
- With project traffic added, all study intersections are anticipated to continue operating at acceptable levels of service during the existing (2015) plus project conditions
- The recommended parking supply was approximated using a time of day analysis based on the daily trip generation numbers previously presented in this report. We believe that due to the high number of land-uses in this proposed project, 500 parking stalls should provide ample parking supply on a daily basis.
- During seasonal special events, it is recommended that extra parking supply be made available for the number of trips generated.

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I. INTRODUCTION

A. Purpose

This study addresses the traffic impacts associated with the proposed National Ability Center (NAC) expansion in Park City, Utah. The development is located on Ability Way, southwest of the Park City Intermountain Health Care Hospital. Figure 1 shows a vicinity map of the proposed development.

Included within the analyses for this study are the traffic operations and recommended mitigation measures for existing conditions and plus project conditions (conditions after development of the proposed project) at key intersections and roadways in the vicinity of the site.



Figure 1 Vicinity map showing the project location in Park City, Utah

B. Scope

The study area was defined based on conversations with the development team. This study was scoped to evaluate the traffic operational performance impacts of the project on the following intersections:

- Gilmore Way / Round Valley Drive
- Round Valley Drive / Kearns Boulevard (SR-248)

C. 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 average delay per vehicle for both signalized and unsignalized intersections.

The Highway Capacity Manual 2010 (HCM 2010) methodology was used in this study to remain consistent with “state-of-the-practice” professional standards. This methodology has different quantitative evaluations for signalized and unsignalized intersections. For signalized and all-way stop intersections, the LOS is provided for the overall intersection (weighted average of all approach delays). For all other unsignalized intersections LOS is reported based on the worst approach.

D. Level of Service Standards

For the purposes of this study, a minimum overall intersection performance for each of the study intersections was set at LOS D. However, if LOS E or F conditions exist, an explanation and/or mitigation measures will be presented. An LOS D threshold is consistent with “state-of-the-practice” traffic engineering principles for urbanized areas.

Table 1 Level of Service Descriptions

Level of Service	Description of Traffic Conditions	Average Delay (seconds/vehicle)
Signalized Intersections		Overall Intersection
A	Extremely favorable progression and a very low level of control delay. Individual users are virtually unaffected by others in the traffic stream.	$0 \leq 10.0$
B	Good progression and a low level of control delay. The presence of other users in the traffic stream becomes noticeable.	$> 10.0 \text{ and } \leq 20.0$
C	Fair progression and a moderate level of control delay. The operation of individual users becomes somewhat affected by interactions with others in the traffic stream.	$>20.0 \text{ and } \leq 35.0$
D	Marginal progression with relatively high levels of control delay. Operating conditions are noticeably more constrained.	$> 35.0 \text{ and } \leq 55.0$
E	Poor progression with unacceptably high levels of control delay. Operating conditions are at or near capacity.	$> 55.0 \text{ and } \leq 80.0$
F	Unacceptable progression with forced or breakdown operating conditions.	> 80.0
Unsignalized Intersections		Worst Approach
A	Free Flow / Insignificant Delay	$0 \leq 10.0$
B	Stable Operations / Minimum Delays	$>10.0 \text{ and } \leq 15.0$
C	Stable Operations / Acceptable Delays	$>15.0 \text{ and } \leq 25.0$
D	Approaching Unstable Flows / Tolerable Delays	$>25.0 \text{ and } \leq 35.0$
E	Unstable Operations / Significant Delays Can Occur	$>35.0 \text{ and } \leq 50.0$
F	Forced Flows / Unpredictable Flows / Excessive Delays Occur	> 50.0

Source: Hales Engineering Descriptions, based on Highway Capacity Manual, 2010 Methodology (Transportation Research Board, 2010)

II. EXISTING (2015) BACKGROUND CONDITIONS

A. Purpose

The purpose of the existing (2015) background analysis is to study the intersections and roadways during the peak travel periods of the day with background traffic and geometric conditions. Through this analysis, background traffic operational deficiencies can be identified and potential mitigation measures recommended. This analysis will provide a baseline condition that may be compared to the build conditions to identify the impacts of the development.

B. Roadway System

The primary roadways that will provide access to the project site is described below:

Kearns Boulevard (SR-248) – is a state-maintained roadway that is classified by UDOT as a “principal arterial.” Kearns Boulevard (SR-248) is an east/west route that provides connectivity between Park Avenue (SR-224) on the west and US-40 on the east. This road is classified by UDOT as an Access Category 4 (Regional-rural importance) from west of Round Valley Drive and therefore has minimum signal spacing of 2,640 feet, minimum street spacing of 660 feet, and minimum access spacing of 350 feet. To the East of Round Valley Drive, the road is classified by UDOT as an Access Category 3 (System priority-urban importance) and therefore has a minimum signal spacing of 2,640 feet and has minimum interchange spacing of 1,320 feet. Near the project site, Kearns Boulevard has two travel lanes in each direction with separate right-and left-turn lanes at Round Valley Drive and a two-way left-turn lane south of Round Valley Drive. Within the area of the proposed project, Kearns Boulevard has a posted speed limit of 45 mph.

Gilmore Way – is a city-maintained roadway that is classified by Park City as a “minor collector.” Gilmore Way is east/west route that goes from Round Valley Drive on the east to Ability Way on the west and bends north to connect to the Park City IHC. Near the project site, Gilmore Way has one travel lane in each direction and the posted speed limit is assumed to be 25 mph.

Ability Way – is a short city-maintained roadway that goes from Gilmore Way on the east to the project site on west. Near the project site, Ability Way has one travel lane in each direction and the posted speed limit is assumed to be 25 mph. The road has a width of 17 feet at Gilmore Way and, at the development, the road has width of 14 feet, both of which are considerably narrow.

The Round Valley Drive / Kearns Boulevard (SR-248) intersection is currently signalized. The signal uses SCATS® software which automatically adjusts the cycle length and splits throughout the day. Based on recent data obtained from the UDOT TOC, Hales Engineering estimated the typical weekday p.m. peak hour cycle length to vary between 75 and 100 seconds. Typical splits were also obtained from historical data. Minimum green times, change interval, and clearance times were obtained from UDOT.

C. Traffic Volumes

Hales Engineering performed weekday morning (7:00 – 9:00 a.m.) and afternoon (4:00 to 6:00 p.m.) peak period traffic counts at the following intersections:

- Gilmore Way / Round Valley Drive
- Round Valley Drive / Kearns Boulevard (SR-248)

These counts were performed on Tuesday, September 1, 2015. The morning peak hour was determined to be between the hours of 8:00 and 9:00 a.m. and the evening peak between 4:30 and 5:30 p.m. The afternoon volumes were approximately 12 percent higher than the morning volumes and were used for this analysis. Detailed count data are included in Appendix A.

Figure 2 shows the existing p.m. peak hour volume as well as intersection geometry at the study intersections.

D. Level of Service Analysis

Using Synchro/SimTraffic, which follow the Highway Capacity Manual (HCM) 2010 methodology introduced in Chapter I, the p.m. peak hour LOS was computed for each study intersection. The results of this analysis are reported in Table 2 (see Appendix B for the detailed LOS reports). Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction between the intersections. These results serve as a baseline condition for the impact analysis of the proposed development during existing (2015) conditions. As shown in Table 2, all study intersections are currently operating at acceptable levels of service during the p.m. peak hour.

Table 2 Existing (2015) Background p.m. Peak Hour Level of Service

Intersection		Worst Approach			Overall Intersection	
Description	Control	Approach ^{1,3}	Aver. Delay (Sec/Veh) ¹	LOS ¹	Aver. Delay (Sec/Veh) ²	LOS ²
Round Valley Drive / Kearns Blvd (SR-248)	Signal	-	-	-	11.7	B
Gilmore Way / Round Valley Drive	EB Stop	EB	4.6	A	-	-

1. This represents the worst approach LOS and delay (seconds / vehicle) and is only reported for non-all-way stop unsignalized intersections.

2. This represents the overall intersection LOS and delay (seconds / vehicle) and is reported for all-way stop and signal controlled intersections.

3. SB = Southbound approach, etc.

Source: Hales Engineering, November 2015

E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. The queue reports can be found in Appendix D. During the p.m. peak hour, the 95th percentile queue is anticipated to be approximately 200 feet on the north- and eastbound approaches to the Round Valley Drive / Kearns Boulevard (SR-248) intersection. No other excessive queueing is anticipated during the p.m. peak hour.

F. Mitigation Measures

No mitigation measures are recommended.



III. PROJECT CONDITIONS

A. Purpose

The project conditions analysis explains the type and intensity of development. This provides the basis for trip generation, distribution, and assignment of project trips to the surrounding study intersections defined in the Introduction.

B. Project Description

This study addresses the traffic impacts associated with the proposed NAC expansion development in Park City, Utah. The development is located on Ability Way, southwest of the Park City Intermountain Health Care Hospital. The NAC provides a number of recreational programs especially designed for participants with varied limitations. The proposed project is consisted of building several new facilities including, a lodge, six cabins, a pavilion, and an outdoor and a multipurpose arenas. Additionally, the NAC is planned to expand several existing facilities including, the Administration Building, the Equestrian Arena, the pavilion, and the indoor climbing wall. A concept plan for the proposed development has been provided in Appendix C.

C. Trip Generation

Based on discussions with the NAC operating plan team, the development reaches its maximum capacity during summer months only. Hales Engineering performed a thorough analysis using all trip-generated activities and facilities associated with the NAC to determine the existing daily, average daily, p.m. peak, and average p.m. peak trips during summer months. These trip-generated activities and facilities include the following:

- Lodging
- Employees (full-time and part-time)
- Volunteers
- Campers
- Visitors
- Maintenance / Delivery (UPS, recycling, linens, etc.)
- Equestrian Arena
- Climbing wall
- Day groups
- Meeting space
- Barn events
- Summit Bike Challenge

According to the NAC operating plan team, the lodging and the meeting space facilities have an average occupancy rate of 41 and 20 percent. These rates were applied in the existing daily trip

estimation for the NAC development. As shown in the upper portion of Table 3, during summer months, the NAC generates on average 298 trips daily, with a p.m. peak hour high of 191 trips.

National Ability Center		Summer Trips					
		Units	Occupancy	Daily	Daily Average	P.M. Peak	P.M. Peak Average
Existing Conditions	Lodging	25	2	100	42	10	4
	Full Time Staff	-	34	68	68	30	25
	Part Time Staff	-	15	30	24	12	12
	Cycling	-	-	12	-	2	2
	Volunteers	-	15	22	18	11	6
	Maintenance / Delivery(UPS, Recycling, Linens)	-	-	4	4	2	1
	Campers	-	-	32	24	16	8
	Equestrian Arena	-	-	36	24	18	15
	Climbing Wall	-	-	2	2	1	1
	Visitors	-	2	4	2	2	1
	Day Groups	-	-	600	60	12	6
	Meeting Space	-	-	150	30	75	15
	Barn Event	-	-	350			
	Summit Bike Challenge	-	-	700			
	Subtotal	25	2	1060	298	191	96
New - Expansion	Lodging *	36	2	144	59	14	5
	Cabins*	6	3	36	15	5	5
	Admin Office	2000 ft ²	20	40	40	4	4
	Outdoor Riding Arena	1800 ft ²					
	Equestrian Arena	12716 ft ²					
	Multipurpose Arena	15000 ft ²					
	Pavilion	1200 ft ²					
	Climbing Wall	600 ft ²					
	Subtotal	42	25	220	114	23	14
	Grand Total	67	27	1280	412	214	110

* New facilities to be built.

Based on recent discussions with the NAC operating plan team, most of the expansion is designed to meet existing demand. Only the lodging facility, the six cabins, and the expansion of the existing Administration Building are anticipated to generate new trips to and from the site. The

same average occupancy rate of 41 percent used previously was applied to both the new lodging and the cabins in determining the total new trips for the site. As shown in the lower portion Table 3, the new expansion is anticipated to generate approximately 114 average daily trips with a p.m. peak hour volume of 23.

The resulting trip generations for the weekday p.m. peak hour are as follows:

Existing P.M. Peak Hour Trips:

- Entering Site: 29 existing trips
- Exiting Site: 162 existing trips

New P.M. Peak Hour Trips:

- Entering Site: 7 new trips
- Exiting Site: 16 new trips

Combined P.M. Peak Hour Trips:

- Entering Site: 36 combined trips
- Exiting Site: 178 combined trips

D. Trip Distribution and Assignment

Project traffic is assigned to the roadway network based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. Existing travel patterns observed during data collection also provide helpful guidance to establishing these distribution percentages, especially in close proximity to the site. The resulting distribution of project generated trips is as follows:

To/From Project:

- 70% North (via Kearns Boulevard (SR-248))
- 30% South (via Kearns Boulevard (SR-248))

These trip distribution assumptions were used to assign the p.m. peak hour generated traffic at the study intersections to create trip assignment for the proposed development. Trip assignment for the development is shown in Figure 3.



E. Access

The proposed access for the site will be gained at the following location (see also site plan in Appendix C):

Ability Way

- A proposed access for this development will be gained from the Ability Way, approximately 1,000 feet west of the Ability Way / Gilmore Way intersection. This is an existing full movement access to the project site.

IV. EXISTING (2015) PLUS PROJECT CONDITIONS

A. Purpose

This section of the report examines the traffic impacts of the proposed project at each of the study intersections. The net trips generated by the proposed development were combined with the existing background traffic volumes to create the existing plus project conditions. This scenario provides valuable insight into the potential impacts of the proposed project on background traffic conditions.

B. Traffic Volumes

Project trips generated were assigned to the study intersections based on the trip distribution percentages discussed in Chapter III and permitted intersection turning movements.

The existing (2015) plus project p.m. peak hour volumes were generated for the study intersections and are shown in Figure 4.

C. Level of Service Analysis

Using Synchro/SimTraffic, which follow the Highway Capacity Manual (HCM) 2010 methodology introduced in Chapter I, the p.m. peak hour LOS was computed for each study intersection. The results of this analysis are reported in Table 4 (see Appendix B for the detailed LOS reports). Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction between the intersections. As shown in Table 4, all study intersections are anticipated to continue operating at acceptable levels of service during the p.m. peak hour with project added traffic.

Table 4 Existing (2015) Plus Project p.m. Peak Hour Level of Service

Intersection		Worst Approach			Overall Intersection	
Description	Control	Approach ^{1,3}	Aver. Delay (Sec/Veh) ¹	LOS ¹	Aver. Delay (Sec/Veh) ²	LOS ²
Round Valley Drive / Kearns Blvd (SR-248)	Signal	-	-	-	11.9	B
Gilmore Way / Round Valley Drive	EB Stop	EB	4.8	A	-	-

1. This represents the worst approach LOS and delay (seconds / vehicle) and is only reported for non-all-way stop unsignalized intersections.

2. This represents the overall intersection LOS and delay (seconds / vehicle) and is reported for all-way stop and signal controlled intersections.

3. SB = Southbound approach, etc.

Source: Hales Engineering, November 2015



D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. The queue reports can be found in Appendix D. During the p.m. peak hour, the 95th percentile queue is anticipated to be approximately 200 feet on the north- and eastbound approaches to the Round Valley Drive / Kearns Boulevard (SR-248) intersection. No other excessive queueing is anticipated during the p.m. peak hour.

E. Mitigation Measures

No mitigation measures are recommended.

V. PARKING

A. Purpose

This section of the report examines the parking supply needed for the proposed expansion to the existing NAC development. Using the trip generation data, a recommendation will be provided that should accommodate all of the visitors to the site, as well as the employees and overnight guests for an average summer weekday parking demand, exclusive of events.

B. Existing / Recommended Parking Supply

The existing parking supply on-site is approximately 100 spaces which generally covers the existing demand, exclusive of events. Our recommended parking supply was approximated using existing demand while providing for future demand, exclusive of events. We believe that due to the combined future land-uses in this proposed project, 170 parking stalls should provide enough parking supply on a daily basis for the summer weekday parking demand, exclusive of events. During seasonal special events, it is recommended that extra parking supply be made available for the number of trips generated.

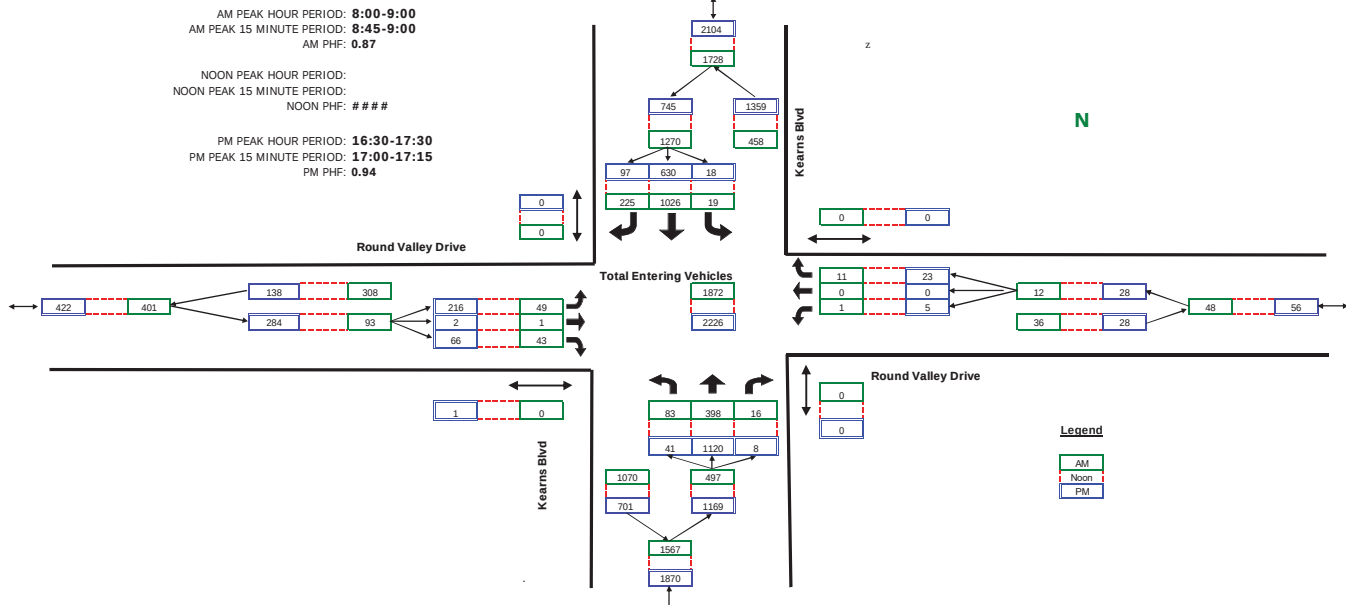
APPENDIX A

Turning Movement Counts

Intersection Turning Movement Summary

Intersection: Kearns Blvd / Round Valley Drive
North/South: Kearns Blvd
East/West: Round Valley Drive
Jurisdiction: Park City
Project Title: National Ability Center
Project No: UT15-780
Weather:

Date: 9-1-15, Tue
Day of Week Adjustment: 100.0 %
Month of Year Adjustment: 100.0 %
Adjustment Station #: 0
Growth Rate: 0.0 %
Number of Years: 0

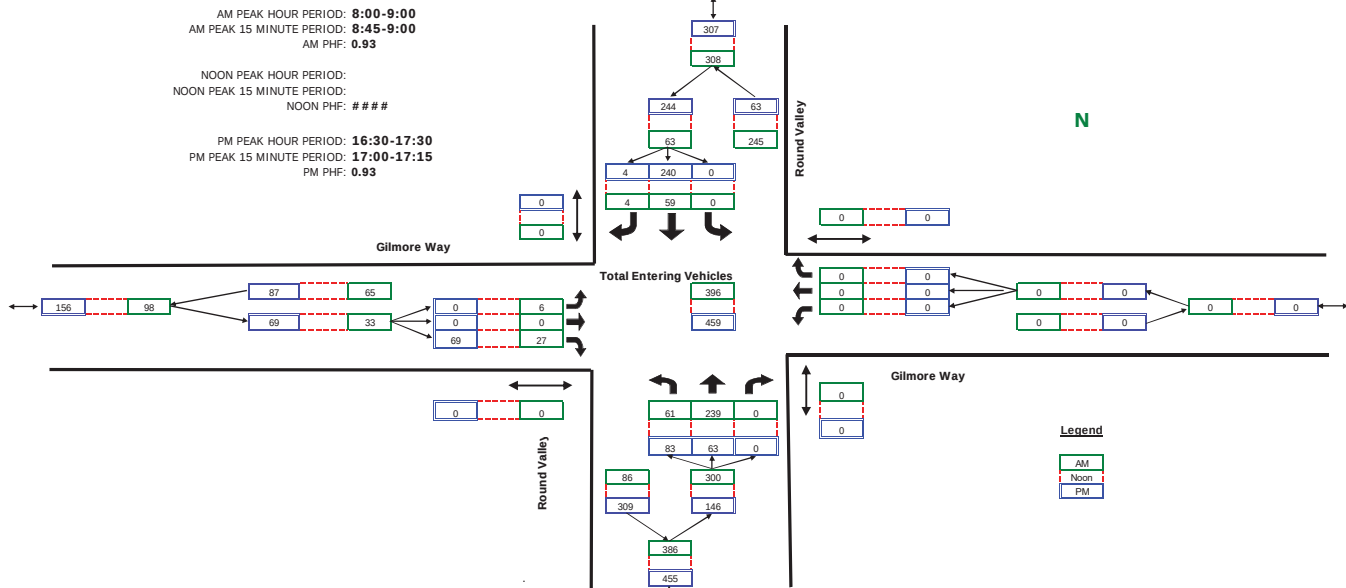


RAW COUNT SUMMARIES	Kearns Blvd Northbound				Kearns Blvd Southbound				Round Valley Drive Eastbound				Round Valley Drive Westbound				
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00-7:15	6	60	7	0	11	270	36	0	9	0	6	0	1	0	1	0	407
7:15-7:30	12	104	6	0	17	293	29	0	5	0	1	0	0	0	0	0	467
7:30-7:45	15	117	7	0	13	236	41	0	11	0	5	0	0	0	2	0	449
7:45-8:00	16	102	5	0	13	280	57	0	8	0	6	0	1	0	1	0	489
8:00-8:15	20	99	6	0	8	212	57	0	7	0	7	0	0	0	2	0	418
8:15-8:30	19	106	2	0	2	222	64	0	10	0	7	0	0	0	3	0	435
8:30-8:45	17	97	5	0	4	272	56	0	10	0	19	0	0	0	3	0	483
8:45-9:00	27	96	3	0	5	320	48	0	22	1	10	0	1	0	3	0	536
NOON PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
11:30-11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45-12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00-12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15-12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30-12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45-13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00-13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15-13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00-16:15	9	207	1	0	8	152	9	0	35	0	21	0	1	0	1	0	444
16:15-16:30	12	234	2	0	4	169	22	0	37	0	15	0	0	0	10	0	505
16:30-16:45	6	266	0	0	4	170	30	0	37	0	21	1	1	0	2	0	537
16:45-17:00	9	272	5	0	3	173	29	0	54	0	14	0	2	0	5	0	566
17:00-17:15	21	306	2	0	5	148	23	0	55	2	21	0	1	0	9	0	593
17:15-17:30	5	276	1	0	6	139	15	0	70	0	10	0	1	0	7	0	530
17:30-17:45	10	262	0	0	1	127	18	0	40	0	12	0	3	0	8	0	481
17:45-18:00	15	225	3	0	9	138	16	0	30	3	11	0	3	0	13	0	466

Intersection Turning Movement Summary

Intersection: Round Valley / Gilmore Way
North/South: Round Valley
East/West: Gilmore Way
Jurisdiction: Park City
Project Title: National Ability Center
Project No: UT15-780
Weather:

Date: 9-1-15, Tue
Day of Week Adjustment: 100.0 %
Month of Year Adjustment: 100.0 %
Adjustment Station #: 0
Growth Rate: 0.0 %
Number of Years: 0



RAW COUNT SUMMARIES	Round Valley Northbound				Round Valley Southbound				Gilmore Way Eastbound				Gilmore Way Westbound				
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00-7:15	9	33	0	0	0	8	1	0	0	0	6	0	0	0	0	0	57
7:15-7:30	6	34	0	0	0	5	0	0	0	0	2	0	0	0	0	0	47
7:30-7:45	7	38	0	0	0	10	0	0	0	0	6	0	0	0	0	0	61
7:45-8:00	8	65	0	0	0	9	0	0	2	0	5	0	0	0	0	0	89
8:00-8:15	11	66	0	0	0	9	0	0	1	0	5	0	0	0	0	0	92
8:15-8:30	11	67	0	0	0	10	0	0	0	0	9	0	0	0	0	0	97
8:30-8:45	16	55	0	0	0	19	2	0	1	0	8	0	0	0	0	0	101
8:45-9:00	23	51	0	0	0	21	2	0	4	0	5	0	0	0	0	0	106
NOON PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
11:30-11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45-12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00-12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15-12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30-12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45-13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00-13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15-13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00-16:15	6	16	0	0	0	46	0	0	1	0	11	0	0	0	0	0	80
16:15-16:30	8	19	0	0	0	47	2	0	0	0	14	0	0	0	0	0	90
16:30-16:45	15	24	0	0	0	49	2	0	0	0	11	0	0	0	0	0	101
16:45-17:00	29	15	0	0	0	57	0	0	0	0	17	0	0	0	0	0	118
17:00-17:15	27	13	0	0	0	75	0	0	0	0	9	0	0	0	0	0	124
17:15-17:30	12	11	0	0	0	59	2	0	0	0	32	0	0	0	0	0	116
17:30-17:45	18	12	0	0	0	36	0	0	1	0	18	0	0	0	0	0	85
17:45-18:00	17	13	0	0	0	27	0	0	0	0	20	0	0	0	0	0	77

APPENDIX B

LOS Results

SimTraffic LOS Report

Project: Park City - National Ability Center TIS
Analysis Period: Existing (2015) Background Conditions
Time Period: p.m. Peak Hour **Project #:** UT15-780

Intersection: Kearns Boulevard (SR-248) & Round Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	61	60	98	20.9	C
	T	1,120	1,125	100	8.7	A
	R	8	8	97	2.9	A
	Subtotal	1,189	1,193	100	9.3	A
SB	L	18	17	93	30.7	C
	T	630	627	99	6.9	A
	R	106	98	92	1.5	A
	Subtotal	754	742	98	6.7	A
EB	L	278	275	99	40.3	D
	T	2	2	100	41.9	D
	R	191	194	102	5.9	A
	Subtotal	471	471	100	26.1	C
WB	L	5	5	100	33.8	C
	R	23	23	99	1.2	A
	Subtotal	28	28	100	7.0	A
Total		2,443	2,434	100	11.7	B

Intersection: Round Valley Drive & Gilmore Way
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	104	95	91	3.2	A
	T	64	62	98	0.5	A
	Subtotal	168	157	93	2.1	A
SB	T	240	244	102	0.4	A
	R	4	4	100	0.1	A
	Subtotal	244	248	102	0.4	A
EB	R	231	226	98	4.6	A
	Subtotal	231	226	98	4.6	A
Total		643	631	98	2.3	A

1: Kearns Boulevard (SR-248) & Round Valley Drive Performance by movement Interval #1 4:45

Movement	EBL	EBT	EBR	WBL	WBR	NBL	NBT	NBR	SBL	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1
Denied Del/Veh (s)	0.0		0.0	4.7	4.1	2.2	0.2	1.4	3.0	0.2	2.9	0.4
Total Delay (hr)	0.7	0.0	0.1	0.0	0.0	0.1	0.6	0.0	0.0	0.3	0.0	1.9
Total Del/Veh (s)	39.0		5.3	39.3	1.3	18.4	8.3	2.9	21.8	6.8	1.5	11.2
Vehicles Entered	66	0	46	1	6	14	272	2	4	153	22	586
Vehicles Exited	67	0	47	1	6	14	271	2	4	153	22	587
Hourly Exit Rate	268	0	188	4	24	56	1084	8	16	612	88	2348
Input Volume	272	2	187	5	23	60	1096	8	18	617	104	2392
% of Volume	99	0	101	80	104	93	99	100	89	99	85	98

1: Kearns Boulevard (SR-248) & Round Valley Drive Performance by movement Interval #2 5:00

Movement	EBL	EBT	EBR	WBL	WBR	NBL	NBT	NBR	SBL	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1
Denied Del/Veh (s)	0.0		0.0	4.6	3.9	2.1	0.2	2.2	2.8	0.2	2.9	0.4
Total Delay (hr)	0.8	0.0	0.1	0.0	0.0	0.1	0.6	0.0	0.0	0.3	0.0	1.9
Total Del/Veh (s)	38.5		6.2	33.5	1.1	20.5	8.0	2.3	33.3	6.4	1.4	11.0
Vehicles Entered	70	0	50	1	6	16	279	2	3	156	27	610
Vehicles Exited	69	0	50	1	6	16	278	2	3	157	27	609
Hourly Exit Rate	276	0	200	4	24	64	1112	8	12	628	108	2436
Input Volume	272	2	187	5	23	60	1096	8	18	617	104	2392
% of Volume	101	0	107	80	104	107	101	100	67	102	104	102

1: Kearns Boulevard (SR-248) & Round Valley Drive Performance by movement Interval #3 5:15

Movement	EBL	EBT	EBR	WBL	WBR	NBL	NBT	NBR	SBL	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1
Denied Del/Veh (s)	0.0	0.0	0.0	4.6	4.5	1.9	0.2	1.9	2.7	0.2	2.9	0.4
Total Delay (hr)	0.8	0.0	0.1	0.0	0.0	0.1	0.7	0.0	0.1	0.3	0.0	2.0
Total Del/Veh (s)	40.2	45.4	5.3	47.6	1.2	18.3	8.3	2.3	32.2	6.6	1.3	11.4
Vehicles Entered	66	1	45	1	6	14	275	2	6	154	25	595
Vehicles Exited	67	1	46	1	6	14	276	2	6	154	25	598
Hourly Exit Rate	268	4	184	4	24	56	1104	8	24	616	100	2392
Input Volume	272	2	187	5	23	60	1096	8	18	617	104	2392
% of Volume	99	200	98	80	104	93	101	100	133	100	96	100

1: Kearns Boulevard (SR-248) & Round Valley Drive Performance by movement Interval #4 5:30

Movement	EBL	EBT	EBR	WBL	WBR	NBL	NBT	NBR	SBL	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1
Denied Del/Veh (s)	0.0		0.0	5.9	4.0	2.0	0.2	1.6	3.2	0.2	2.9	0.4
Total Delay (hr)	0.8	0.0	0.1	0.0	0.0	0.1	0.8	0.0	0.0	0.3	0.0	2.2
Total Del/Veh (s)	39.0		6.3	24.3	1.1	22.1	9.1	2.9	35.6	7.4	1.7	11.9
Vehicles Entered	72	0	52	1	5	16	303	3	4	165	25	646
Vehicles Exited	72	0	52	1	5	16	300	3	4	163	25	641
Hourly Exit Rate	288	0	208	4	20	64	1200	12	16	652	100	2564
Input Volume	296	2	203	5	24	65	1191	9	19	670	113	2597
% of Volume	97	0	102	80	83	98	101	133	84	97	88	99

1: Kearns Boulevard (SR-248) & Round Valley Drive Performance by movement Entire Run

Movement	EBL	EBT	EBR	WBL	WBR	NBL	NBT	NBR	SBL	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.1	0.3
Denied Del/Veh (s)	0.0	0.0	0.0	4.0	4.1	2.0	0.2	2.0	2.9	0.2	2.9	0.4
Total Delay (hr)	3.1	0.0	0.3	0.0	0.0	0.4	2.7	0.0	0.1	1.2	0.0	8.0
Total Del/Veh (s)	40.3	41.9	5.9	33.8	1.2	20.9	8.7	2.9	30.7	6.9	1.5	11.7
Vehicles Entered	275	2	193	5	23	61	1130	8	17	628	98	2440
Vehicles Exited	275	2	194	5	23	60	1125	8	17	627	98	2434
Hourly Exit Rate	275	2	194	5	23	60	1125	8	17	627	98	2434
Input Volume	278	2	191	5	23	61	1120	8	18	630	106	2443
% of Volume	99	100	102	100	99	98	100	97	93	99	92	100

2: Round Valley Drive & Gilmore Way Performance by movement Interval #1 4:45

Movement	EBR	NBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.2	0.0	0.0	0.2	2.9	0.2
Total Delay (hr)	0.1	0.0	0.0	0.0	0.0	0.1
Total Del/Veh (s)	4.4	3.0	0.4	0.3	0.1	2.2
Vehicles Entered	52	22	14	61	1	150
Vehicles Exited	52	22	14	61	1	150
Hourly Exit Rate	208	88	56	244	4	600
Input Volume	226	102	62	235	4	629
% of Volume	92	86	90	104	100	95

2: Round Valley Drive & Gilmore Way Performance by movement Interval #2 5:00

Movement	EBR	NBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.3	0.0	0.0	0.2	2.4	0.2
Total Delay (hr)	0.1	0.0	0.0	0.0	0.0	0.1
Total Del/Veh (s)	4.7	3.4	0.5	0.3	0.0	2.4
Vehicles Entered	59	23	19	61	1	163
Vehicles Exited	60	24	19	61	1	165
Hourly Exit Rate	240	96	76	244	4	660
Input Volume	226	102	62	235	4	629
% of Volume	106	94	123	104	100	105

2: Round Valley Drive & Gilmore Way Performance by movement Interval #3 5:15

Movement	EBR	NBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.2	0.0	0.0	0.2	3.8	0.2
Total Delay (hr)	0.1	0.0	0.0	0.0	0.0	0.1
Total Del/Veh (s)	4.6	3.2	0.4	0.4	0.0	2.4
Vehicles Entered	56	24	15	57	1	153
Vehicles Exited	55	24	14	58	1	152
Hourly Exit Rate	220	96	56	232	4	608
Input Volume	226	102	62	235	4	629
% of Volume	97	94	90	99	100	97

2: Round Valley Drive & Gilmore Way Performance by movement Interval #4 5:30

Movement	EBR	NBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.2	0.0	0.0	0.2	3.9	0.2
Total Delay (hr)	0.1	0.0	0.0	0.0	0.0	0.1
Total Del/Veh (s)	4.5	3.2	0.5	0.4	0.0	2.3
Vehicles Entered	60	26	15	65	1	167
Vehicles Exited	59	26	15	65	1	166
Hourly Exit Rate	236	104	60	260	4	664
Input Volume	246	111	68	255	4	684
% of Volume	96	94	88	102	100	97

2: Round Valley Drive & Gilmore Way Performance by movement Entire Run

Movement	EBR	NBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.2	0.0	0.0	0.2	3.3	0.2
Total Delay (hr)	0.3	0.1	0.0	0.0	0.0	0.4
Total Del/Veh (s)	4.6	3.2	0.5	0.4	0.1	2.3
Vehicles Entered	227	95	63	244	4	633
Vehicles Exited	226	95	62	244	4	631
Hourly Exit Rate	226	95	62	244	4	631
Input Volume	231	104	64	240	4	643
% of Volume	98	91	98	102	100	98

Total Zone Performance By Interval

Interval Start	4:45	5:00	5:15	5:30	All
Denied Delay (hr)	0.1	0.1	0.1	0.1	0.3
Denied Del/Veh (s)	0.4	0.4	0.4	0.4	0.4
Total Delay (hr)	2.2	2.3	2.3	2.6	9.4
Total Del/Veh (s)	12.6	12.6	12.9	13.5	13.6
Vehicles Entered	588	611	597	648	2445
Vehicles Exited	588	608	601	645	2442
Hourly Exit Rate	2352	2432	2404	2580	2442
Input Volume	5417	5417	5417	5882	5533
% of Volume	43	45	44	44	44

Intersection: 1: Kearns Boulevard (SR-248) & Round Valley Drive , Interval #1

Movement	EB	EB	EB	EB	WB	NB	NB	NB	NB	SB	SB	SB
Directions Served	L	L	T	R	L	L	T	T	R	L	T	T
Maximum Queue (ft)	134	155	8	64	24	57	178	155	7	19	135	75
Average Queue (ft)	75	106	2	34	5	28	99	70	1	6	67	23
95th Queue (ft)	146	163	10	67	24	65	179	157	9	20	135	65
Link Distance (ft)		429	429				1673	1673			648	648
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)	150			200	50	415			110	415		
Storage Blk Time (%)	0	2						3				0
Queuing Penalty (veh)	0	3						0				0

Intersection: 1: Kearns Boulevard (SR-248) & Round Valley Drive , Interval #1

Movement	SB
Directions Served	R
Maximum Queue (ft)	34
Average Queue (ft)	12
95th Queue (ft)	35
Link Distance (ft)	
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	115
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 1: Kearns Boulevard (SR-248) & Round Valley Drive , Interval #2

Movement	EB	EB	EB	EB	WB	NB	NB	NB	NB	SB	SB	SB
Directions Served	L	L	T	R	L	L	T	T	R	L	T	T
Maximum Queue (ft)	144	165	2	71	17	71	178	170	7	18	129	84
Average Queue (ft)	86	110	0	39	3	33	103	75	1	5	67	26
95th Queue (ft)	146	170	3	75	16	77	181	161	8	20	124	77
Link Distance (ft)		429	429				1673	1673			648	648
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)	150			200	50	415			110	415		
Storage Blk Time (%)	0	2						2				0
Queuing Penalty (veh)	0	2						0				0

Intersection: 1: Kearns Boulevard (SR-248) & Round Valley Drive , Interval #2

Movement	SB
Directions Served	R
Maximum Queue (ft)	38
Average Queue (ft)	15
95th Queue (ft)	41
Link Distance (ft)	
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	115
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 1: Kearns Boulevard (SR-248) & Round Valley Drive , Interval #3

Movement	EB	EB	EB	EB	WB	NB	NB	NB	NB	SB	SB	SB
Directions Served	L	L	T	R	L	L	T	T	R	L	T	T
Maximum Queue (ft)	141	165	13	63	12	57	173	170	5	32	118	84
Average Queue (ft)	85	109	2	34	4	28	100	77	1	12	68	30
95th Queue (ft)	147	164	13	65	20	61	176	166	6	40	124	81
Link Distance (ft)		429	429				1673	1673			648	648
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)	150			200	50	415			110	415		
Storage Blk Time (%)	0	2						3				0
Queuing Penalty (veh)	0	3						0				0

Intersection: 1: Kearns Boulevard (SR-248) & Round Valley Drive , Interval #3

Movement	SB
Directions Served	R
Maximum Queue (ft)	34
Average Queue (ft)	13
95th Queue (ft)	37
Link Distance (ft)	
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	115
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 1: Kearns Boulevard (SR-248) & Round Valley Drive , Interval #4

Movement	EB	EB	EB	EB	WB	NB	NB	NB	NB	SB	SB	SB
Directions Served	L	L	T	R	L	L	T	T	R	L	T	T
Maximum Queue (ft)	141	164	6	75	22	77	196	181	10	28	157	98
Average Queue (ft)	85	113	1	42	5	36	116	96	2	9	73	34
95th Queue (ft)	147	162	7	79	24	87	201	187	11	30	153	94
Link Distance (ft)		429	429				1673	1673			648	648
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)	150			200	50	415			110	415		
Storage Blk Time (%)	0	2			0			4				0
Queuing Penalty (veh)	0	2			0			0				0

Intersection: 1: Kearns Boulevard (SR-248) & Round Valley Drive , Interval #4

Movement	SB
Directions Served	R
Maximum Queue (ft)	34
Average Queue (ft)	14
95th Queue (ft)	39
Link Distance (ft)	
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	115
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 1: Kearns Boulevard (SR-248) & Round Valley Drive , All Intervals

Movement	EB	EB	EB	EB	WB	NB	NB	NB	NB	SB	SB	SB
Directions Served	L	L	T	R	L	L	T	T	R	L	T	T
Maximum Queue (ft)	165	184	19	87	31	96	221	213	16	40	173	123
Average Queue (ft)	83	109	1	38	4	31	105	80	1	8	69	28
95th Queue (ft)	147	165	9	72	21	73	185	169	8	29	135	80
Link Distance (ft)		429	429				1673	1673			648	648
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)	150			200	50	415			110	415		
Storage Blk Time (%)	0	2			0			3				0
Queuing Penalty (veh)	0	3			0			0				0

Intersection: 1: Kearns Boulevard (SR-248) & Round Valley Drive , All Intervals

Movement	SB
Directions Served	R
Maximum Queue (ft)	48
Average Queue (ft)	14
95th Queue (ft)	38
Link Distance (ft)	
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	115
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 2: Round Valley Drive & Gilmore Way, Interval #1

Movement	EB	NB
Directions Served	R	L
Maximum Queue (ft)	74	44
Average Queue (ft)	46	16
95th Queue (ft)	76	45
Link Distance (ft)	440	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		105
Storage Blk Time (%)	4	
Queuing Penalty (veh)	0	

Intersection: 2: Round Valley Drive & Gilmore Way, Interval #2

Movement	EB	NB
Directions Served	R	L
Maximum Queue (ft)	96	51
Average Queue (ft)	53	21
95th Queue (ft)	93	56
Link Distance (ft)	440	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		105
Storage Blk Time (%)	4	0
Queuing Penalty (veh)	0	0

Intersection: 2: Round Valley Drive & Gilmore Way, Interval #3

Movement	EB	NB
Directions Served	R	L
Maximum Queue (ft)	73	44
Average Queue (ft)	48	21
95th Queue (ft)	76	53
Link Distance (ft)	440	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		105
Storage Blk Time (%)	4	
Queuing Penalty (veh)	0	

Intersection: 2: Round Valley Drive & Gilmore Way, Interval #4

Movement	EB	NB
Directions Served	R	L
Maximum Queue (ft)	75	40
Average Queue (ft)	48	22
95th Queue (ft)	78	50
Link Distance (ft)	440	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		105
Storage Blk Time (%)	4	
Queuing Penalty (veh)	0	

Intersection: 2: Round Valley Drive & Gilmore Way, All Intervals

Movement	EB	NB
Directions Served	R	L
Maximum Queue (ft)	102	58
Average Queue (ft)	49	20
95th Queue (ft)	82	51
Link Distance (ft)	440	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		105
Storage Blk Time (%)	4	0
Queuing Penalty (veh)	0	0

Zone Summary

Zone wide Queuing Penalty, Interval #1: 3
Zone wide Queuing Penalty, Interval #2: 3
Zone wide Queuing Penalty, Interval #3: 3
Zone wide Queuing Penalty, Interval #4: 4
Zone wide Queuing Penalty, All Intervals: 3

SimTraffic LOS Report

Project: Park City - National Ability Center TIS
Analysis Period: Existing (2015) Plus Project
Time Period: p.m. Peak Hour **Project #:** UT15-780

Intersection: Kearns Boulevard (SR-248) & Round Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	63	64	101	20.3	C
	T	1,120	1,119	100	9.0	A
	R	8	6	73	3.2	A
	Subtotal	1,191	1,189	100	9.6	A
SB	L	18	18	99	33.3	C
	T	630	636	101	7.1	A
	R	111	111	100	1.7	A
	Subtotal	759	765	101	6.9	A
EB	L	289	288	100	39.0	D
	T	2	2	89	24.3	C
	R	196	196	100	5.9	A
	Subtotal	487	486	100	25.6	C
WB	L	5	5	100	33.4	C
	R	23	24	103	1.2	A
	Subtotal	28	29	104	6.8	A
Total		2,467	2,469	100	11.9	B

Intersection: Round Valley Drive & Gilmore Way
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	111	111	100	3.2	A
	T	63	65	103	0.4	A
	Subtotal	174	176	101	2.2	A
SB	T	240	238	99	0.4	A
	R	4	4	100	0.1	A
	Subtotal	244	242	99	0.4	A
EB	R	247	249	101	4.8	A
	Subtotal	247	249	101	4.8	A
Total		666	667	100	2.5	A

1: Kearns Boulevard (SR-248) & Round Valley Drive Performance by movement Interval #1 4:45

Movement	EBL	EBT	EBR	WBL	WBR	NBL	NBT	NBR	SBL	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1
Denied Del/Veh (s)	0.0		0.0	3.0	4.2	2.2	0.2	1.2	3.3	0.2	3.0	0.4
Total Delay (hr)	0.7	0.0	0.1	0.0	0.0	0.1	0.7	0.0	0.0	0.3	0.0	2.0
Total Del/Veh (s)	38.0		5.5	26.1	1.2	19.8	8.6	2.8	25.0	6.8	1.6	11.3
Vehicles Entered	67	0	48	2	5	17	278	2	5	158	26	608
Vehicles Exited	66	0	48	2	5	17	276	1	5	158	26	604
Hourly Exit Rate	264	0	192	8	20	68	1104	4	20	632	104	2416
Input Volume	283	2	192	5	23	62	1096	8	18	617	109	2415
% of Volume	93	0	100	160	87	110	101	50	111	102	95	100

1: Kearns Boulevard (SR-248) & Round Valley Drive Performance by movement Interval #2 5:00

Movement	EBL	EBT	EBR	WBL	WBR	NBL	NBT	NBR	SBL	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1
Denied Del/Veh (s)	0.0		0.0		4.5	2.1	0.2	3.2	3.3	0.2	2.9	0.4
Total Delay (hr)	0.8	0.0	0.1	0.0	0.0	0.1	0.7	0.0	0.0	0.3	0.0	2.0
Total Del/Veh (s)	39.5		6.1		1.0	18.4	8.3	2.4	25.9	6.7	1.5	11.4
Vehicles Entered	70	0	51	0	5	15	276	1	4	158	27	607
Vehicles Exited	71	0	51	0	5	14	276	1	4	158	27	607
Hourly Exit Rate	284	0	204	0	20	56	1104	4	16	632	108	2428
Input Volume	283	2	192	5	23	62	1096	8	18	617	109	2415
% of Volume	100	0	106	0	87	90	101	50	89	102	99	101

1: Kearns Boulevard (SR-248) & Round Valley Drive Performance by movement Interval #3 5:15

Movement	EBL	EBT	EBR	WBL	WBR	NBL	NBT	NBR	SBL	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1
Denied Del/Veh (s)	0.0		0.0	5.0	3.9	2.1	0.2	1.7	2.5	0.2	2.7	0.4
Total Delay (hr)	0.8	0.0	0.1	0.0	0.0	0.1	0.7	0.0	0.1	0.3	0.0	2.0
Total Del/Veh (s)	38.9		5.9	49.1	1.1	18.0	8.2	3.0	42.5	6.8	1.9	11.4
Vehicles Entered	71	0	47	1	7	14	277	2	5	158	30	612
Vehicles Exited	71	0	47	1	7	14	278	2	5	159	30	614
Hourly Exit Rate	284	0	188	4	28	56	1112	8	20	636	120	2456
Input Volume	283	2	192	5	23	62	1096	8	18	617	109	2415
% of Volume	100	0	98	80	122	90	101	100	111	103	110	102

1: Kearns Boulevard (SR-248) & Round Valley Drive Performance by movement Interval #4 5:30

Movement	EBL	EBT	EBR	WBL	WBR	NBL	NBT	NBR	SBL	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1
Denied Del/Veh (s)	0.0	0.0	0.0	3.6	3.9	2.3	0.2	2.4	3.0	0.2	2.8	0.4
Total Delay (hr)	0.8	0.0	0.1	0.0	0.0	0.1	0.8	0.0	0.0	0.4	0.0	2.3
Total Del/Veh (s)	36.0	17.0	5.6	23.6	1.2	20.9	9.6	2.6	33.0	7.9	1.6	12.2
Vehicles Entered	80	1	51	2	7	18	291	2	4	164	28	648
Vehicles Exited	80	1	50	1	7	18	289	2	5	161	28	642
Hourly Exit Rate	320	4	200	4	28	72	1156	8	20	644	112	2568
Input Volume	307	3	209	5	24	67	1191	9	19	670	118	2622
% of Volume	104	133	96	80	117	107	97	89	105	96	95	98

1: Kearns Boulevard (SR-248) & Round Valley Drive Performance by movement Entire Run

Movement	EBL	EBT	EBR	WBL	WBR	NBL	NBT	NBR	SBL	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.1	0.3
Denied Del/Veh (s)	0.0	0.0	0.0	4.0	4.1	2.2	0.2	2.3	2.9	0.2	2.8	0.4
Total Delay (hr)	3.1	0.0	0.3	0.0	0.0	0.4	2.8	0.0	0.2	1.3	0.1	8.2
Total Del/Veh (s)	39.0	24.3	5.9	33.4	1.2	20.3	9.0	3.2	33.3	7.1	1.7	11.9
Vehicles Entered	288	2	197	5	24	64	1122	6	19	637	112	2476
Vehicles Exited	288	2	196	5	24	64	1119	6	18	636	111	2469
Hourly Exit Rate	288	2	196	5	24	64	1119	6	18	636	111	2469
Input Volume	289	2	196	5	23	63	1120	8	18	630	111	2467
% of Volume	100	89	100	100	103	101	100	73	99	101	100	100

2: Round Valley Drive & Gilmore Way Performance by movement Interval #1 4:45

Movement	EBR	NBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.3	0.0	0.0	0.2	2.8	0.2
Total Delay (hr)	0.1	0.0	0.0	0.0	0.0	0.1
Total Del/Veh (s)	4.7	2.9	0.4	0.4	0.0	2.4
Vehicles Entered	59	27	16	55	1	158
Vehicles Exited	60	27	16	55	1	159
Hourly Exit Rate	240	108	64	220	4	636
Input Volume	242	109	62	235	4	652
% of Volume	99	99	103	94	100	98

2: Round Valley Drive & Gilmore Way Performance by movement Interval #2 5:00

Movement	EBR	NBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.3	0.0	0.0	0.2	4.0	0.2
Total Delay (hr)	0.1	0.0	0.0	0.0	0.0	0.1
Total Del/Veh (s)	4.6	3.1	0.4	0.4	0.1	2.4
Vehicles Entered	63	24	18	59	1	165
Vehicles Exited	63	24	18	59	1	165
Hourly Exit Rate	252	96	72	236	4	660
Input Volume	242	109	62	235	4	652
% of Volume	104	88	116	100	100	101

2: Round Valley Drive & Gilmore Way Performance by movement Interval #3 5:15

Movement	EBR	NBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.3	0.0	0.0	0.2	3.0	0.2
Total Delay (hr)	0.1	0.0	0.0	0.0	0.0	0.1
Total Del/Veh (s)	5.0	3.0	0.4	0.4	0.2	2.6
Vehicles Entered	61	30	14	57	1	163
Vehicles Exited	60	30	14	58	1	163
Hourly Exit Rate	240	120	56	232	4	652
Input Volume	242	109	62	235	4	652
% of Volume	99	110	90	99	100	100

2: Round Valley Drive & Gilmore Way Performance by movement Interval #4 5:30

Movement	EBR	NBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.3	0.0	0.0	0.2	5.5	0.2
Total Delay (hr)	0.1	0.0	0.0	0.0	0.0	0.1
Total Del/Veh (s)	4.8	3.4	0.5	0.4	0.1	2.6
Vehicles Entered	66	29	17	66	1	179
Vehicles Exited	66	30	17	66	1	180
Hourly Exit Rate	264	120	68	264	4	720
Input Volume	263	118	67	255	4	707
% of Volume	100	102	101	104	100	102

2: Round Valley Drive & Gilmore Way Performance by movement Entire Run

Movement	EBR	NBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.3	0.0	0.0	0.2	3.8	0.2
Total Delay (hr)	0.3	0.1	0.0	0.0	0.0	0.5
Total Del/Veh (s)	4.8	3.2	0.4	0.4	0.1	2.5
Vehicles Entered	249	111	65	237	4	666
Vehicles Exited	249	111	65	238	4	667
Hourly Exit Rate	249	111	65	238	4	667
Input Volume	247	111	63	240	4	666
% of Volume	101	100	103	99	100	100

Total Zone Performance By Interval

Interval Start	4:45	5:00	5:15	5:30	All
Denied Delay (hr)	0.1	0.1	0.1	0.1	0.3
Denied Del/Veh (s)	0.5	0.5	0.5	0.5	0.5
Total Delay (hr)	2.3	2.4	2.4	2.7	9.7
Total Del/Veh (s)	12.9	12.8	13.0	14.0	13.9
Vehicles Entered	608	609	613	649	2479
Vehicles Exited	604	614	613	643	2474
Hourly Exit Rate	2416	2456	2452	2572	2474
Input Volume	5486	5486	5486	5954	5603
% of Volume	44	45	45	43	44

Intersection: 1: Kearns Boulevard (SR-248) & Round Valley Drive , Interval #1

Movement	EB	EB	EB	EB	WB	NB	NB	NB	NB	SB	SB	SB
Directions Served	L	L	T	R	L	L	T	T	R	L	T	T
Maximum Queue (ft)	124	144	2	72	19	60	159	154	9	24	124	68
Average Queue (ft)	75	103	0	36	5	31	104	84	1	8	70	26
95th Queue (ft)	133	154	4	71	24	66	173	168	9	27	128	67
Link Distance (ft)		429	429				1673	1673			648	648
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)	150			200	50	415			110	415		
Storage Blk Time (%)	0	1			0			3				0
Queuing Penalty (veh)	0	1			0			0				0

Intersection: 1: Kearns Boulevard (SR-248) & Round Valley Drive , Interval #1

Movement	SB
Directions Served	R
Maximum Queue (ft)	41
Average Queue (ft)	15
95th Queue (ft)	40
Link Distance (ft)	
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	115
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 1: Kearns Boulevard (SR-248) & Round Valley Drive , Interval #2

Movement	EB	EB	EB	EB	WB	NB	NB	NB	NB	SB	SB	SB
Directions Served	L	L	T	R	L	L	T	T	R	L	T	T
Maximum Queue (ft)	138	157	6	74	9	64	179	172	1	25	130	75
Average Queue (ft)	84	111	1	41	2	30	100	78	0	8	64	24
95th Queue (ft)	146	165	7	72	12	70	184	167	4	29	132	76
Link Distance (ft)		429	429				1673	1673			648	648
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)	150			200	50	415			110	415		
Storage Blk Time (%)	0	2						3				0
Queuing Penalty (veh)	0	3						0				0

Intersection: 1: Kearns Boulevard (SR-248) & Round Valley Drive , Interval #2

Movement	SB
Directions Served	R
Maximum Queue (ft)	38
Average Queue (ft)	16
95th Queue (ft)	42
Link Distance (ft)	
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	115
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 1: Kearns Boulevard (SR-248) & Round Valley Drive , Interval #3

Movement	EB	EB	EB	EB	WB	NB	NB	NB	NB	SB	SB	SB
Directions Served	L	L	T	R	L	L	T	T	R	L	T	T
Maximum Queue (ft)	144	172	4	72	18	53	184	160	7	38	139	90
Average Queue (ft)	78	114	1	39	4	26	108	85	1	11	71	31
95th Queue (ft)	146	175	6	74	20	58	187	175	8	43	137	90
Link Distance (ft)		429	429				1673	1673			648	648
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)	150			200	50	415			110	415		
Storage Blk Time (%)	0	2						3				0
Queuing Penalty (veh)	1	3						0				0

Intersection: 1: Kearns Boulevard (SR-248) & Round Valley Drive , Interval #3

Movement	SB
Directions Served	R
Maximum Queue (ft)	44
Average Queue (ft)	18
95th Queue (ft)	49
Link Distance (ft)	
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	115
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 1: Kearns Boulevard (SR-248) & Round Valley Drive , Interval #4

Movement	EB	EB	EB	EB	WB	NB	NB	NB	NB	SB	SB	SB
Directions Served	L	L	T	R	L	L	T	T	R	L	T	T
Maximum Queue (ft)	146	183	6	66	25	69	195	184	4	34	154	95
Average Queue (ft)	86	117	1	39	5	37	124	105	1	10	79	35
95th Queue (ft)	155	184	9	67	24	76	202	195	5	34	157	95
Link Distance (ft)		429	429				1673	1673			648	648
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)	150			200	50	415			110	415		
Storage Blk Time (%)	0	4			1			4				0
Queuing Penalty (veh)	0	6			0			0				0

Intersection: 1: Kearns Boulevard (SR-248) & Round Valley Drive , Interval #4

Movement	SB
Directions Served	R
Maximum Queue (ft)	44
Average Queue (ft)	16
95th Queue (ft)	45
Link Distance (ft)	
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	115
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 1: Kearns Boulevard (SR-248) & Round Valley Drive , All Intervals

Movement	EB	EB	EB	EB	WB	NB	NB	NB	NB	SB	SB	SB
Directions Served	L	L	T	R	L	L	T	T	R	L	T	T
Maximum Queue (ft)	164	198	12	87	33	85	213	196	18	50	173	121
Average Queue (ft)	81	111	1	39	4	31	109	88	1	9	71	29
95th Queue (ft)	146	170	6	71	20	68	188	178	7	34	139	83
Link Distance (ft)		429	429				1673	1673			648	648
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)	150			200	50	415			110	415		
Storage Blk Time (%)	0	2			0			3				0
Queuing Penalty (veh)	0	3			0			0				0

Intersection: 1: Kearns Boulevard (SR-248) & Round Valley Drive , All Intervals

Movement	SB
Directions Served	R
Maximum Queue (ft)	55
Average Queue (ft)	16
95th Queue (ft)	44
Link Distance (ft)	
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	115
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 2: Round Valley Drive & Gilmore Way, Interval #1

Movement	EB	NB
Directions Served	R	L
Maximum Queue (ft)	78	42
Average Queue (ft)	49	20
95th Queue (ft)	81	49
Link Distance (ft)	440	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		105
Storage Blk Time (%)	4	
Queuing Penalty (veh)	0	

Intersection: 2: Round Valley Drive & Gilmore Way, Interval #2

Movement	EB	NB
Directions Served	R	L
Maximum Queue (ft)	87	44
Average Queue (ft)	53	20
95th Queue (ft)	86	52
Link Distance (ft)	440	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		105
Storage Blk Time (%)	5	0
Queuing Penalty (veh)	0	0

Intersection: 2: Round Valley Drive & Gilmore Way, Interval #3

Movement	EB	NB
Directions Served	R	L
Maximum Queue (ft)	87	44
Average Queue (ft)	54	24
95th Queue (ft)	90	52
Link Distance (ft)	440	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		105
Storage Blk Time (%)	6	
Queuing Penalty (veh)	0	

Intersection: 2: Round Valley Drive & Gilmore Way, Interval #4

Movement	EB	NB
Directions Served	R	L
Maximum Queue (ft)	90	58
Average Queue (ft)	56	29
95th Queue (ft)	91	66
Link Distance (ft)	440	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		105
Storage Blk Time (%)	5	0
Queuing Penalty (veh)	0	0

Intersection: 2: Round Valley Drive & Gilmore Way, All Intervals

Movement	EB	NB
Directions Served	R	L
Maximum Queue (ft)	114	68
Average Queue (ft)	53	23
95th Queue (ft)	87	55
Link Distance (ft)	440	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		105
Storage Blk Time (%)	5	0
Queuing Penalty (veh)	0	0

Zone Summary

Zone wide Queuing Penalty, Interval #1: 2
Zone wide Queuing Penalty, Interval #2: 3
Zone wide Queuing Penalty, Interval #3: 4
Zone wide Queuing Penalty, Interval #4: 7
Zone wide Queuing Penalty, All Intervals: 4

APPENDIX C

Site Plan



Tent Platforms

Tent Platforms



Covered Round Pen

Covered Activity Area



Cabin



Cabin



Raised Gardens



Raised Gardens



APPENDIX D

95th Percentile Queue Length Reports

SimTraffic Queueing Report

Project: Park City - National Ability Center TIS

Time Period: p.m. Peak Hour

95th Percentile Queue Length (feet)

HALES ENGINEERING
Innovative transportation solutions

Project #: UT15-780

Intersection		EB			NB			SB			WB
		L	R	T	L	R	T	L	R	T	L
Kearns Boulevard (SR-248) & Round Valley Drive	Existing (2015) Background Conditions	156	72	9	73	8	177	29	38	108	21
Round Valley Drive & Gilmore Way	Existing (2015) Background Conditions	--	82	--	51	--	--	--	--	--	--

SimTraffic Queueing Report
Project: Park City - National Ability Center TIS
 Time Period: p.m. Peak Hour
 95th Percentile Queue Length (feet)



Project #: UT15-780

Intersection	Time Period	EB			NB			SB			WB
		L	R	T	L	R	T	L	R	T	L
Kearns Boulevard (SR-248) & Round Valley Drive	Existing (2015) Plus Project	158	71	6	68	7	183	34	44	111	20
Round Valley Drive & Gilmore Way	Existing (2015) Plus Project	--	87	--	55	--	--	--	--	--	--

DEVELOPMENT AND WATER SERVICE AGREEMENT

This Agreement is entered into as of this 15 day of July, 1999 by and among the National Ability Center, its successors in interest and assigns, whether in whole or in part (NAC), the Park City Water Service District (Water District) and Park City Municipal Corporation (Park City), collectively referred to as the Parties.

WHEREAS, the NAC is a private, non-profit 501(c)(3) corporation dedicated to the development of lifetime skills for persons with disabilities and the families by providing affordable, quality sports and recreation experiences;

WHEREAS, the NAC received title, by gift deed, subject to a power of reverter, to the following described property for use as an equestrian facility and administrative offices of the National Ability Center:

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SLB&M AND THE SE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH RANGE 4 EAST SLB&M

BEGINNING at the Southwest corner of the Northeast 1/4 of the Northeast 1/4 Section 3, Township 2 South, Range 4 East, Salt Lake Base & Meridian; and running thence N 89°58'47" E 950.04 feet along the 40 acre line; thence North 1049.57 feet; thence N 70°23'24" W 983.05 feet; thence S 00°59'49" W 52.14 feet to the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 3; thence S 00°59'49" W 1327.90 feet along the 40 acre line to the point of beginning (approximately 26.2 acres).

hereafter, the Property. The Property is depicted on Exhibit A;

WHEREAS, on August 24, 1998 the NAC petitioned Park City and its Water District for water service to the Property;

WHEREAS, the Property is within Park City's annexation declaration boundary, but is not contiguous to Park City;

WHEREAS, the NAC owns an easement to extend a line from the Property to the Park City water system, which easement may be assigned to the City;

WHEREAS, the NAC appeared before the City Council on April 1, 1999 and on May 13, 1999 and offered certain assurances that the water service extension would be of public benefit and would not induce growth;

WHEREAS, in exchange for water service, the NAC is willing to restrict development of the Property in perpetuity, to submit to Park City ordinances, to annex to the Water Service District, and to annex to Park City, when appropriate;

WHEREAS, it is in the best interests of the citizens of Park City to annex the Property into the Water Service District upon certain conditions;

NOW, THEREFORE, in consideration of the mutual promises and covenants herein, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

I. ANNEXATION.

1. The NAC hereby petitions for annexation of the Property into the Water Service District.
2. The Water Service District hereby annexes the Property.

II. CONDITIONS OF WATER SERVICE.

1. **NAC Duty to Construct Line Consistent with City Specifications.** The NAC shall construct an eight (8) inch water line from the City water system, to the Property (the NAC Water Line) in a manner and location approved by the Park City Public Works Director and the City Engineer, all in accordance with applicable provisions of the Park City Design Standards and Construction Specification and Standard Drawings, and subject to City inspection.
2. **NAC Duty to Maintain Line.** The NAC shall maintain the NAC Water Line and easement until such time as Park City accepts dedication of the NAC Water Line and easement.
3. **NAC Shall Not Offer Water Service.** The NAC shall not allow any connection to the NAC Water Line without written City permission, approved by the City Council.
4. **Dedication of Water Rights.** The NAC shall immediately petition to the State Engineer to change the type and place of use, and the point of diversion of sufficient water rights to convert 11.48 acre feet of Weber River Decreed Water Right Number 35-8457 to year round municipal use from designated City sources. Upon State Engineer action changing the place and type of use and point of diversion of at least 11-acre feet of such right to the City system, the NAC shall, by Statutory Warranty Deed, convey such rights to the Water Service District. The NAC shall expend reasonable and diligent efforts to convert such rights to City use. If, after 36 months the NAC fails to convert such water, the

NAC shall promptly pay to the City all applicable water development fees, with accrued interest according to the statutory post judgment rate of interest in effect at that time.

5. **Water Connection Fees.** Prior to connection to the Park City water system, the NAC shall pay to Park City water connection fees according to City ordinance.
6. **Irrevocable Offer to Annex to Park City.** The NAC hereby irrevocably offers to annex the Property to Park City. The NAC shall actively support such annexation.
7. **NAC Commitment to Maximum Use Parameters.** The NAC agrees that, regardless of its annexation to Park City, the Property will, in perpetuity, be limited to the following uses:
 - 7.1. The Property currently supports an outdoor equestrian arena, tack shed, parking lot, and sun shelter.
 - 7.2. In June, 1999, the NAC received County conditional use permit approval for a 7,570 square foot administrative building to house the administrative offices of the NAC, a 3,500 square foot horse barn, a 17,000 square foot indoor equestrian arena, a 21,000 square foot dormitory/dining hall, a 1,680 square foot storage building, and a universal challenge (ropes) course. Such permit includes specific site plan approval and is attached hereto as Exhibit C.
 - 7.3. The NAC may, in the future, request a permit to construct a swimming pool.
8. **NAC's Commitment to City Ordinances.** The NAC hereby commits to use the Property in a manner that is at all times consistent with City ordinances, including, but not limited to, all livestock, lighting, water conservation, sign, parking lot, outdoor storage, noise ordinances, and design regulations.
9. **NAC's Commitment to Pay for Water Use.** The NAC hereby agrees to pay such water use fees as are generally applicable within Park City.
10. **NAC Easement.** Upon City request, NAC shall dedicate a water line easement to the City that will allow the City to extend the water line to other properties.

11. Park City Duty to Provide Limited Water Service. The Water Service District shall provide culinary water and fire flow to the Property to support the uses described in paragraph II.6 herein.

12. NAC's Unconditional Offer to Dedicate Water Line and Easement. The NAC hereby irrevocably offers to dedicate its water line, and to assign its water line easement to the City.

III. GENERAL TERMS

- 1. Incorporation of Recitals and Introductory Paragraphs.** The Recitals contained in this Agreement, and the introductory paragraph preceding the Recitals, are hereby incorporated into this Agreement as if fully set forth herein.
- 2. Severability.** If any provision of this Agreement or the application of any provision of this Agreement to a particular situation is held by a court of competent jurisdiction to be invalid or unenforceable, the remaining provisions of this Agreement shall continue in full force and effect.
- 3. Covenants Running with the Land.** The provisions of this Agreement shall constitute real covenants, contract and property rights and equitable servitudes, which shall run with all of the land subject to this Agreement. The burdens and benefits hereof shall bind and inure to the benefit of each of the Parties hereto and all successors in interest to the Parties hereto. All successors in interest shall succeed only to those benefits and burdens of this Agreement which pertain to the portion of the Project to which the successor holds title. Such titleholder is not a third party beneficiary of the remainder of this Agreement or to zoning classifications and benefits relating to other portions of the Project.
- 4. Notices.** Any notice or communication required hereunder between the Parties must be in writing, and may be given either personally or by registered or certified mail, return receipt requested. If given by registered or certified mail, the same shall be deemed to have been given and received on the first to occur of (i) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent, or (ii) five (5) days after a registered or certified letter

containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If personally delivered, a notice is given when delivered to the Party to whom it is addressed. Any Party hereto may at any time, by giving ten (10) days written notice to the other Parties hereto, designate any other address in substitution of the address to which such notice or communication shall be given. Such notices or communications shall be given to the Parties at the address set forth below:

If to City to:

City Manager
445 Marsac Ave.
P.O. Box 1480
Park City, UT 84060

Copy to:

City Attorney
445 Marsac Ave.
P.O. Box 1480
Park City, UT 84060

If to NAC to:

Meechie White
National Ability Center
P.O. Box 682799
Park City, UT 84068

5. **Attorneys' Fees.** In the event of a dispute between any of the Parties arising under this Agreement, the prevailing Party shall be awarded its attorneys' fees and costs to enforce the terms of this Agreement.

IN WITNESS WHEREOF, this Agreement has been executed by the NAC by persons duly authorized to execute the same and by the City of Park City, acting by and through its City Council as of the ____ day of July, 1999.

PARK CITY MUNICIPAL CORPORATION

By: Hugh A. Daniels
Hugh Daniels, Mayor Pro Tem

PARK CITY WATER SERVICE DISTRICT

By: Hugh A. Daniels
Hugh Daniels, Vice-Chairman of the Board

ATTEST: City Clerk

By: Janet Scott
Janet Scott, City Recorder



APPROVED AS TO FORM:

Jodi Hoffman
Jodi Hoffman, City Attorney,
Water Service District Attorney

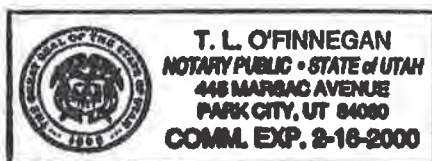
National Ability Center:

National Ability Center,
a nonprofit corporation

Richard Dudley
By: Richard Dudley
Title: President, Board of Directors

STATE OF UTAH)
 : ss
COUNTY OF SUMMIT)

On this 19th day of July 1999, before me, **Thomas L. O'Finnegan**, the undersigned Notary Public, personally appeared **Richard Dudley**, personally known to me to be the President of the Board of Directors of the National Ability Center, on behalf of the corporation named herein, and acknowledged to me that the corporation executed it. Witness my hand and official seal.



Thomas L. O'Finnegan
Notary Public, State of Utah
Residing in Park City, Utah

I hereby certify that this is a true and correct copy of Ordinance No. 04-50, adopted by the Park City Council on October 21, 2004.

Janet M. Scott
Janet M. Scott, City Recorder



Ordinance No. 04-50

**AN ORDINANCE APPROVING AN AMENDMENT TO THE PARK CITY ZONING MAP
FOR NATIONAL ABILITY CENTER AND PARK CITY MUNICIPAL RECREATION
COMPLEX ANNEXATION PARCEL, PARK CITY, UTAH**

WHEREAS, owners of land located east of Fairway Hills Phase Two, and west of SR 248, approx 1/8 mile south of the SR 248 & I40 interchanges, including the Executive Director of the National Ability, and Park City Municipal Corporation have petitioned the City Council for approval of an annexation and zoning, known as the National Ability Center and Municipal Recreation Complex Annexation; and

WHEREAS, the National Ability Center and Municipal Recreation Complex parcels will be zoned ROS-MPD (Recreation Open Space – with underlying Master Planned Development); and the COSAC purchased 39.5 acres will be zoned POS, Protected Open Space; and

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

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on October 13, 2004, to receive input on the proposed annexation and zoning; and

WHEREAS, the Planning Commission, on October 13, 2004, forwarded a positive recommendation on the proposed annexation and zoning to the City Council; and

WHEREAS, on October 21, 2004, the City Council held public hearings to receive input on the proposed annexation and zoning; and

WHEREAS, it is in the best interest of Park City, Utah to approve this amendment to the official Park City Zoning Map.

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

SECTION 1. APPROVAL. The National Ability Center and Park City Municipal zoning and amendment to the official Park City Zoning Map are hereby approved as shown in the attached exhibits, subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

00715425 BK01656 Pg01081-01085
ALAN SPRIGGS, SUMMIT CO RECORDER
2004 OCT 29 14:43 PM FEE \$.00 BY GGB
REQUEST: PARK CITY MUNICIPAL CORP

BK1656 PG1081

PASSED AND ADOPTED this 21st day of October 2004.

PARK CITY MUNICIPAL CORPORATION

Dana Williams
Mayor Dana Williams

Attest:

Janet M. Scott
Janet M. Scott, City Recorder

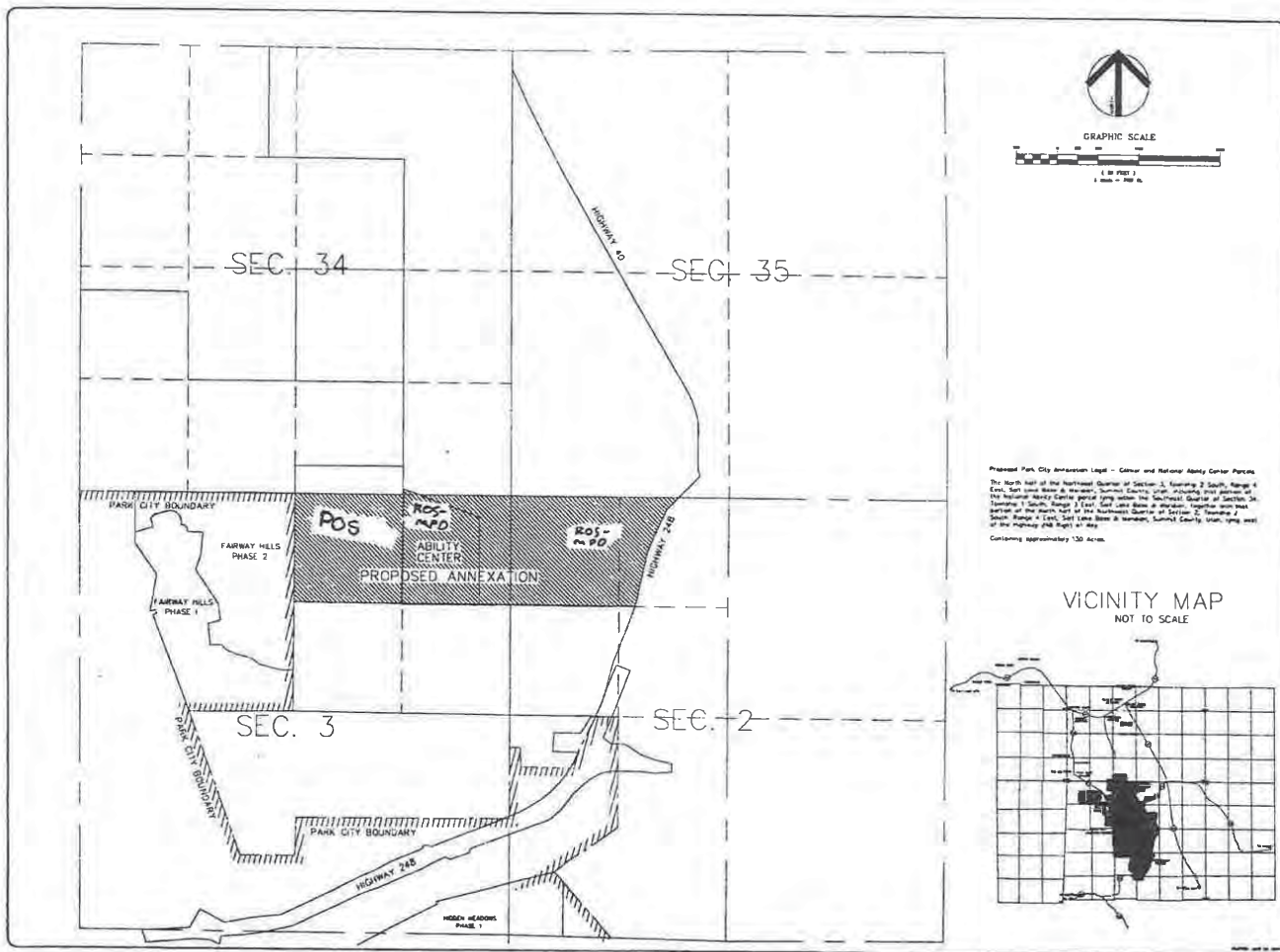
Approved as to form:

Mark D. Harrington
Mark D. Harrington, City Attorney



BK1656 PG1083

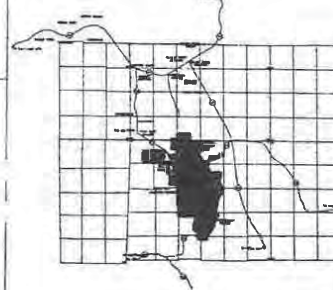
BK1656 PG1085.



Proposed Park City Annexation Legal - Center and National Ability Center Parcels
The North half of the Northwest Quarter of Section 3, Township 2 North, Range 6 East, Salt Lake Meridian, Summit County Utah, including that portion of the National Ability Center parcel lying within the Northwest Quarter of Section 3, Township 2 North, Range 6 East, Salt Lake Meridian, together with that portion of the North half of the Northwest Quarter of Section 3, Township 2 North, Range 6 East, Salt Lake Meridian, Summit County Utah, lying west of the Highway 248 Right of Way.

Containing approximately 130 Acres.

VICINITY MAP
NOT TO SCALE



Evergreen Engineering, Inc.
1000 West 1000 South, Suite 100, Salt Lake City, UT 84119
Tel: (801) 466-1000 Fax: (801) 466-1001
www.evergreeneng.com

PROJECT NO.	DATE
BY	CHECKED
DESIGNED BY	DESIGNED BY
DESIGNED BY	DESIGNED BY
DESIGNED BY	DESIGNED BY

**PROPOSED PARK CITY ANNEXATION
GILLMOR & NATIONAL ABILITY PARCELS**

PARK CITY MUNICIPAL CORPORATION

SHEET 1 OF 1

**PLANNING COMMISSION
STAFF REPORT**



Author: Patrick Putt
Subject: National Ability Center and Quinn's Recreation Complex Annexation
Date: October 13, 2004
Type of Item: Legislative

Planning Department

Summary Recommendations:

Staff requests the Commission review and discuss the proposed zoning and annexation petition. Staff recommends the Commission conduct a public hearing, consider input, and forward a positive recommendation to City Council on the proposed annexation and zoning.

Description:

Project Name: National Ability Center (NAC) and Quinn's Junction Recreation Complex Annexation
Applicant: Park City Municipal and National Ability Center
Location: East of Fairway Hills Phase Two, and west of SR 248, approx 1/8 mile south of the SR 248 & I40 interchanges.
Zoning: Summit County -Developable Lands (DL) - base zoning of 1:20; 1:40 depending on any Sensitive Lands (slope, wetlands, etc.)
Proposed Zoning: Protected Open Space (POS); Recreation Open Space with underlying Master Planned Development (ROS – MPD)
Adjacent Land Uses: Single family residential, undeveloped private lands, open land, institutional use

Background

On August 11, 2004, the National Ability Center and Park City Municipal Corporation submitted a petition to annex into Park City an area located in the Quinn's Junction area located east of Fairway Hills Phase Two, and west of SR 248, approximately 1/8 mile south of the SR 248 & I40 interchange (Exhibit A – Vicinity Map; Exhibit B - Annexation Map). The overall property is approximately 136 acres, and consists of 3 parcels: A City-owned open space parcel (approx. 39.5 acres of a 119 acre parcel, tax identification # SS-97-A-1), the NAC parcel (SS-97-B, approx 26.2 acres), and an approximately 70.5 acre City-owned parcel deeded to PCMC by Florence Gillmor, for recreational uses (SS-91-B-X and SS-97-X). All of these areas are currently within Summit County's jurisdiction.

The 39.5 acre parcel included in the annexation petition (located behind the NAC to the west, adjacent to Fairway Hills Phase II) is a portion of a larger 119 acre parcel that the City purchased in 2003 from the Gillmor Family. Funds to purchase the lands were allocated from an open space bond, under the direction of COSAC II. This property is subject to an open space deed restriction maintaining it in perpetuity as open space. This parcel provides contiguity to existing City limits.

The only existing development located within the proposed annexation area is the National Ability Center (NAC) campus. This 26 acre parcel was deeded to the NAC by Florence Gillmor

and is restricted in its use to adapted recreational programs. The remaining parcel is a 70.5 acre parcel adjacent to SR 248, given to the City by Florence Gillmor. The City intends to develop a recreation complex on this site which will include sports fields and an ice facility. This parcel has a number of deed restrictions placed on it by the former owner limiting uses to recreational. The City has submitted a Master Planned Development (MPD) application to develop a recreation complex on this parcel. Design of the recreation complex is currently moving from the conceptual design stages and into schematic design and will be discussed in conjunction with the annexation as a work session item at tonight's meeting. A subdivision application will also be filed to create a developable lot to accommodate the recreation complex.

Annexation Procedural History

Municipal annexation is a legislative act governed procedurally by Utah state law. On August 26, 2004, the Park City Council accepted the petition for annexation. The City reviewed the petition against the criteria stated in Sections 10-2-403 (2), (3), and (4) of the Utah Code of the Utah Code, Annotated, 1953, as amended, and made findings that the petition complies with all applicable requirements of the Utah Code. On September 2, 2004, letters were sent to the Affected Entities giving notice that the petition had been certified and the 30-day protest period had begun. October 3, 2004 was the deadline for Affected Entities to file a protest with the Summit County Boundary Commission. No protests were filed.

Procedurally, the Planning Commission forwards a recommendation on annexation petitions and zoning to the City Council for final action. The City Council will also hold a public hearing on the proposed annexation and zoning. Once the City Council enacts an ordinance annexing the unincorporated area all applicable zoning and Land Management Code sections shall apply to the annexed property. A City Council public hearing to discuss acceptance of this annexation petition was conducted by the on August 26, 2004. There was no public input in opposition to the annexation expressed at this public hearing.

Analysis

The Annexation Policy Plan requires an annexation evaluation and staff report to be presented that contains certain items (see Section 15-8-5 (B)). The staff analysis is as follows:

1. General Requirements of Section 15-8-2

The annexation meets the general annexation requirements as stated in Section 15-8-2. See Section E of this staff report for a detailed analysis of the annexation as it relates to Section 15-8-2.

2. Map and natural features

The property consists of 136 acres, including 3 smaller metes and bounds parcels lying within the northeast ¼ of Section 3 & the northwest ¼ of section 2, Township 2 South, Range 4 East, Salt Lake Base & Meridian, Summit County. The area proposed for annexation is within the City's Annexation Expansion Area, as described by the City's Annexation Policy Plan found in Section 15-8-7 of the Park City Land Management Code. The parcel is currently zoned SL (Sensitive lands) and DL (Development lands) in Summit County, subject to the Snyderville Basin General Plan. The applicants propose to zone the COSAC purchased 39.5 acre parcel POS, and the two recreation-deeded parcels with ROS-MPD zoning. Further analysis can be found under criteria #6. The applicants have submitted an accurate map of the area showing the boundaries, property ownership, topography, natural features, and environmentally sensitive areas.

3. Residential Density

No additional residential density beyond the existing NAC dormitories is proposed as a part of this application. No additional residential or commercial density is contemplated by the NAC at this time. If Zoned ROS, the NAC could apply for a Conditional Use Permit for additional dorms, however discussions with the NAC suggest this is not likely in the foreseeable future.

4. Land Uses-existing and proposed

NAC - The only existing development located within the proposed annexation area is the National Ability Center (NAC) campus. This 26 acre parcel was deeded to the NAC by Florence Gillmor and is restricted in its use to, year-round innovative therapeutic, and adapted recreational programs... including [horse] riding, fitness center, dormitory, central lodge, and "various related and complimentary recreational activity facilities." The type of development and uses are consistent with the deed restrictions and include: an administrative building (approx. 7,500 s.f.), a dormitory (approx. 12,200 s.f.), an indoor equestrian arena (approx. 17,000 s.f.), a few small outbuildings, as well as outdoor ropes course, playground area, and support parking (Exhibit C – NAC site plan).

These types of uses are consistent with the proposed ROS zoning and would be allowed Conditionally. Staff understands that the existing equestrian center and structures for the ropes course exceed the zone height limit (28'). The underlying ROS-MPD zoning designation has been requested to prevent the creation of any non-complying structures. At this time the NAC is not proposing additional development.

Recreation Complex – An introductory summary of this proposed facility will be presented during tonight's work session. A conceptual site plan is found as Exhibit D.

Wildlife Study - The City has recently conducted a study to measure potential effects on wildlife resources of the proposed Park City annexation and development, potential effects on wildlife resources on lands adjacent to the proposed development were also evaluated. The proposed development area was determined to contain wildlife species and wildlife habitat typical for the vegetative types and elevation zone. Of significance, one Utah sensitive species, the greater sage grouse, was found on the development and on adjacent areas. Seven prioritized recommendations were made to minimize and compensate for potential impacts of the proposed development. The intent of these recommendations is to increase the probability of the perpetual continuance of wildlife and wildlife resources currently available in the area (Exhibit E). The study does not preclude development on the parcel and recognizes the adjacent 1400 acres of city-owned open space as a major mitigation area.

Environmental Issues – City staff has documented related environmental issues for the proposed annexation (Exhibit F). The annexation is outside the City's Soils Ordinance District. Furthermore, the City does not have any environmental assessments or known previous history of the site being impacted with historic mining impacts or other industry. It should be noted that the site is situated within the Silver Creek Watershed drainage, due to this classification, any work resulting in a land disturbance equal to or >1 acre will need to strictly adhere to Park City's Storm Water Management Plan and implement storm water Best Management Practices.

Utility & Access - Access and traffic discussion points have been outlined by City Engineer Eric DeHaan. A more complete review of traffic and utility impacts can be found attached as Exhibit G – Existing and Proposed Roadway Systems and Easements). The following is a key excerpt:

Access to the proposed recreation complex would come from two separated two-lane road connections to the existing frontage road serving NAC. The existing frontage road is a vestige of an earlier highway prior to the construction of U.S. 40 in its current configuration, so the frontage road has considerable traffic capacity. The intersection with S.R. 248 is not ideal and would undoubtedly require relocation farther away from U.S. 40 if a signalized intersection at 248 were ever contemplated, namely for additional development. Adequate rights-of-way and easements in terms of width and alignment exist for the anticipated trip generation from the complex, as described below, but those easements and rights-of-way need to be researched as to title and encumbrances.

A recreational complex of the scale described above will exhibit periodic high levels of trip generation during times when multiple games or other recreation activities coincide as to loading or unloading. For "base-level" calculations it is assumed that each of the ten fields and the ice facility would generate up to 75 cars every two hours as participants and spectators arrived and departed. Any bus or transit traffic would be included within these estimates since such traffic would correspondingly reduce individual vehicle trips. This maximum trip loading would correspond to a maximum of about 413 vehicles per hour using the 248 access for normal summertime usage where field activities were properly coordinated by a professional recreation department such as Park City's.

Vehicular trips to the complex would be mitigated by the anticipated pedestrian and trail connections that will be included in the final design of the proposed complex. It is further anticipated that transit service will eventually be extended to the NAC and therefore the complex, although that transit service extension will be very expensive and would only be triggered by demonstrated numbers of visitors to the complex. For that reason, this memo assumes that private vehicles will be the main source of transportation

5. Character and Development of adjacent property

Surrounding land uses include a single family subdivision to the west (Fairway Hills II), and undeveloped privately owned lands to the northeast and east. The other adjacent property to the south and northwest are City-purchased open space lands. These City-owned open space areas are currently used for passive open space uses such as hiking, biking, and wildlife observation. Much of these lands are designated as Sensitive Lands by both City and Summit County Zoning standards (view shed hillsides, steep slopes, and sensitive ridgeline areas). There is very limited development potential on these lands (trailheads, or similar development intended to preserve conservation value) because of deed restrictions placed on them at the time of purchase. The City and County are both currently under heavy development pressure from the adjacent private property owners.

In response to this pressure Park City and Summit County passed a resolution to conduct a joint study on Land Use for the entire Quinn's Junction area. It was intended that the study be a collaborative public planning process, gathering input from all stakeholders involved, ultimately creating a plan complete with implementation strategies for the area. The City and County staff has since synthesized the input and concepts that came out of the July 2003 community planning charette. The Quinn's Junction principles and map attached as Exhibit H represent an overview of the process, findings and land use principles.

6. Zoning- existing and proposed

The parcel is currently zoned SL (Sensitive lands) and DL (Development lands) in Summit

County, subject to the Snyderville Basin General Plan. The requested zoning is ROS-MPD and POS. The ROS zone allows: Trails and Trailhead Improvement and Outdoor Recreation Equipment as Administrative Conditional Uses; and Recreational Outdoor and Trail Lighting and Recreation Facility, Public as Conditional Uses (Exhibit I – Land Management Code - ROS and POS Zoning Regulations. The POS district is very restrictive and in general allows trails and trailhead parking and small accessory support buildings to recreational amenities. The proposed zoning of POS and ROS-MPD is consistent with Park City's General Plan, with the surrounding zoning, land uses, as well as the Quinn's Junction Study and Joint Planning Commission Development Principles which contemplates the uses proposed.

7. Goals and Policies of the Park City General Plan

This annexation is consistent with the goals and policies of the Park City General plan in that the annexation provides the ability to propose a development that 1) provides both community-based and tourism-based recreational opportunities 2) preserves and promotes existing trails and trail connections, 3) pursued and created consensus on appropriate development patterns in a joint-planned area consistent with findings adopted by the joint planning commissions, 4) is sensitive to wildlife resource impacts, 5) recognizes the importance of protecting and respecting the importance of entry corridors, and 6) promotes and protects open space. It is logical, reasonable, and consistent with the General Plan to provide municipal level services to this property and to combine it with surrounding vacant property already within the City limits, under common ownership, as part of a Master Planned Development to further the goals and policies of the Park City General Plan.

8. Assessed valuation

Annexation of the proposed area will not have a negative impact on the property's assessed valuation. According to the Summit County assessor's office the current assessed valuation of the annexation parcel is \$0, because the NAC is a non-profit and the two City-owned parcels are tax-exempt.

9. Demand for municipal services

All essential services will be provided by existing entities. Park City Fire District, Snyderville Basin Water Reclamation District (SBWRD - sewer), Park City School District, Questar gas, PacifiCorp - power, Comcast - cable, Qwest - gas, and BFI trash removal. For specific details, please see General Requirements (15-8-2-F) later in the analysis. There is no residential development allowed as part of this annexation. The NAC and City are exempt from paying property tax and therefore would provide no revenues to these taxing entities.

10. Effect on City boundaries

As development pressure in this area has increased, it has become a priority to bring City-owned open space and recreation areas into City limits. Staff anticipates this annexation being the first step towards expanding City limits to include all of the City's almost 1,400 acres of open space. The City has entered into pre-annexation agreements with two adjacent private property owners (Burbidge and Quinn's Junction Partners(Ericksen)).

11. Timetable for extending services

The City has hired a consultant to assist in the design of the recreation complex. At this time they are beginning to move from conceptual design stages into schematic design. Preliminary utility plans are currently being investigated. General City and County Services can be extended to the property upon approval of a Master Planned Development, subsequent platting of the property, and issuance of building permits for approved development.

The NAC is currently served with all necessary utilities. They pump sewer back into Fairway Hills. A line extension agreement with SBWRD down to either the Rail Trail or I40 will be required before additional services can be extended to serve the recreation complex. The NAC also currently has power coming down from Fairway Hills. It is anticipated that Utah Power will see this as an opportunity to connect their power loop between Park Meadows and State HWY 248. The City has currently investigated different possibilities to provide water to the location and feel confident in their ability to do so. There is existing infrastructure in Fairway Hills but it may be inadequate to cover all necessary fire protection systems. The City has also investigated bringing in water from an outside source – further detail can be found under 15-8-2(F)(6). A preliminary plan to provide natural gas is also being discussed at this time. A more complete review of utility impacts can be found attached as Exhibit G – Traffic and Utility Impacts).

12. Revenue versus costs

The total budget for the recreation complex project is \$6.5 million. The City and County bonded for a total of \$4.5 million dollars to be allocated to this project. Additional funding will be a combination of Rap tax, impact fees, sale of assets, and RDA increment.

On August 26, 2004 Park City Municipal Corporation and the Snyderville Basin Special Recreation District approved a comprehensive Interlocal Agreement regarding the construction and operation of a regional ice facility. The basic terms of the Agreement call for the City to take the lead in planning, constructing, and operating the regional ice facility. Each Party agreed to provide \$2 million dollars towards initial construction and a minimum commitment of \$50,000/year towards operating subsidies / capital replacement schedules. The executed Agreement is for 50 years and has clauses to review financial terms every three years.

It is currently expected that the ice facility will be operated seasonally for the first two years until the programming warrants moving to year round operations. It is expected that the building would be used in support of both ice sheet operations as well as summer "fields" use for components of locker rooms, restrooms, and other support operations. City staff has prepared preliminary O&M budgets for the overall facility and will be reviewing Department operating budget needs during the upcoming 2-year budget review.

A fiscal analysis report has been prepared by the City's Budget, Debt, and Grants Department. The analysis summarizes that the potential of softball, soccer and a football/rugby field at the Recreation Complex will increase the availability of fields for use during tournaments that will have an increased impact on City tax revenues and contribute to the overall tourism economy (Exhibit J – Fiscal Analysis).

Staff believes there will be two additional transit-related budgetary impacts that arise as a result of this annexation. Those impacts are providing Fixed Route Service at a cost of \$160,000 - \$270,000 annually, and ADA Para-transit Service at a cost of \$130,000 annually. In addition to these costs, a one time cost for vehicle acquisition would be \$70,000-\$125,000 assuming federal grants were secured to cover 80% of vehicle cost. Further Detail is explained in Exhibit K1 –Cost to Provide Governmental Services – Transit Impacts.

13. Tax consequences

A major portion of the proposed annexation area is owned by the City which does not pay property taxes. The remaining portion is owned by the National Ability Center (NAC), a non- for-

profit organization that does not pay property taxes, and are not expected to pay any property taxes in the future. Staff anticipates a small realization of sales tax based on anticipated sales of food concessions and a small pro shop at the ice rink.

14. Impact on Summit County

Because no property tax is being generated, and only minimal sales tax is expected to be generated, impacts on Summit County will be minimal. This recreation complex represents the first development in an area under heavy development pressure by the private sector. Staff finds that open space and recreation – related improvements which are consistent with the City's General Plan and the Quinn's Junction Study will establish an appropriate land use precedent for the area.

15. Historic and cultural resources

There are no identified historic or cultural resources in the annexation area. This project will not provide significant public benefit in the area of historic or cultural resources, nor will it diminish any existing historic or cultural resources.

Annexation Policy Plan

Purpose (Section 15-8-1)

Chapter 8 of the Land Management Code is considered Park City's annexation policy plan and declaration. In Section 15-8-1 the Code states the following:

The annexation requirements specified in this Chapter are intended to protect the general interests and character of the community; assure orderly growth and development of the Park City community in terms of utilities and public services; preserve open space, enhance parks and trails; ensure environmental quality; protect entry corridors, view sheds and environmentally Sensitive Lands; preserve Historic and cultural resources; create buffer areas; protect public health, safety, and welfare; and ensure that annexations are approved consistent with the Park City General Plan and Utah State Law.

Staff finds that the proposed annexation meets the above stated purposes in that this annexation contributes to the achievement of the goals and policies of the Park City General Plan and further protects the general interests and character of Park City by providing open space and recreation for both community-based and tourism-based recreational development, 2) preserves and promotes existing trails and trail connections, 3) developing consensus with Summit County on appropriate development patterns in a joint-planned area 4) sensitive to the importance of developing a project in the entry corridor.

In addition the Annexation Policy Plan states:

If practical and feasible, boundaries of an Area proposed for annexation shall be drawn:

- (A) Along the boundaries of existing special districts for sewer, water, fire, and other services, along the boundaries of school districts whose boundaries follow City boundaries... and along the boundaries of other taxing entities;
- (B) To eliminate islands and peninsulas of territory that is not receiving municipal type services;
- (C) To facilitate the consolidation of overlapping functions of local government;
- (D) To promote the efficient delivery of services; and
- (E) To encourage the equitable distribution of community resources and obligations.

It is the intent of this Chapter to ensure that Property annexed to the City will contribute to the attractiveness of the community and will enhance the resort image which is critical for economic viability, and that the potential deficit of revenue against expense to the City is not unreasonable.

Staff has reviewed this annexation proposal against these stated purposes and finds that the proposal is consistent with and furthers the interest of the Park City Annexation Policy Plan in that the creation of infrastructure to participate in City-purchased passive open space (trails) in addition to the promulgation of recreational opportunities is representative of our community and our resort image and tourism economy . Development within Park City of a community recreation complex, as well as a tournament and event facility, is consistent with the Community Character and Economic Development policies of the City Council and General Plan. The proposal also sets an appropriate land use precedent for the area which is consistent with the City's General Plan and Quinn's Junction Study.

General Requirements (Section 15-8-2)

Staff has reviewed the proposed annexation and preliminary plat against the following general requirements (findings in ***italics***). The following specific requirements are hereby established for annexation to Park City:

- (A) Property under consideration of annexation must be considered a logical extension of the City boundaries.

Complies. The property is contiguous to the Park City Municipal boundary at Fairway Hills Estates Phase II and within the boundary of the Park City Annexation Expansion Area. The proposed Master Planned Development is consistent with the adopted Joint Quinn's Junction Land Use Principles and will set the tone for future, adjacent development and surrounding land uses.

- (B) Annexation of Property to the City must be consistent with the intent and purposes of this Chapter and the Park City General Plan.

Complies. This annexation proposal has been submitted and processed consistent with the intent and purposes of the Annexation Policy Plan. The annexation petition has been accepted by the City Council and the petition certified by the City Recorder. The applicant submitted all required documents and information, per LMC Section 15-8-3 (A)-(J)) and including all submittal requirements as stated on the application form. The property has been posted and affected property owners have been notified of the public hearing. Legal advertisement has been posted in the Park Record. The property falls within the Park City Annexation Expansion Area boundaries.

- (C) Every annexation shall include the greatest amount of Property possible that is a contiguous Area and that is contiguous to the City's municipal boundaries.

Complies. Property is defined in the Land Management Code as Any Parcel, Lot, or tract of land, including improvements thereon, in the possession of or owned by, or recorded as the real Property of the same Person or Persons. The City owns a number of contiguous parcels but is unable to include them in this application without creating islands or peninsulas of adjacent private land which is inconsistent with State annexation statutes. To the end of annexing contiguous properties the city has contacted each of the adjacent private property owners in the Quinn's Junction area and have

entered into pre-annexation agreements with two of them.

- (D) Piecemeal annexation of individual small Properties shall be discouraged if larger contiguous Parcels are available for annexation within a reasonable time frame in order to avoid repetitious annexations.

Complies.

Timely annexation of this parcel will ensure development of an ice facility that has been a stated goal of both the Park City Council, the Snyderville Basin Recreation District, and the community at large. The annexation area represents the greatest area possible for consideration given other ownership and contiguity compliance issues.

- (E) Islands of county jurisdiction shall not be left or created as a result of the annexation and peninsulas and irregular boundaries shall be avoided.

Complies. *This annexation does not create an island, or an irregular boundary.*

- (F) In addition to services provided by existing districts, such as sewer, fire protection, and public schools, the following urban level services, consistent with those normally provided in the rest of the incorporated boundaries will be provided to annexed Areas: **Complies as outlined below.**

1. **Police protection - City Police protection currently provided by special agreement with the County Sheriff for routine calls. Criminal investigation currently responsibility of the County Sheriff and would transfer to the City.**
2. **Snow removal on Public Streets The City will provide snow removal as necessary on City property, namely the road system needed to serve winter time use of the recreation complex, but will not be responsible for providing snow removal on any adjacent private property. The City's Streets Department has estimated the annual cost to provide snow removal at \$5,576 (Exhibit K2 –Cost to Provide Governmental Services – Snow Removal).**
3. **Street maintenance The City will provide street maintenance for the public road system, but will not be financially responsible for providing maintenance of private property. This line item will be incorporated into the City's long-term Capital Improvements Program budget.**
4. **Planning, zoning, and Code enforcement Currently Summit County Planning and Building Department and would transfer to the City departments of planning and building.**
5. **Availability of municipal sponsored parks and recreational activities and cultural events and facilities Parks are public and open to County and City residents. An interlocal agreement has been signed between the City and Basin Recreation that will regulate long-terms operations and maintenance for the ice rink.**
6. **Water services as the Area is developed. Existing water treatment and storage facilities may currently be inadequate to provide services to the annexed Area. Developers of the annexed Area are required to pay for the cost of improvements related to the extension of and connection with the City lines and systems as well as participate in additional improvements such as storage capacity and distribution as necessary for safe, reliable, and efficient water flows. City water will be provided available upon annexation, the details of which will be addressed during the building permit process. Staff has done their best to estimate the flow requirements of this service. However, the level of planning complete at this time does not provide the detail necessary to precisely forecast the**

cost of necessary improvements to store and move water to the area. Staff estimates the financial investment required to provide the infrastructure to store pump and transport water to the recreation parcel at \$250,000 – \$750,000 (Exhibit K3 – Water Impacts). The property has no water rights associated with it.

- (G) If feasible and practical, water and sewer lines shall be extended to the Area proposed for annexation. Expenses associated with such extension shall be the responsibility of the Applicant(s). The City shall determine timing and capacity of extending water to the proposed annexation area. The Water Reclamation district shall determine timing and capacity of extending sewer service to the proposed annexation area.

Complies. Water is available (see above). Sewer service is available in the area, but will need to be extended. The City is working with the SBWRD on a line extension agreement that would be necessary prior to development. Extension of the sewer and water mains would be the responsibility of the City.

- (H) Before considering requests for annexation the City shall carefully analyze the impacts of annexation of an Area, taking into consideration whether the Area will create negative impacts on the City and considering whether the City can economically provide services to the annexed Area. Community issues such as location and adequacy of schools and community facilities, traffic, fire protection, particularly in Wildfire/Wildland Interface Zones, useable open space and recreation Areas, protection of Sensitive Lands, conservation of natural resources, protection of view corridors, protection and preservation of Historic resources, affordable housing, balance of housing types and ownership, adequate water and sewer capacity to serve the future needs of the proposed annexation Areas shall also be considered.

Complies. These impacts of annexation have been reviewed and analyzed (see Fiscal Analysis). There is a net benefit to the City as a result of this annexation, due to the community benefits of passive open space, recreational amenities, and potential tourism tax base dollars based on potential tournaments and other recreational opportunities.. The City will be financially responsible to provide all basic infrastructure and utilities including water, sewer, power, gas, cable, police, planning and building services, snow plowing, street maintenance, etc.

- (I) Situations may exist where it is in the public interest to preserve certain lands from Development where there exist Geologic Hazards, excessive Slopes, flood plains or where the need for preservation of community open space and/or agricultural lands is consistent with the General Plan. In such circumstances, annexation may occur as a means of retaining those lands in a natural state.

Complies. A primary goal of this annexation is to begin to bring into City jurisdiction the open space parcels purchased by the City. Annexation of this property will allow the city to establish a needed community open space/recreation area by master planning the site to address entry corridors, viewshed, and wildlife considerations.

- (J) The City shall consider annexation of unincorporated Areas of Summit County that are within the annexation expansion Area as defined by Exhibit A.

Complies. This property is within the Park City Annexation Expansion Area, adopted by the City Council in 2003.

- (K) In general, the City does not favor annexation of territory, which should be located within another municipality, nor does it favor the annexation of unincorporated territory solely for

the purpose of acquiring municipal revenues, or for retarding the capacity of another municipality to annex.

Complies. The purpose of this annexation is not to acquire municipal revenues or to retard the capacity of another municipality to annex this property. Provision of municipal services for this property is more efficiently provided by Park City than by Summit County. The City Council has directed Staff to process this recreation complex through City development codes and policies

(L) Annexations that expand the resort and/or tourist economy provide second home or rental residential Properties, preserve environmentally Sensitive Lands, and provide significant public open space and/or community facilities are preferred.

Complies. This annexation is beneficial in that the proposed development is resort oriented, furthers off-season economic development, provides open space and preserves existing trails. It is logical and reasonable to provide municipal level services to this property and to combine it with surrounding vacant property, under common ownership, as part of a Master Planned Development.

Staff finds that the proposed annexation, as outlined in the draft annexation agreement, complies with the requirements and criteria of the Park City Annexation Policy Plan, as outlined above.

F. Annexation Agreement

An annexation agreement is not required as part of this application.

G. Departmental Review

Several meetings between the applicant, staff, and various City Departments have also been held to better understand the issues. As required by the Annexation Policy Plan input regarding this annexation has been received from the Planning Director, City Engineer, Director of Public Works, Fire Marshall, Police Chief, representatives from applicable utility providers, and Park City School District Superintendent.

Recommendation:

Staff recommends the Planning Commission hold a public hearing and consider any public input on the annexation petition and proposed zoning. Staff recommends the Commission forwards a positive recommendation to the City Council.

Exhibits

- Exhibit A – Location Map
- Exhibit B – Annexation Map
- Exhibit C – NAC site plan
- Exhibit D - Rec. Complex conceptual site plan
- Exhibit E – Wildlife Study
- Exhibit F – Environmental Impact
- Exhibit G – Existing and Proposed Roadway Systems
- Exhibit H - Quinn's Junction Study Map & Land Use Principles
- Exhibit I – LMC Zoning Regulations for ROS and POS
- Exhibit J – Fiscal Impacts
- Exhibit K1 – Cost to Provide Governmental Services – Transit
- Exhibit K2 – Cost to Provide Governmental Services – Snow Removal

Exhibit K3 – Cost to Provide Governmental Services – Water
Exhibit L – Existing Conditions

FINAL SITE PLAN INDEX
NATIONAL ABILITY CENTER S.P.A.

EXHIBIT "A" MASTER PLAN
EXHIBIT "B" CONSERVATION / GRADING PLAN
EXHIBIT "C" PRELIMINARY UTILITIES PLAN
EXHIBIT "D" DEVELOPMENT / OPEN SPACE ZONES

EXHIBIT "E" LANDSCAPE ARCHITECTURE
EXHIBIT "F" HISTORIC PRESERVATION

FIRE DEPARTMENT ACCESS ROADS:
An all-weather fire department access road is required to be installed and made serviceable prior to the issuance of a building permit and/or combustible construction being initiated. The all-weather fire department access road is to be maintained at all times during construction. In the event that the all-weather access road is not maintained, the Fire District reserves the right to stop work until required roads are placed back in service (Uniform Fire Code 901.3)

WATER SUPPLIES FOR FIRE PROTECTION:
Water supplies required for fire protection are to be installed and made serviceable prior to the issuance of a building permit and/or combustible construction being initiated. In the event that the fire protection water supply is not maintained, the Fire District reserves the right to stop work until the required water supply for fire protection is placed back in service. Water supplies for fire protection must be clearly identified in a manner to prevent obstruction by parking and/or other obstructions. Each water supply for fire protection must be marked with an approved flag to identify its location during winter conditions. [Uniform Fire Code 901.3 and 901.4.1]

The Specialty Planned Area is subject to conditions outlined in the Development Agreement between National Ability Center and Summit County

ABILITY CENTER PARCEL
3331 N HWY 240

SUMMIT COUNTY PERMIT APPLICATION
NATIONAL ABILITY CENTER S.P.A.
SECTION 8, TOWNSHIP 2 SOUTH, RANGE 8 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SUMMIT COUNTY ASSESSOR ALL TAXES, INTEREST, PENALTIES DUE TO THIS LAND HAVE BEEN PAID IN FULL. DATE OF THIS CERTIFICATE: July 1, 1998 A.D. BY: Barbara J. Kinsman SUMMIT COUNTY ASSESSOR	PUBLIC WORKS DIRECTOR THIS PLAN HAS BEEN REVIEWED BY OUR OFFICE AND WE HEREBY APPROVE THAT THE PUBLIC WORKS DIRECTOR'S OFFICE IS NOT PROVIDING ANY SERVICES OR BENEFITS TO THE PROJECT. DATE: July 1, 1998 A.D. BY: [Signature] PUBLIC WORKS DIRECTOR	UTAH POWER CO. THE UTILITY AGREEMENT SHOWING HEREON WAS APPROVED BY PARK CITY WATER SERVICE DISTRICT ON THIS 13 DAY OF JULY, 1998 A.D. BY: [Signature] UTAH POWER CO.	CERTIFICATE OF ATTEST I CERTIFY THIS SPECIALLY PLANNED AREA MAP HAS BEEN APPROVED BY PARK CITY WATER SERVICE DISTRICT ON THIS 13 DAY OF JULY, 1998 A.D. BY: [Signature] CHAIRMAN OF THE BOARD	DARK CITY WATER SERVICE DISTRICT APPROVAL AND ACCEPTANCE BY THE PARK CITY WATER SERVICE DISTRICT NO. 8 HAS BEEN OBTAINED. DATE: July 1, 1998 A.D. BY: [Signature] CHAIRMAN OF THE BOARD	FIRE MARSHAL APPROVAL APPROVE THIS 15 TH DAY OF July, 1998 A.D. BY THE FIRE MARSHAL: [Signature] FIRE MARSHAL	SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT REVIEWED FOR COMPLIANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS. THIS 16 TH DAY OF July, 1998 A.D. BY: [Signature] DISTRICT ENGINEER
DRAWING INFORMATION: PROJECT: NATIONAL ABILITY CENTER SHEET: 1 OF 1 DATE: 7-1-98 DRAWN BY: [Signature] CHECKED BY: [Signature]	SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT APPROVED THIS 22 ND DAY OF July, 1998 A.D. BY: [Signature] DISTRICT ENGINEER	PLANNING COMMISSION APPROVED BY THE SUMMIT COUNTY PLANNING COMMISSION THIS 19 TH DAY OF July, 1998 A.D. BY: [Signature] PLANNING COMMISSION	ENGINEERS' CERTIFICATE I FIND THIS PLAN TO BE IN ACCORDANCE WITH INFORMATION IN THE RECORD OFFICIAL FILE. DATE OF THIS CERTIFICATE: July 1, 1998 A.D. BY: [Signature] SUMMIT COUNTY ENGINEER	APPROVAL AS TO FORM APPROVAL AS TO FORM THIS 22 ND DAY OF July, 1998 A.D. BY: [Signature] SUMMIT COUNTY ATTORNEY	CERTIFICATE OF ATTEST I CERTIFY THIS SPECIALLY PLANNED AREA MAP HAS BEEN APPROVED BY THE SUMMIT COUNTY COMMISSION ON THIS 24 TH DAY OF July, 1998 A.D. BY: [Signature] SUMMIT COUNTY CLERK	COUNTY COMMISSION APPROVAL PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS. DATE: July 1, 1998 A.D. BY: [Signature] COUNTY CLERK

PAGE 10 OF 10

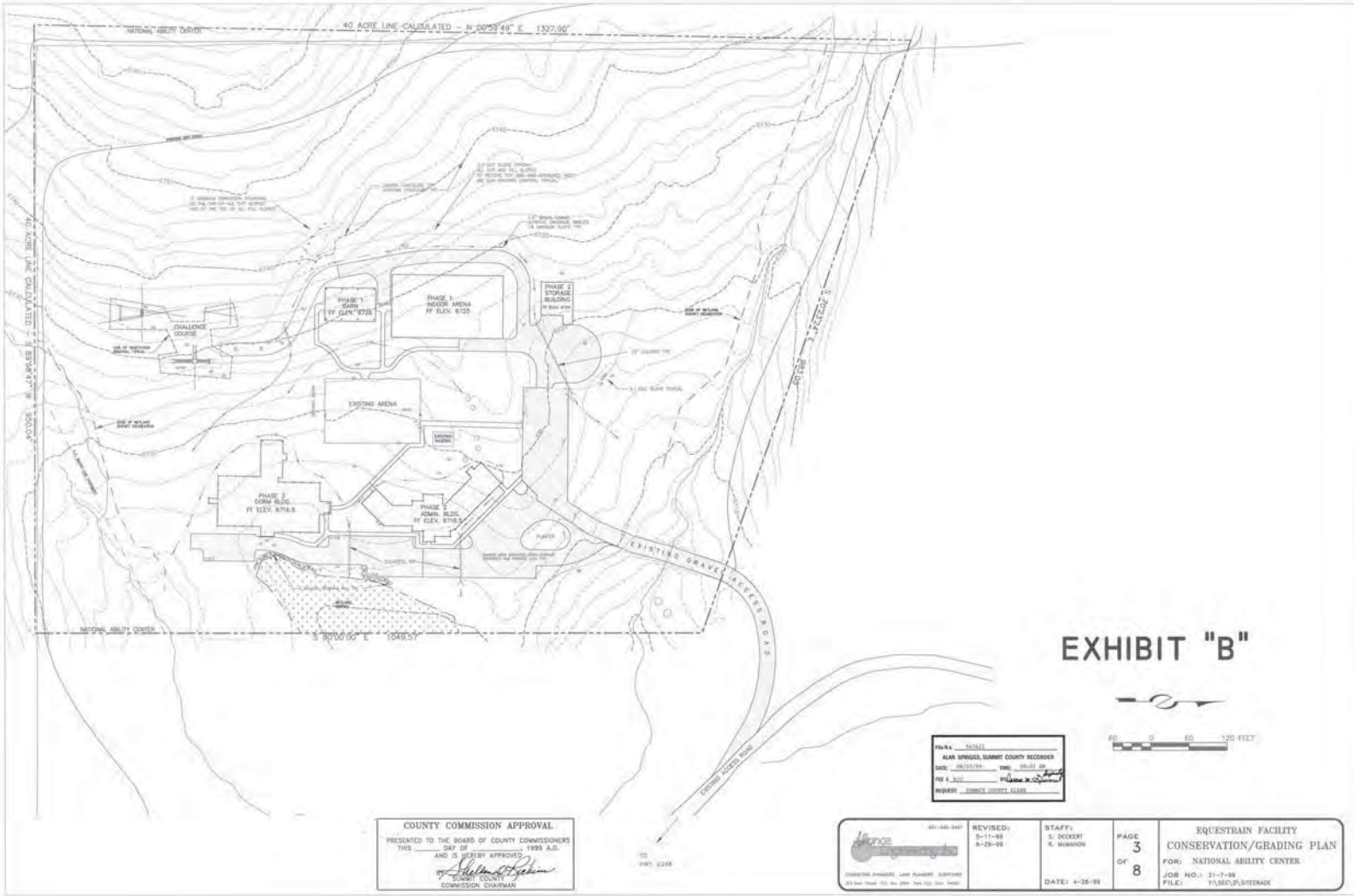


EXHIBIT "B"



DATE: 08/11/99	TIME: 08:00 AM
FILE # 302	PROJECT # 0000000000
REVISION: 0000000000	

COUNTY COMMISSION APPROVAL
PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS
THIS DAY OF 1999 A.D.
AND IS HEREBY APPROVED
[Signature]
COUNTY COMMISSION CHAIRMAN

REVISIONS 00-000-0000 REVISED: 8-11-99 8-29-99	STAFF: S. DECKERT R. MURPHY	PAGE 3 OF 8	EQUESTRAIN FACILITY CONSERVATION/GRADING PLAN FOR: NATIONAL ABILITY CENTER JOB NO.: 21-7-99 FILE: T:\MCC\PL\GRDAGE
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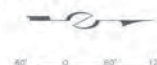


Development Zone Legal Description

BEING that of a legal line in North 89°24'00" West, 174.31 feet along the boundary line, and South 249.75 feet from the Northwest corner of said Section 3, Township 2 North, Range 4 East, said East Rose & Mainline, said running thence South 14°00'25" West 172.59 feet; thence South 22°16'58" East 135.89 feet; thence South 07°55'1" West 200.62 feet; thence South 08°20'31" East 258.46 feet; thence South 09°09'52" West 52.88 feet; thence North 86°02'21" West 35.73 feet; thence North 81°52'25" West 18.31 feet; thence North 38°40'07" West 100.43 feet; thence North 02°47'38" East 33.80 feet; thence North 14°12'01" East 133.34 feet; thence North 40°08'38" West 49.22 feet; thence North 27°43'07" West 51.55 feet; thence North 03°02'30" East 20.85 feet; thence South 07°08'32" West 44.61 feet; thence North 02°07'25" West 131.09 feet; thence North 09°09'28" West 82.54 feet; thence South 02°50'55" West 161.52 feet; thence South 29°18'21" East 55.00 feet; thence South 07°47'01" West 85.88 feet; thence South 29°03'34" West 54.08 feet; thence South 23°21'22" East 150.29 feet; thence South 08°23'34" West 171.00 feet; thence East 175.65 feet; thence North 07°38'13" East 257.01 feet; thence East 58.11 feet; thence North 20°34'51" West 48.98 feet; thence North 07°21'47" West 82.45 feet; thence North 27°42'36" West 59.33 feet; thence North 05°37'12" West 183.95 feet; thence North 02°51'19" East 157.09 feet; thence North 28°41'02" East 95.79 feet; thence North 09°08'55" East 112.78 feet; thence South 80°54'35" East 81.46 feet; thence South 34°38'27" East 50.63 feet; thence South 80°20'58" East 136.62 feet; thence North 29°13'31" East 100.29 feet; thence North 17°40'14" East 150.59 feet; thence South 70°22'24" East 42.00 feet to the point of beginning.

THE ABOVE DESCRIPTION CONTAINS 8.77 ACRES MORE OR LESS.

EXHIBIT "D"



DATE	BY	REVISION
11/11/09	ALAN SPUGOL	1

File # 311521
 ALAN SPUGOL, SUMMIT COUNTY RECORDER
 DATE 10/21/09 TIME 09:02 AM
 PREP BY JLS
 COUNTY SUMMIT COUNTY, UTAH

COUNTY COMMISSION APPROVAL
 PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS
 THIS _____ DAY OF _____, 1999 A.D.
 AND IS HEREBY APPROVED
[Signature]
 SUMMIT COUNTY COMMISSION CHAIRMAN

1000 660-0007

 TURNED IN BY: [] DATE: [] TIME: []
 1000 660-0007

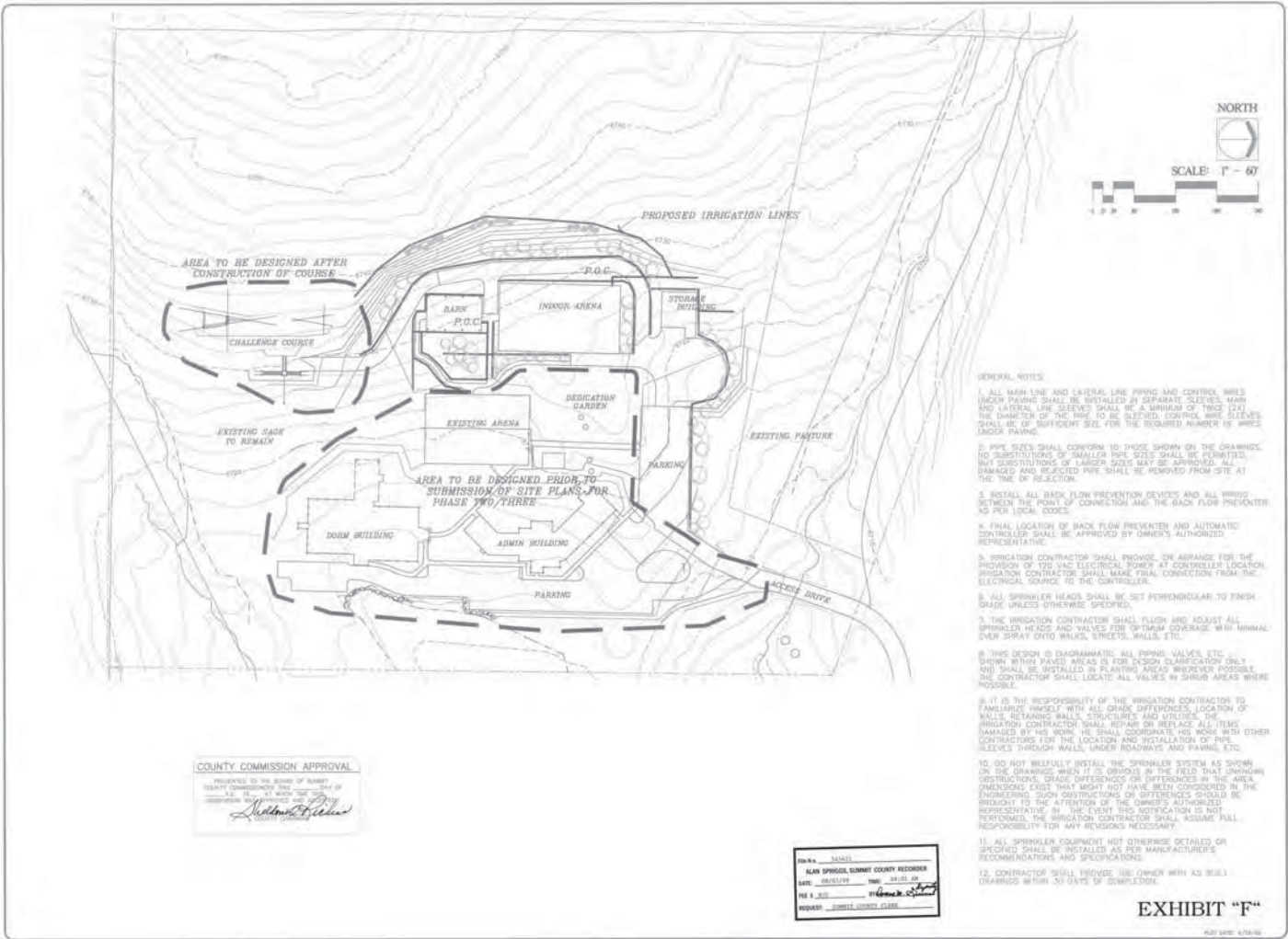
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STAFF:
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 DATE: 4-28-99

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EQUESTRIAN FACILITY
 DEVELOPMENT/OPEN SPACE ZONES
 FOR: NATIONAL ABILITY CENTER
 JOB NO.: 31-7-98
 FILE: 21502/09/01/09





NATIONAL ABILITY CENTER IRRIGATION PLAN	
DATE: 04/15/19	TIME: 09:05 AM
BY: <i>Signature</i>	FOR \$ 1.30
REQUEST: SUMMIT COUNTY CLERK	
PAGE 1 OF 8	





December 12, 2014

Jon Serio
National Ability Center
1000 Ability Way
Park City, UT 84060

NOTICE OF PLANNING COMMISSION ACTION

<u>Application #</u>	PL-14-02476
<u>Address</u>	1000 Ability Way
<u>Description</u>	National Ability Center pre-MPD
<u>Action Taken</u>	Found the pre-MPD application compliant with the General Plan and consistent with the ROS zone
<u>Date of Action</u>	December 10, 2014

On December 10, 2014, the Park City Planning Commission at the regularly scheduled meeting, conducted a public hearing, and found that the pre-MPD application for amendments to the National Ability Center Specially Planned Area (SPA)/ Master Planned Development (MPD) complies with the Park City General Plan and is consistent with the ROS zoning, based on the following findings of fact and conclusion of law:

Findings of Fact

1. On September 2, 2014, the City received a completed application for a pre- Application for a Master Planned Development amendment located at 1000 Ability Way.
2. The proposed MPD Amendment includes the following main items:
 - a. additional lodging (22,266 sf),
 - b. expansion of the indoor equestrian arena (12,188 sf),
 - c. an addition to the existing administration building (3,400 sf),
 - d. approximately 50 parking spaces, and
 - e. various improvements to Ability Center activities such as future improvements to the archery pavilion, expanded hay storage, additional equipment and storage sheds, a future enclosure and/or covering of the outdoor arena, a small green house for gardening programming, expansion of the challenge course, interior plaza and landscaping improvements, and a tent platform/single room cabin area to foster self-reliance in camping and outdoor skills.
3. A phasing plan for these improvements will be submitted with the MPD application.

4. The property is zoned Recreation Open Space (ROS).
5. Access to the property is from Round Valley Drive, a public street, and Ability Way, a private access drive.
6. The site is described as Parcel # PCA-97-B, a metes and bounds parcel of land located in the Quinn's Junction neighborhood of Park City. A one lot subdivision to create a lot of record for this parcel is necessary prior to issuance of a building permit for the major additions.
7. The 26.2 acre parcel was annexed to Park City in 2004 as part of the National Ability Center and Quinn's Recreation Complex Annexation.
8. The parcel was deeded to the NAC by Florence Gillmor and restricted to adaptive recreational programs, including equestrian, fitness, therapy and various related and complimentary recreational activity facilities.
9. The National Ability Center (NAC) is a non-profit organization specializing in community sports, recreation, therapy, and education programming.
10. Prior to annexation, the property received approval of a Specially Planned Area (SPA) from Summit County, which is a similar to a Master Planned Development (MPD) in the City, as well as a Conditional Use Permit.
11. The NAC Specially Planned Area (SPA) allows for development of various uses and buildings. The property currently includes a 17,150 sf indoor arena, an outdoor challenge course, a playground area, an outdoor arena, an archery pavilion, a gazebo, various barns and storage buildings, a 12,200 sf residential dormitory building, a 7,500 sf support administrative building, and 140 parking spaces.
12. The July 15, 1999 Development and Water Service Agreement describes conditions of water services as well as findings regarding the approved Conditional Use Permit.
13. A requirement for any Master Planned Development (MPD) (or amendment to an MPD) is a pre-application public meeting and determination of compliance with the Park City General Plan and the ROS zone.
14. The ROS zone allows for a variety of conservation, open space, and recreation uses. It was determined at the time of the annexation that the National Ability Center was consistent with the purpose and uses of the zone. The proposed uses are consistent with the existing uses and are consistent with the mission of the NAC.
15. The Land Management Code (LMC 15-6-4(B)) describes the pre-Application process.
16. The purpose of the pre-application public meeting is to have the applicant present preliminary concepts and give the public an opportunity to respond to those concepts prior to submittal of the MPD amendment application.
17. The NAC is located in the Quinn's Junction neighborhood, as described in the new Park City General Plan.
18. The Joint Planning Principles for the Quinn's Junction area recommend development patterns of clustered development balanced with preservation of open space. Public preserved open space and recreation is the predominant existing land use. Clustered development should be

designed to enhance public access through interconnection of trails, preserve public use and enjoyment of these areas, and continue to advance these goals along with the preservation of identified view sheds and passive open space areas. New development should be set back in compliance with the Entry Corridor Protection Overlay. Sensitive Lands should be considered in design and protected. Uses contemplated for this neighborhood include institutional development limited to hospital, educational facilities, recreation, sports training, arts, cultural heritage, etc.

19. Amendments to the NAC MPD are primarily additions and enhancements to existing buildings and facilities intended to enhance the NACs success. The NAC was identified as an appropriate and compatible use in this neighborhood. Development is setback from the Entry Corridor to preserve the open view from SR 248. Sensitive wetland areas should be protected and taken into consideration in design of driveways, parking lots, and buildings, as well as protected from impacts of proposed uses.
20. Small Town Goals of the General Plan include protection of undeveloped land; discourage sprawl, and direct growth inward to strengthen existing neighborhoods. Alternative modes of transportation are encouraged.
21. Quinn's Junction is identified as a Development Node. The proposed MPD amendments include uses to support the existing NAC uses and mission. The lodging proposed is support to the existing uses to provide additional types of short term housing.
22. There is existing City bus service to the area on an as needed basis and additional uses will help to validate additional services.
23. The NAC is located on the City's trail system and adjacent to Round Valley open space.
24. Natural Setting Goals of the General Plan include conserve a healthy network of open space for continued access to and respect for the natural setting. Goals also include energy efficiency and conservation of natural resources.
25. With the proposed changes the property would maintain approximately 78% open space, excluding all hard surface areas, parking, driveways, and buildings.
26. The proposed MPD amendments include expansions of existing uses, enhancement of the interior outdoor spaces, and connections to the trails and open space areas. The future tent platform/cabin area is intended to promote self-reliance and appreciation of the natural setting. Additional information related to "green building" strategies for the proposed buildings should be addressed with the MPD application.
27. Sense of Community Goals of the General Plan include creation of diversity of housing, including affordable housing; provision of parks and recreation opportunities; and provision of world class recreation and infrastructure to host local, regional, national, and international events while maintaining a balance with the sense of community.
28. A primary reason for the proposed MPD amendments is to provide improvements and enhancements to allow the NAC to continue to be successful and to carry out their mission. The proposed lodging will provide an alternative to dormitory

accommodations for longer stays, to accommodate athletes training for local, regional, national, and international events.

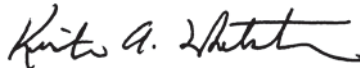
29. On November 12, 2014 and on December 10, 2014, the Planning Commission held public hearings and discussed the pre-MPD for the National Ability Center MPD amendment.

Conclusions of Law

1. The proposed MPD Amendments to the National Ability Center SPA (MPD) are in compliance with the Park City General Plan and are consistent with the Recreation Open Space (ROS) zoning.

If you have questions regarding your project or the action taken please contact me at (435) 615-5066 or kirsten@parkcity.org.

Sincerely,



Kirsten Whetstone
Senior Planner

Park City Planning Department
PO Box 1480
Park City, UT 84060



November 30, 2017

Jon Serio
National Ability Center
1000 Ability Way
Park City, UT 84060

NOTICE OF PLANNING COMMISSION ACTION

<u>Application #</u>	PL-17-03436
<u>Address</u>	1000 Ability Way
<u>Description</u>	Conditional Use Permit
<u>Action Taken</u>	Approved with conditions
<u>Date of Action</u>	November 29, 2017

On November 29, 2017, the Park City Planning Commission called a meeting to order, a quorum was established, a public meeting was held and the Planning Commission approved your application. The Commission voted to delete conditions #16 and 17 of the final staff report and required a staging plan (amending condition #8). The Commission approved the Conditional Use Permit based on the following findings of fact, conclusions of law, and amended conditions of approval:

Findings of Fact

1. The property is located at 1000 Ability Way and is within the Recreation Open Space Master Planned Development (ROS-MPD) Zoning District subject to the National Ability Center Master Planned Development (aka Specially Planned Area (SPA)).
2. Access to the property is from Round Valley Drive, a public street, and Ability Way, a private access drive.
3. The site was previously is described as Parcel # PCA-97-B, a metes and bounds parcel of land located in the Quinn's Junction neighborhood of Park City.
4. The 26.2 acre parcel was annexed to Park City in 2004 as part of the National Ability Center and Quinn's Recreation Complex Annexation.
5. The parcel was deeded to the NAC by Florence Gillmor and restricted to adaptive recreational programs, including equestrian, fitness, therapy and various related and complementary recreational activity facilities.
6. The National Ability Center is a non-profit organization specializing in community sports, recreation, therapy, and education programming.
7. Prior to annexation, the property received approval of a Specially Planned Area (SPA) from Summit County, which is a similar to a Master Planned Development (MPD) in the City, as well as a Conditional Use Permit.
8. The NAC Specially Planned Area (SPA) allows for development of various uses and buildings. The property currently includes a 21,368 sf equestrian center (16,868 sf equestrian arena and 4,500 sf of barns/stalls), an outdoor challenge/ropes course, a

playground and outdoor activity area, an outdoor equestrian arena, an archery pavilion, a gazebo, various barns/stalls and storage buildings, 14,301 sf of residential dormitory/lodging uses with 25 rooms on two levels, 7,276 sf support administrative building and 121 parking spaces.

9. A July 15, 1999, Development and Water Service Agreement between NAC and the City was entered into prior to the annexation. The Agreement describes conditions of water services as well as findings regarding the approved Conditional Use Permit and terms of transfer and converting of water rights. The water right (35-8457) is currently in the City's name, according to Water Rights (State); however the required conversion for municipal use has not been requested of the State Engineer and has not occurred. The applicant has agreed to remedy this situation prior to submittal of a Conditional Use Permit for expansion of support lodging uses. Lodging uses have the greatest impact on water use for this property.
10. On October 21, 2004, the Park City Council adopted Ordinance #04-50 to amend the Park City Zoning Map to include the annexed NAC parcel into the ROS-MPD District. The property is subject to the National Ability Center MPD (aka Specially Planned Area (SPA)) as approved and amended.
11. The ROS zone allows for a variety of conservation, open space, and recreation uses. It was determined at the time of the annexation that the National Ability Center was consistent with the purpose and uses of the zone and the approved Specially Planned Area (aka MPD). The proposed uses are support uses to the primary use of the National Ability Center and are consistent with the ROS Zone and in support of the mission of the NAC.
12. The NAC is located in the Quinn's Junction neighborhood, as described in the Park City General Plan.
13. The Joint Planning Principles for the Quinn's Junction area recommend development patterns of clustered development balanced with preservation of open space. Public preserved open space and recreation is the predominant existing land use. Clustered development should be designed to enhance public access through interconnection of trails, preserve public use and enjoyment of these areas, and continue to advance these goals along with the preservation of identified view sheds and passive open space areas. New development should be set back in compliance with the Entry Corridor Protection Overlay. Sensitive Lands should be considered in design and protected. Uses contemplated for this neighborhood include institutional development limited to hospital, educational facilities, recreation, sports training, arts, cultural heritage, etc.
14. On September 2, 2014, the applicant submitted a pre-MPD application for proposed additions to the NAC. On December 10, 2014, the Planning Commission held a public hearing, discussed the pre-MPD application and found the proposed additions to be in compliance with the General Plan and underlying zoning district.
15. On January 26, 2016, the City received a complete application for a Master Planned Development (MPD) for proposed amendments to the SPA. The applicant indicated that additional support lodging uses are proposed as Phase 2 of the MPD and they are not part of this CUP application. (The proposed lodging building is shown on the overall concept plan for reference.)
16. The Planning Director determined that the ropes course improvements, relocation of riding arena and archery pavilion, and additional minor storage areas and buildings could be approved through administrative review processes.
17. On January 5, 2017, Staff received this application for a Conditional Use Permit for various additions, buildings, and improvements to the National Ability Center. The application was considered complete on January 17, 2017 and was reviewed at Development Review on January 31, 2017.

18. A one lot subdivision to create a platted lot of record for the National Ability Center (NAC) was approved by City Council on July 21, 2016 and recorded at Summit County on March 28, 2017.
19. The applicant proposes the following additions and buildings:
 - Indoor Equestrian Arena additions (10,910 sf)
 - Program Services building and climbing wall additions (1,250 sf)
 - Community and Programs building (new) (4,962 sf)
 - Recreation Center/gymnasium (new) (7,613 sf)
 - Cycling Center (storage addition) (783 sf)
 - Archery Pavilion and Range (relocated)
 - Camping (new) - 3 recreational cabins (444 sf each), 6 graded tent sites, 3 yurt platforms and 1 restroom building (2,274 sf total)
 - Greenhouse and gardening area (new) (400 sf)
 - Maintenance shop and storage (additions) (1,250 sf)
 - Additional parking area (104 spaces), snow storage and landscaping
20. The applicant proposes to construct approximately 29,819 sf of new building floor area for recreation, administration, programs and storage uses with a total building footprint of 27,810 sf. The proposed building footprint is approximately 2.43% of the total lot area. Existing building footprint is 41,629 sf (3.65% of the site). Total new and proposed building footprint is 69,439 sf (6.08%).
21. The lot is sufficient in size for the proposed uses.
22. Proposed uses are consistent with the uses allowed by the National Ability Center MPD (SPA) as support uses to the primary use.
23. A traffic study (Hales Engineering, November 2015) was provided by the applicant indicating that study intersections are anticipated to continue operating at acceptable levels of service. Capacity of existing streets can handle anticipated normal traffic, however during special events and activities additional traffic enforcement may be required and Special Event permits maybe required.
24. The proposal includes 104 additional parking spaces to provide a total of 225 spaces for the entire site (there are currently 121 spaces). Staff reviewed both a 25% and a 30% reduction for this CUP as the parking uses do overlap and NAC participants use multiple buildings per visit. The parking requirement use chart in the LMC also does not match up well for some of the proposed uses and parking reductions are consistent with transportation goals and the General Plan.
25. Staff recommends a parking study be conducted one year following certificate of occupancy for the uses approved with the CUP and if additional parking is recommended, it shall be reviewed and provided with Phase 2 and the expanded support lodging uses.
26. The parking layout will be reviewed at the time of building permit review to ensure compliance with the LMC regarding interior and perimeter landscaping, lighting, and use of landscaped islands to break up expanses of parking.
27. Utilities necessary for this use are available at or near the site. Comments regarding storm water detention, water service, fire riser size and capacity of sewer laterals were gathered at the Development Review Committee meeting, and will be addressed with final utility plans prior to the issuance of a building permit.
28. The proposed additions and uses have been reviewed for potential interference with access routes for emergency vehicles. Fire District has reviewed and approved the emergency access routes and final Fire District approval of building plans is required prior to building permit issuance.
29. Existing internal vehicular and pedestrian circulation systems will be modified and

enhanced by this project to provide accessible routes and connections to surrounding City open space, trails and recreation amenities, as well as to public transit routes (currently dial-a-ride service).

30. No outdoor storage of goods or mechanical/utility equipment is proposed or allowed onsite. No new fencing has been proposed.
31. Impacts of the adaptive camping tents site, cabins, and connected trail system on the open space will be minimized by limiting the number and size of the tent platforms and cabins, by installing natural pathways (not concrete or asphalt) and by minimizing grading and vegetation disturbance. LOD fencing will be installed prior to building permit issuance to contain disturbance for all construction sites. Any exterior lighting will be subdued, fully shielded and down directed.
32. Additions to the Arena and Program Services buildings are located in areas that are already disturbed with pavement and hardscape. The proposed recreation building will impact an area that has been previously disturbed and re-seeded.
33. Approximately 78% of the property will remain as useable open space, either as horse pasture, natural open space, or landscaped open space.
34. No signs are proposed at this time.
35. The proposal does not increase the number of horses on the site.
36. Exterior lighting fixtures will be reviewed at the time of the building permit review.
37. The proposal is not within the Park City Soil Ordinance Boundary.
38. There are wetlands on the property and they will not be disturbed by construction of the additions or any improvements and will be protected during construction as required by the Building Department.
39. The construction mitigation plan shall provide enhanced fencing of construction sites and activities in consideration of the safety of NAC participants.
40. An amended MPD Development Agreement shall be submitted for ratification by the Planning Commission to address specific requirements of the City's Water Department regarding water rights, impact fees, timing, etc.
41. The Amended Agreement requires Planning Commission ratification, City Council approval and recordation at Summit County.
42. Prior to issuance of building permits for any new buildings, not to include permits for additions to existing buildings, storage areas, archery pavilion, camping area, gardening center or parking, the amended Development Agreement shall be approved, executed and recorded at Summit County.
43. Phase 2 development, including additional support lodging uses, shall be conditioned upon finding compliance with terms of the Amended Development Agreement.
44. The proposed mass and scale of the buildings and additions, as well as the architectural design, materials, and colors are consistent with adjacent buildings on the property and in the surrounding area.
45. Proposed buildings and additions are setback more than 25' from all property lines.
46. Proposed addition to the Program Services Building, for expansion of the climbing wall, will maintain the height exception allowed by the Specially Planned Area approvals that is 43'4" in height from existing grade. All other additions and structures will not exceed the maximum zone height of 28', with LMC height exceptions permitted for pitched roofs, mechanical, elevators, etc.
47. The findings in the Analysis section of this report are incorporated herein.

Conclusions of Law

1. The application 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 uses, as conditioned, will be compatible with surrounding structures in use, scale,

- mass, and circulation;
3. The Applicant complies with all requirements of the LMC; and
 4. The effects of any differences in use or scale have been mitigated through careful planning.

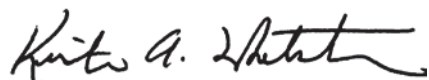
Conditions of Approval

1. All standard conditions of project approval shall apply to this application.
2. The final building plans (site and landscape plans, building design, articulation, materials, colors, and design details) shall be in substantial compliance with the plans and drawings reviewed by the Planning Commission on November 29, 2017.
3. Final utility, storm water and grading plans shall be approved by the City Engineer prior to Building Permit issuance.
4. All exterior regulated signs shall comply with the City's Sign Code and shall require a separate sign permit issued by the Planning Department prior to installation.
5. A fire protection plan shall be approved by the Fire District prior to issuance of any building permits.
6. Final plans shall be approved by the Snyderville Basin Water Reclamation District prior to issuance of building permits for new construction.
7. Parking lot layout, lighting and landscaping shall adhere to regulations in the Chapter 3 of the Land Management Code.
8. Construction mitigation and staging plans shall be submitted with the building permit application. Additional temporary fencing may be required during construction activities for safety of NAC participants. Wetland areas on the property shall be protected during construction and all required wetland setbacks shall be maintained.
9. All exterior lighting, including for buildings and parking lot, shall be shielded and down directed in compliance with the LMC and shall adhere to regulations in the LMC.
10. Location, orientation, lighting and grading of tent platforms and cabin sites shall be done in a manner that minimizes impacts on the natural vegetation and visual impacts on adjacent public open space to the greatest extent possible. Lighting for the cabins and restroom building shall be shielded and placed on a timer or motion detector to protect the night sky.
11. The Development Agreement shall be amended to address specific requirements of the City regarding water rights, water development and use fees and provision of any necessary water infrastructure to meet water demand and fire flow requirements.
12. The Amended Development Agreement requires City Council approval and recordation at Summit County prior to issuance of building permits for any new buildings; not to include permits for additions to existing buildings, storage and shop areas, archery pavilion, camping area, gardening center or parking.
13. Compliance with the terms and conditions of the Amended Development Agreement is a requirement prior to approval of Phase 2 development, specifically including any additional support lodging uses.
14. 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.
15. A final landscape plan shall be submitted with the building permit application. The Planning Department shall review and approve the final landscape plan prior to issuance of a building permit. The plan shall include water efficient landscaping and irrigation, snow storage areas, defensible space requirements, and additional berms and landscaping to screen parking and mechanical.
16. Individual campfire rings are not be permitted within the camping area.

17. This approval will expire on November 29, 2018, if a building permit has not been issued by the building department before the expiration date, unless an extension of this approval has been requested in writing prior to the expiration date and is granted by the Planning Director.

If you have questions regarding your project or the action taken please feel free to contact me at (435) 615-5066 or kirsten@parkcity.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Kirsten A. Whetstone". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kirsten Whetstone, MS, AICP
Senior Planner

Park City Planning Department
PO Box 1480
Park City, UT 84060

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

**DEVELOPMENT AGREEMENT
FOR THE NATIONAL ABILITY CENTER MASTER PLANNED
DEVELOPMENT (MPD), LOCATED AT 1000 ABILITY WAY, PARK
CITY, SUMMIT COUNTY, UTAH**

This Development Agreement is entered into as of this ____ day of _____, 2019, by and between the National Ability Center, a nonprofit corporation (“Developer”) as the owner and developer of certain real property located in Park City, Summit County, Utah, on which Developer proposes the development of a project known as the National Ability Center Master Planned Development, and Park City Municipal Corporation, a municipality and political subdivision of the State of Utah (“Park City”), by and through its City Council.

RECITALS

A. Developer is the owner of a 26.2 acre property known as Lot 1 of the National Ability Center Subdivision, located in Park City, Summit County, Utah, as reflected in **Exhibit A (Subdivision Plat)**, which is attached hereto and incorporated herein by this reference (the “Property”), on which it has obtained approval for the development known as the National Ability Center Specially Planned Area and Master Planned Development aka NAC MPD, as more fully described in the incorporated **Exhibit B (MPD plans)**, attached, and as set forth below (the “Project”).

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

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

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

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

1. **Project Conditions:**

1.1. The NAC MPD plans reviewed by the Planning Commission on March 27, 2019, (attached as **Exhibit B**) and the Final Action letter stating the Findings of Fact, Conclusions of Law and Conditions of Approval of the Master Planned Development (attached as **Exhibit C-Final MPD Action Letter**) are incorporated herein as the Project; subject to changes detailed herein. The Project is located in the Recreation Open Space (ROS-MPD) zoning district, subject to the National Ability Center Master Planned Development.

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

1.3. Developer and any successors agree that the following are required to be entered into and approved by Park City prior to issuance of a Building Permit (s) for a) the new Recreation Building, b) the new Programs and Services Building, and c) the new Lodge Building, in compliance with the March 27, 2019 MPD approvals:

- (i) construction mitigation plan (CMP),
- (ii) utility and grading plans,
- (iii) storm water plans,
- (iv) flood plain and wetland delineation studies;
- (v) water efficient landscape and irrigation plan showing snow storage areas; and
- (vi) parking lot and lighting plan

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

2. **Vested Rights and Reserved Legislative Powers**

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

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

be heard with respect to the proposed change and its applicability to the Project under the compelling, countervailing public interest exception to the vested rights doctrine.

3. Successors and Assigns.

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

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

4. General Terms and Conditions.

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

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

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

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

4.5 Severability. If any part or provision of this Agreement shall be determined to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Agreement except that specific provision determined to be unconstitutional, invalid or unenforceable. If any condition, covenant or other provision of this Agreement shall be deemed invalid due its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

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

4.7 Minor Administrative Modification. Minor administrative modification may occur to this approval without revision of this Agreement with approval by the Planning Director.

5. **Phasing.**

5.1 Project Phasing. Construction of the Project is planned in phases, with Phase 1 identified as additions to the program services building and indoor equestrian center, a new indoor recreation building, a new community and programs building, additional storage and maintenance areas as well as various outdoor uses. Phase 1 is essentially the additions, buildings and uses approved with the 2017 CUP (**Exhibit G**) and phased parking. Phase II consists of the proposed 3 story lodging building, additional parking and landscaping. Phase II is projected to begin by 2024, upon completion of Phase I.

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

5.3 Form of ownership anticipated for the project. Ownership of the Property and the entire Project shall continue to be held by the National Ability Center, a non-profit corporation, and no portion of the Property will be sold or held by another entity.

6. **Water.** Developer acknowledges that water development fees will be collected by Park City in the same manner and in the same amount as with other developments within municipal boundaries and that impact fees so collected will not be refunded to Developer or to individual building permit applicants developing within the Project. A separate Water Agreement will be executed and attached to this Development Agreement as **Exhibit I**?? Or just add the language here??

7. **Affordable Housing.** This Master Planned Development, as submitted, is subject to requirements of Housing Resolution **?-17**. Developer submitted a Housing Mitigation Plan to the Park City Housing Authority for review on **XX, 2019**. The Housing Mitigation Plan was reviewed by the Planning Commission on March 27, 2019 and reviewed and approved by the Park City Housing Authority (**Exhibit D** attached) on **?, 2019**. Deed restrictions shall be recorded at Summit County as outlined in the Housing Mitigation Plan. The Developer shall comply with the Affordable Housing Mitigation Plan requirements, prior to receiving a certificate of occupancy for the **Equestrian Arena additions**??.

8. **Physical Mine Hazards.**

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

9. **Notices.**

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

To Developers:

National Ability Center
1000 Ability Way
Park City, UT 84068
Attn: Kevin Stickelman, Executive Director

To Park City:

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

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

10. **List of Exhibits.**

Exhibit A – Subdivision Plat

Exhibit B – MPD plans approved by Planning Commission on March 27, 2019

Exhibit C – MPD Action letter Planning Commission Approval

Exhibit D – Housing Mitigation Plan approved by the Park City Housing Authority on XX, 2019

Exhibit E – Legal Description

Exhibit F – Mine Hazards letter

Exhibit G – Conditional Use Permit approved on November 29, 2017

Exhibit H – Phasing Exhibit

Exhibit I – Water Agreement (if there is a separate agreement it will need to be executed and attached to this Development Agreement) Or language will be included in the body of this agreement.

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

PARK CITY MUNICIPAL CORPORATION

By: _____
Andy Beerman, Mayor

ATTEST:

By: _____
Michelle, Kellogg, City Recorder

APPROVED AS TO FORM:

Mark D. Harrington, City Attorney

DEVELOPER:

National Ability Center, a nonprofit corporation
1000 Ability Way
Park City, UT 84068

By:

STATE OF UTAH)
 : ss
COUNTY OF SUMMIT)

On this ____ day of _____, 2019, personally appeared before me _____, whose identity is personally known to me/or proved to me on the basis of satisfactory evidence and who by me duly sworn/affirmed), did say that he is a member/manager of The National Ability Center, a non-profit corporation.

Notary Public

Table 2

National Ability Center for PC 3.27.19								
	1999 SPA	1999 DA and Water	2004 Annex	2014 Pre MPD additions	2017 Existing	2017 CUP additions	2019 MPD additions	TOTALS Existing +additions
ADMIN/PROGRAMS								
Admin/Program Services	7500	7570	7500	3400	7276	1250	0	8526
Community and Programs						4962	0	4962
Climbing wall						377	0	377
Subtotals	7500	7570	7500	3400	7276	6589	0	13856
INDOOR RECREATION								
Equestrian arena	17150	17000	17000	12,188	16876	10910	1122	28908
Recreation Building				5000		7613	332	7945
Swimming Pool		not stated		0		0	0	0
		17000 +						
		(future pool)						
Subtotals	17150	17000	17000	17,188	16876	18523	1454	36853
LODGING								
2 Story Lodge bldg	12200	21000	12200	0	14301	0	0	14301
			could request additional lodging w/ CUP					
NEW Dorm/dining bldg				22266		0	22266	22266
Subtotals	12200	21000	12200	22266	14301	0	22266	36567
TOTALS								
Admin/Program/Recreation/Lodging	36850	45570 + future pool	36700 + future lodging	42854 (rec bldg replaces pool)	38453	25112	23720	87285
Storage/Accessory								
Storage Buildings-total	1680	1680	1680	2583	5276	783	0	6059
Cycle/equip storage				783	2808	783	0	3591
Hay storage				1800	1820	0	0	1820
Sheds storage					288	0	0	288
Tractor shed storage					360	0	0	360
Barn/Stables	3360	3500	3360	3360	5526	0	0	5526
Camping				2270		2274	0	2274
Maintenance shop				1250		1250	0	1250
Nordic Yurt				452	452	0	0	452
Greenhouse				400		400	0	400
TOTALS Storage/Accessory	5040	5180	5040	10315	11254	4707	0	15961
GRAND TOTALS	41890	50750	41740	53169	49707	29819	23720	103246
Parking Spaces	120	120	120	50	121	104	0	225