

**PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION
CITY COUNCIL CHAMBERS
March 8, 2017**



AGENDA

MEETING CALLED TO ORDER AT 5:30PM

ROLL CALL

ADOPTION OF MINUTES OF February 22, 2017

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

STAFF BOARD COMMUNICATIONS AND DISCLOSURES

CONTINUATIONS

Intermountain Healthcare Amended Master Planned Development (MPD)- Ratification of Development Agreement <i>Public hearing and continuation to March 22, 2017</i>	PL-15-02999 19 <i>Planner</i> <i>Whetstone</i>
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REGULAR AGENDA – *Discussion, public hearing, and possible action as outlined below*

Treasure Hill Conditional Use Permit, Creole Gulch and Town Lift Mid-station Sites – Sweeney Properties Master Plan - PL-08-00370 <i>Public hearing and consideration of motion to continue public hearing to a future date</i>	PL-08-00370 20 <i>Planner</i> <i>Astorga</i>
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40 & 46 Silver Strike Trail - Eighth Supplemental Plat for Constructed Units The Belles at Empire Pass, Condominium Plat Amending Units 13 & 14. <i>Public Hearing and Possible Recommendation to City Council on March 30, 2017</i>	PL-17-03459 39 <i>Planner</i> <i>Astorga</i>
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1251 Kearns Boulevard – Amended Yard Subdivision, Plat Amendment to split the property into two (2) lots of record and Right-of-Way dedication for Homestake Road and Munchkin Drive. <i>Public Hearing and Possible Recommendation to City Council on March 30, 2017</i>	PL-16-03346 66 <i>Planner</i> <i>Astorga</i>
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7545 & 7585 Sterling Drive - Request for Approval of a Plat Amendment for Lot C & D of The Cottages – A re-subdivision of Silver Lake Knoll No. 2 Parcel E & F Subdivision, to move the lot line between lots C & D so the existing garage is fully on Lot D's property. <i>Public hearing and possible recommendation to City Council on March 30, 2017</i>	PL-17-03444 92 <i>Planner</i> <i>Hawley</i>
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Park City Heights Master Planned Development (MPD)- Ratification of Amended Development Agreement regarding Exhibit G - Design Guidelines <i>Public hearing and possible ratification</i>	PL-13-02009 125 <i>Planner</i> <i>Whetstone</i>
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ADJOURN

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
FEBRUARY 22, 2017

COMMISSIONERS IN ATTENDANCE:

Chair Adam Strachan, Melissa Band, Steve Joyce, John Phillips, Doug Thimm

EX OFFICIO:

Bruce Erickson, Planning Director, Francisco Astorga, Planner; Anya Grahn, Planner; Hannah Tyler, Planner; Ashley Scarff, Planner; Polly Samuels McLean, Assistant City Attorney

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REGULAR MEETING

ROLL CALL

Chair Strachan called the meeting to order at 5:30 p.m. and noted that all Commissioners were present except Commissioners Suesser and Campbell who were excused.

ADOPTION OF MINUTES – February 8, 2017

MOTION: Commissioner Thimm moved to APPROVE the minutes of February 8, 2017 as written. Commissioner Joyce seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC INPUT

There were no comments.

STAFF/COMMISSIONER COMMUNICATIONS AND DISCLOSURES

Director Bruce Erickson noted that 1450 Park Avenue and 1460 Park Avenue scheduled on the agenda this evening would be continued. Commentary on the Continuance was provided for the public and the reasons would be discussed later in the meeting.

Director Erickson commented on a schedule he had sent to the City Manager, and included in the City Council packet, regarding the most recent LMC changes. The Planning Commission would begin discussing those changes this evening. Director Erickson noted that additional LMC changes were in progress and scheduled through August. Copies of the schedule were available to the public.

Commissioner Thimm noted that Jeff Krantz was in the audience, and he assumed he was there to talk about the freestanding sign at 1750 Sidewinder Drive. Commissioner Thimm disclosed that he has been associated with Mr. Krantz on a number of projects over the years; however, he did not believe their past association would have any bearing on his decision this evening.

REGULAR AGENDA – Discussion, public hearing, and possible action

1. **1450 Park Avenue- Request for Approval of a Condominium Plat for Lot 1 Retreat at the Park, for 4 Residential Units.** (Application PL-16-03384)
2. **1460 Park Avenue- Request for Approval of a Condominium Plat for Lot 2 Retreat at the Park, for 4 Residential Units.** (Application PL-16-03415)

Planner Grahn reported that the applicant had requested that these items be continued to a date uncertain. The Staff found an error during the review and writing of the Staff report, and the applicant would like the opportunity to address it. She recommended that the Planning Commission open a public hearing for anyone from the public who came to speak on these items this evening.

Chair Strachan opened the public hearing on 1450 Park Avenue. There were no comments. Chair Strachan closed the public hearing.

MOTION: Commissioner Joyce moved to CONTINUE the 1450 Park Avenue Condominium Plat to a date uncertain. Commissioner Phillips seconded the motion.

VOTE: The motion passed unanimously.

Chair Strachan opened the public hearing on 1460 Park Avenue. There were no comments. Chair Strachan closed the public hearing.

MOTION: Commissioner Joyce moved to CONTINUE 1460 Park Avenue Condominium Plat to a date uncertain. Commissioner Phillips seconded the motion.

VOTE: The motion passed unanimously.

3. **1750 Sidewinder Drive – Conditional Use Permit (CUP) application for the installation of a permanent freestanding sign within the Frontage Protection Zone (FPZ) for the Intermountain Park City InstaCare.**
(Application PL-16-03415)

Planner Ashely Scarff reviewed the request for a conditional use permit for the installation of a permanent freestanding sign within the Frontage Protection Zone for the new Intermountain Park City Instacare, located at 1750 Sidewinder Drive.

Planner Scarff noted that the Frontage Protection Zone Section of the LMC states that all construction activity, including permanent signs between 30' and 100' feet from the nearest right-of-way line, requires a conditional use permit. The proposed sign will be setback 31'7" from the Kearns Boulevard right-of-way line, and it must be set back a minimum of ten feet from the property line that fronts Sidewinder Drive.

Planner Scarff reported that additional signage for the building was reviewed and approved administratively under a separate sign permit application because it does not fall within the Frontage Protection Zone. Exhibits included a rendering of the signage that was already approved, as well as this freestanding sign.

The Staff recommended that the Planning Commission review the request for a CUP for the freestanding sign, conduct a public hearing, and consider approving the CUP based on the Findings of Fact, Conclusions of Law, and Conditions of Approval found in the Staff report.

Jeff Krantz, with Young Electric Sign Company, stated that he was representing Intermountain Health Care this evening. He believed the sign was fully within the regular City ordinances. However, this additional CUP approval was necessary because it would be within the Kearns Boulevard Protection Zone. Mr. Krantz was available to answer questions.

Commissioner Joyce thought it appeared that the sign was right adjacent to the sidewalk. He noticed that there was enough space closer to the building and he asked why they chose to put it on the walkway.

Mr. Krantz stated that the intention is to have a perpendicular sign for the Kearns Boulevard traffic to identify the facility and the urgent care within the facility. The intent was to place it in the best possible position given the overall landscaping. He noted that there is an electrical meter box as well, and they still needed to do the Blue Stake and make sure the footing goes in the right place. Mr. Krantz remarked that they were sensitive to the required setbacks and it may have to be moved slightly, but the objective was to obtain a good view from Kearns Boulevard and identify the facility. Mr. Krantz noted that the bike path jogs out a little in that area, which makes it easier to fit the sign in that location.

Commissioner Joyce understood the intent, but he questioned whether it could be moved back two feet. Mr. Krantz replied that they might be able to move it back once they figure out the exact Blue Stake and where the footing could go. He reiterated that they would make sure to maintain the required setbacks. Mr. Krantz pointed out that the sign has a larger base, per the requirements of the ordinance. They would try to fit it in as best as possible given all the restrictions.

Director Erickson noted that the Planning Commission could add a condition of approval stating that the Staff will review the final location. He stated that the Staff had concerns early in the process about snow removal off the path and whether the sign was too close.

Commissioner Joyce favored adding the condition and he liked the idea of having the Staff review the final location. He noted that the 30' setback was off the road and did not address the sidewalk. It is a busy intersection for both pedestrians and vehicles, and it would be nice to do whatever possible to avoid crowding the pedestrians and bikes.

Director Erickson stated that Planner Scarff would have to sign off on the building permit, and she would review it based on their comments reflected in the minutes.

Chair Strachan stated that he rides the bike path frequently and he was concerned about visibility for the bikers coming east. He agreed that the sign should be moved as far away from the bike path as possible. In addition, if the solid brick foundation could be replaced with two posts, the cyclists would be able to see the cars through it. Chair Strachan clarified that if it were any other intersection he probably would not have the same concern. He pointed out that vehicle drivers are looking to the left to make a turn and they do not always see the bikers coming from the right.

Planner Scarff replied that the Sign Code speaks to the area under a freestanding sign, and encourages the base to be enclosed. That was the primary reason for the brick foundation. Chair Strachan reiterated his agreement with Commissioner Joyce that the sign should be moved further off of the bike path to address visibility issues.

Director Erickson asked if the Planning Commission would give the Staff discretion to sign off on it if they found a way to open it up. Chair Strachan questioned whether the discretion could be reasonably exercised, because if they are not trained cyclists they might not know what good visibility lines are for a cyclist.

Commissioner Thimm stated that his concern was for the untrained cyclists. He had the same thought and wondered if they could define a specific number of feet off the sidewalk rather than just the 31' setback off of the right-of-way.

Chair Strachan had no issues with the height and suggested that they could make the sign higher if they moved it further back from the bike path. Mr. Krantz stated that the Sign Code also restricts the height. He was not opposed to approval based on final review by the Staff. They would Blue Stake it and stake where the leading edge of the sign is, and make sure that it was approved before moving forward. Chair Strachan suggested that the Planning Commission give Planner Scarff and Heinrich Deter that discretion with these concerns in mind.

Chair Strachan opened the public hearing.

There were no comments.

Chair Strachan closed the public hearing.

MOTION: Commissioner Phillips moved to APPROVE the Conditional Use Permit for a freestanding sign at 1750 Sidewinder Drive based on the Findings of Fact, Conclusions of Law and Conditions of Approval as amended to give the Planning Staff and the Trails Manager discretion to review the final location of the sign, with the objective of moving it further away from the trail consistent with the comments made by the Planning Commission; and that the Planning Staff review the base material to see if there is an opportunity to increase sight distance through the base of the sign. Commissioner Thimm seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 1750 Sidewinder Drive

1. On December 22, 2016, the Planning Department received an application for a Conditional Use Permit (CUP) to allow Intermountain Healthcare to install a permanent freestanding sign within the Frontage Protection Zone (FPZ) for the new Intermountain Park City InstaCare located at 1750 Sidewinder Drive.
2. The freestanding sign will complement additional signage that was reviewed and approved administratively on January 30, 2017, under a separate sign permit application. The separate sign permit included two (2) identical wall signs and one (1) freestanding entrance sign.
3. The subject property falls within the General Commercial (GC) District with a portion of the lot that fronts Kearns Boulevard falling within the FPZ Overlay area.
4. The Land Management Code (LMC) states that, within the FPZ, all construction

activity, including permanent signs, within the setback area between thirty feet (30') and one hundred feet (100') from the nearest right-of-way line requires a CUP.

5. The sign is proposed to be set back 31 feet, 7 inches (31', 7") from the Kearns Boulevard right-of-way line, and a minimum of ten feet (10') from the property line that fronts Sidewinder Drive. It will be oriented perpendicular to Kearns Boulevard; thus, finished on both sides.

6. The area of the sign is proposed at 19.96 square feet, with a height of seven feet (7') measured from final grade. External illumination of the sign has also been proposed.

7. The proposed sign meets all requirements related to area, overall height, lettering height, orientation, design, and illumination, per the Park City Sign Code, Title 12.

8. On February 8, 2017, the property was posted and notice was mailed to affected property owners within 300 feet. Legal notice was also published in the Park Record on February 8th.

9. The Findings in the Analysis Section are incorporated herein.

10. This application has been reviewed under Land Management Code Section 15-1-10 (E).

Conclusions of Law – 1750 Sidewinder

1. The application satisfies all Conditional Use Permit review criteria as established by the LMC's Conditional Use Review process (§15-1-10(E), Criteria 1-16);

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

3. The Application 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 – 1750 Sidewinder

1. The scope of this approval includes one (1) freestanding sign within the Frontage Protection Zone (FPZ) only. The sign shall be oriented perpendicular to Kearns Boulevard, and shall be finished on both sides.

2. The sign shall be set back a minimum of thirty feet (30') from the Kearns Boulevard right-of-way line, and a minimum of ten feet (10') from the side property line fronting Sidewinder Drive.
3. The sign must entirely comply with the Park City Sign Code, Title 12.
4. The sign shall be limited to a maximum of twenty square feet (20 sf) in area, measured following methodology outlined in the Park City Sign Code §12-4-2.
5. The sign shall not exceed a height of seven feet (7') measured from final grade.
6. Prior to construction of the freestanding sign, the applicant must apply for and procure a Building Permit from the Building Department. The Building Permit application must include the location of existing utilities near the sign's location, and ensure that they are not interfered with.
7. Prior to applying for the Building Permit, the Applicant shall consult with City Planning and Trails Staff to determine the exact placement of the sign in an effort to ensure it will not interfere with pedestrian and bicyclist safety.
8. The proposed external illumination of the sign must incorporate steady, stationary, shielded fixtures directed solely onto the sign without causing glare. The intensity of the lighting shall not exceed that necessary to illuminate and make legible a sign from the adjacent public right-of-ways (Kearns and Sidewinder).
9. The applicant must apply for and procure an electrical permit from the Building Department prior to installing any lighting on the sign.
10. Excavated soils that result from installation of the sign (to install the footing and foundation) shall remain on site or otherwise shall be regulated per requirements of the Park City Soils Ordinance.
11. The impacted area must be re-landscaped appropriately following installation of the sign.
2. **Land Management Code Amendments regarding Storefront Property Façade maximum widths for the Storefront Enhancement Program in Chapter 15-2.5-3 Lot and Site Requirements in the Historic Recreation Commercial (HRC), Chapter 15-2.6-3 Lot and Site Requirements in the Historic Commercial**

Business (HCB) Chapter, and associated definitions in Chapter 15-15 Defined Terms. (Application PL-16-03415)

Planner Hannah Tyler presented the storefront enhancement program LMC amendments. She provided a brief background on what led to the proposed amendments. Planner Tyler stated that the Planning and Economic Development Departments were tasked with address vibrancy and retail mix on Main Street. The Staff was bringing forward LMC amendments as part of the larger Storefront Enhancement Program, with the goal of addressing vibrancy, historic preservation and planning for the future economy of Main Street.

Planner Tyler reported that the Storefront Enhancement Program, including a draft of the LMC amendments, were taken to the City Council in December. At that time the Council directed the Staff to bring it to the City Council. This was Phase I of the LMC and the Staff would be coming back with additional amendments at a later date.

Planner Tyler stated that the Storefront Enhancement Program as a whole is a five-prong approach consisting of tools the City already has to address the vibrancy on Main. The program overall aligned with the guiding documents, including the General Plan, Design Guidelines and the Land Management Code. Particularly for the LMC, they were clinging to the vertical zoning ordinance and this was a subsection to that ordinance. The goal is to encourage shared economy, incubator spaces and pop-ups. She named some of the successful Main Street merchants that already meet those goals. The intent of this Program is to encourage companies to come in that might want a larger storefront.

Planner Tyler commented on the traditional rhythm and scale. She presented a drawing from the 1980s Design Guidelines, and she thought it did a great job of showing the storefront traditional rhythm and scale. It is 25' to 50' wide storefronts, and they climb with the street. It is not overpowering and it creates a positive pedestrian experience walking up and down the street. Planner Tyler stated that the Staff sees an opportunity to encourage that, and instead of reacting in the future, they would like to get ahead of this and prevent anything wider than 50' from going in.

Planner Tyler stated that they were proposing this LMC Amendment in the Historic Recreation Commercial (HRC), and the Historic Commercial Business (HCB) Zoning Districts. That would include upper and lower Main Street, as well as Heber Avenue. The specific Land Management Code Amendment would be in the lot and site requirements for the HCB and HRC, and it would limit the maximum width of a storefront to 50' as it abuts Main Street and Heber Avenue only. Planner Tyler clarified that it would not regulate Swede Alley or the western boundary of the HRC.

Commissioner Joyce asked Planner Tyler why they chose to ignore Swede Alley. Planner Tyler reviewed an exhibit included in the Staff report. The diagram on the left showed the traditional 25' x 75' lot, which historically was what the storefronts encompass. However, some do exceed that in the 35' to 50' range. With businesses coming in, there is a concern about seeing interest for creating very large storefronts. Larger storefronts would eliminate the pedestrian experience and would result in unused entrances. Planner Tyler made clear that they were not limiting the width of a building. They were limiting the width of the individual storefront in a building. She noted that the definition of a storefront property facade was defined by the vertical zoning ordinance. This amendment would add additional regulation to help create the vibrancy on Main.

Planner Tyler stated that the current inventory, which was a preliminary linear feet calculation that was done on Main Street, found that only five non-historic buildings are wider than 50'. That showed that the current design guidelines were working, but the intent is to avoid having to react in the future if they suddenly start getting 200' long facades that deactivate the street. Planner Tyler referred to the image on the right of the exhibit, which showed 75' on Swede. She stated that if they allow facades to exceed 50' on Swede and the western boundary, they could potentially create incubator spaces on Main Street. That allows businesses to come in and become a little larger, but at the same time facilitate the opportunity for a smaller business to occupy a smaller space in the building.

Commissioner Joyce felt like they had jumped to the five pieces for the Storefront Enhancement Program without getting into what they were trying to accomplish other than to discourage 200' facades along Main Street. He wanted to know why they would not manage Swede Alley down to the same 50'.

Director Erickson replied that the answer on Swede Alley has several parts. One is that the General Plan, the Downtown Action Plan, and the Old Town Improvement study are setting up Swede Alley to be more like a Seattle Pike Street Alley. Swede Alley is also designed for service and delivery to Main Street. It is also a main pedestrian corridor from the Transit Center to Main Street. In order to accomplish those goals, different planning needs to be done on the Swede Alley side; and the Swede Alley side is not consistently rhythmic at the 50' interval. Director Erickson stated that the 50' interval rule has been in place since the Marriott was designed, and they were only bringing it forward with this new provision addressing smaller spaces as shown in the right-hand diagram.

Director Erickson remarked that the City put together a five-part program to promote vibrancy, and then looked at the tool box and a future tool box to see what could be done to maintain the current good things about Main Street without over-regulating. He stated that the current regulations with this modification were successful. They have full storefronts with high rents and active pedestrianization, which means the Code is working.

The intent is to better prepare for the future economy and the potential threat for larger stores, but include the smaller shops that provide local vibrancy on Main Street. Director Erickson remarked that Swede Alley is a different problem and the Staff would come back with ways to address it.

Commissioner Joyce stated that neither Director Erickson nor Planner Tyler had answered his question of why they would not limit Swede Alley to 50'. If they were trying to discourage big storefronts on Main Street, he could not understand why they would allow it on the backside. Director Erickson replied that the Staff could take his recommendation to the City Council and ask them to reconsider Swede Alley. He suggested that Commissioner Joyce focus his recommendation on the west side of Swede, and allow for greenspace and other things on the east side where the main sidewalk will be located. Director Erickson was willing to take that discussion to the City Council.

Commissioner Joyce pointed out that every example given for where people have combined stores did not require 75' or any special type of building. He reiterated his concern as to why they would not want to do the same 50' limit on the back side of the building.

Commissioner Band wanted to know how many storefronts were on Swede Alley. Planner Tyler did not have the calculations for Swede Alley. Commissioner Band believed that most of Swede Alley was back of house space. Chair Strachan estimated approximately four storefronts on Swede. Director Erickson stated that he and Planner Tyler had applied the regulation to the Swede Alley model, and it generally works on the west side. He was unsure whether there would be unintended consequences, and suggested that if there was concurrence among the Planning Commission, they could recommend that the City Council relook at Swede Alley.

Commissioner Thimm stated that if the incubator space actually becomes back of house space because it has no frontage or openness, they would end up with dark space on that side, unless there is a regulation that forces glass on that side. Commissioner Thimm thought this plan would detract from the character that wants to be created along Swede Alley with glass lines and light spilling out in the evening. Director Erickson stated that it would be addressed in the Historic District Design Review where they require windows and doors to be consistent with the fabric. He pointed out that the new buildings on Swede already have those elements. He agreed that if they apply this on Swede, they need to make sure that the architectural guidelines work to open up those spaces.

Planner Tyler stated that she would present their comments about applying the 50' storefront regulation to the City Council. She would also prepare a new diagram for the

Council to discuss. Planner Tyler thought it was a good idea to bring up the conversation and give the City Council the opportunity to think about it.

Chair Strachan noted that it was ultimately the decision of the City Council and they were asking for feedback from the Planning Commission. He was comfortable sending it back to the City Council for further consideration. Commissioner Joyce clarified that his intent was to be consistent. They have talked over the years about making Swede Alley more than just a place for delivery trucks. He realized that it would never be the same as historic Main Street, but it has already begun to transition. Director Erickson stated that the Staff is seeing the transition as more and more local people walk up and down Swede Alley because the Main Street sidewalks are activated. They had intended to be more organic and just let things happen on Swede, but they would take their direction forward.

Commissioner Joyce favored the idea of the incubator, but he did not think they needed to allow 75' storefronts on Swede Alley to encourage it. He thought they should look at any LMC provisions that would hinder putting in multiple businesses, because it is a great idea and they should do whatever they can to promote it.

Commissioner Joyce stated that in addition to the five-point plan, they have also talked about the issues with formulas stores. He watches other areas with regulations and they seem to have coalesced on definitions and how to identify formulas stores. He asked if that was something that could be done in Utah. Director Erickson answered yes. He explained that their approach is to take the formula out of the formula by maintaining the street. Director Erickson stated that it is more defensible than some of the others, and they were instructed by the City Council to review places such as Carmel by the Sea, which has an outright prohibition. They also reviewed what Aspen was proposing, but Aspen was also looking at Park City.

Assistant City Attorney McLean stated that legally the formula of prohibition is still a gray area, but generally you cannot discriminate against businesses that are out of state. It is more defensible if the regulation addressed size, preserving the historic feel, etc. As the City navigates through this, one of the most important elements for Main Street is to maintain the historic feel and the historic fronts that may be inter-dispersed with new stores. That is the low hanging fruit that addresses a real need; however, the City Council is also looking at other more aggressive ways to maintain the look and feel of the Historic District.

Commissioner Joyce gave examples where the historic facades may have been protected, but the historic experience is lost.

Director Erickson remarked that the discussion is for the City Council in terms of risk, economic development, and a mechanism for business licenses that have to be worked through. If they have to bring back a “dark building” code, this would fit in as well as part of the economic development model. Planner Tyler clarified that the Staff had drafted a definition for a convention chain business that was presented to the City Council on December 8th. They were not using the word formula. Assistant City Attorney McLean stated that it was a difficult subject. It is easy to look at other places but each state has its own rules. Ms. McLean remarked that what is being proposed is legally sound because it is based on the look and feel of the street, which ties into the historic.

Planner Tyler remarked that if ten businesses want to come to Main Street with a chain, and three say no because they cannot have a larger storefront, that would be a victory for Main Street. The ones who could follow the requirement would be trying to contribute to the streetscape rather than taking it over.

Planner Tyler stated that this was Phase 1 of the LMC Amendments, and the Staff will be going back to the City Council with other options. The Council will decide whether or not to take the risk, and the Staff will come back to the Planning Commission with whatever they decided. She noted that the City Council had a healthy discussion on what to do with chains, and the Staff will take it back for further discussion.

Commissioner Thimm stated that as he was reading through the amendment, he found nothing that limited the width of the premise. It limits the storefront but a creative designer could work with changing storefronts. He noted that the language talks about window or entrance; and in theory they could have a series of different colored storefronts without separate entrances. Commissioner Thimm asked if consideration had been given to requiring an entrance within each 50’ wide storefront piece. He also suggested making it an operational entrance during business hours.

Director Erickson thought Commissioner Thimm had made an excellent point. The Staff would work that language into the Code. Commissioner Phillips concurred.

Chair Strachan opened the public hearing.

Mike Sweeney thought this discussion was healthy for the street, and for Swede Alley in particular. His personal experience at the end of lower Main Street with a 2800 square foot space was that trying to rent a space that large was much more difficult than actually breaking up that space. They have four doors within a 25’ section of the 75’ overall space underground tucked in under the Town Lift deck. Mr. Sweeney stated that a 1200 to 1400 square foot space was a good size that allowed people to do what

they wanted to do within the space, as opposed to a big store coming in and trying to take over. He thought North Face was another example of a chain store coming into town, but they actually fit within their building. Mr. Sweeney noted that North Face changed their business model specifically to have that particular store front. As a person who spends a lot of time on Main Street, he believed they were heading in the right direction. Mr. Sweeney remarked that there are a number of different philosophies within the HPCA about what constitutes a chain store. Mr. Sweeney stated that Swede Alley is basically the back of house for Main Street because most of those businesses have Main Street Frontage. He believed this discussion was very good for the community in terms of thing of how to make Main Street better. One way is to keep the small eclectic type businesses on the street as much as possible.

Chair Strachan closed the public hearing.

Commissioner Joyce referred to the town of Jackson and commented on how 20 years ago there was an interesting mix of stores around the square, and almost everything was locally owned. Ten years later there was the Gap, Baby Gap and other chains. He noted that there are very few places around that square today that cannot be found in any city in the United States. Director Erickson replied that it was one of the reasons why they were looking at Jackson.

Director Erickson stated that the motion would be to forward a POSITIVE recommendation for the Land Management Code amendments regarding storefront property façade maximum widths in conjunction with the Storefront Enhancement Program, in accordance with the Staff report with the following additional recommendations: 1) That every storefront would have a door; 2) the Planning Commission recommends that this program be considered for the west side of Swede Alley.

MOTION: Commissioner Joyce moved to forward a POSITIVE recommendation to the City Council as stated by Planning Director Bruce Erickson. Commissioner Thimm seconded the motion.

VOTE: The motion passed unanimously.

3. **Land Management Code (LMC) amendments - Administrative and substantive amendments to the Park City Development Code, specifically amending Land Management Code Chapter 15-6 Master Planned Developments – removing requirements for Pre-Application Public Meeting and Determination of Compliance. (Application PL-16-03293)**

Planner Francisco Astorga reviewed the LMC Amendment to Chapter 15-6-4, Process, specifically for pre-applications. The Staff was proposing to change the Code so a pre-application conference is no longer required before the applicant could come before the Planning Commission for an MPD. The applicant would still be required to meet with the Staff. Planner Astorga clarified that the amendment would provide an option for the applicant to come before the Planning Commission for a pre-application, but it would not be a requirement.

Planner Astorga remarked that the second part of the amendment relates to the issues encountered with recent pre-applications for MPDs in terms of finding compliance with the General Plan on such a preliminary and conceptual basis. The Staff recommended removing that standard from pre-applications.

Planner Astorga anticipated coming back to the Planning Commission in April to revisit the entire MPD Chapter.

Planner Astorga stated that the redlined changes were on pages 116 and 117 of the Staff report. He noted that a paragraph was revised to address some of the current, older MPDs that followed a different procedure, and still keeps the language.

The Staff recommended that the Planning Commission review the request to amend the LMC, open a public hearing, and forward a positive recommendation to the City Council.

Commissioner Joyce understood the motivation regarding compliance with the General Plan. However, he thought the pre-MPD was an important step because it allowed the applicant to show what they planned to do and for the Planning Commission to provide feedback. Commissioner Joyce was not comfortable having an applicant invest a considerable amount of time and energy on a plan that may get unraveled when they come to the Planning Commission. He asked for the motivation behind making a pre-MPD optional.

Director Erickson replied that it was based on three strategies moving forward. Often times the applicants rely on positive comments from the Planning Commission at the pre-application stage; and when the Staff gives direction, the applicant says that the Planning Commission told them what to do. They need to find a mechanism to avoid that from happening when the project is reviewed at the preliminary level. Director Erickson stated that the second rationale for the change is that the pre-application needs to be focused on the externalities of the site. Some of the pre-MPDs do not talk about off-site utilities, off-site impacts on traffic, or other external elements. The policy and logic was to start with the externalities and then move more and more into the depth of the project, and eventually the basis of the architecture, which is the power and strength of an MPD. Director Erickson

stated that the third item related to a previous comment by Craig Elliott that if the pre-MPD is taken away, the applicant would have to spend a lot of money before knowing whether they have an acceptable project. Planner Astorga was re-writing all 44 of the Planning Commission applications, including the MPD application. The Staff was currently discussing with the Legal Department how they could waive or defer certain requirements in order to stay within the logic policy. Director Erickson remarked that all of the applications have a number of pieces to submit, and they were trying to decide when they should see those. Director Erickson pointed out that at any time the applicant could request to waive a portion of the application, and as the Planning Director, he would have the authority to agree to waive it. If there was a controversy, it would be appealed to the Planning Commission.

Commissioner Joyce wanted to know how this would normally flow with an MPD since the pre-MPD is optional. Director Erickson stated that the Planning Staff does not give direction because they are not the approval body. The authority to give direction comes from the Planning Commission. What the Staff says carries little weight unless they are convinced that the Planning Commission will agree with it.

Assistant City Attorney McLean stated that currently a pre-MPD is mandatory. However, if it is optional, the applicant could request to come in for a work session. Taking away the formality and requirement makes the review and feedback less formal and more conceptual.

Chair Strachan opened the public hearing.

Mike Sweeney stated that they hear comments with regards to Bonanza Park and Mark Fischer's question about why he was spending so much money when it was a pre-application review and it was not moving forward. Mr. Sweeney believed that Planner Astorga understood the frustration and thought there was a better way to make it work. He thought Planner Astorga got it right under the purpose and amendments that the intent was to clarity and efficiency to the MPD pre-application process. He gave many kudos to Planner Astorga because many people will be happy to have this process be less of a barrier and more of an opportunity for discussion.

Chair Strachan closed the public hearing.

MOTION: Commissioner Joyce moved to forward a POSITIVE recommendation to the City Council for the LMC Amendments for the MPD program based on the attached draft ordinance. Commissioner Phillips seconded the motion.

VOTE: The motion passed unanimously.

The Park City Planning Commission Meeting adjourned at 6:45 p.m.

Approved by Planning Commission: _____

Planning Commission Staff Report



Application #: PL-15-02999
Subject: Intermountain Healthcare (IHC) Master Planned Development (MPD) Development Agreement
Author: Kirsten Whetstone, MS, AICP- Senior Planner
Date: March 8, 2017
Type of Item: Ratification of Development Agreement

Summary Recommendations

Staff recommends the Planning Commission continue this item to March 22, 2017 to allow the applicant additional time to review the Development Agreement. A public hearing is not required for this action.

Description

Applicant: IHC Hospital, Inc. represented by Morgan D. Busch
Location: 900 Round Valley Drive
Zoning District: Community Transition (CT) Zoning District
Adjacent Land Uses: Park City Recreation Complex, USSA training facility, US Highway 40, and open space.
Reason for Review: The Land Management Code requires Planning Commission ratification of Development Agreements for Master Planned Developments to memorialize conditions of approval as outlined in the Land Management Code.

Summary of Proposal

This is a request for ratification of a Development Agreement for the Intermountain Healthcare Master Planned Development and approved amendments. The original MPD was approved by the Planning Commission on May 23, 2007 and amendments were approved on October 8, 2014 and January 13, 2016. The Development Agreement includes items of the original MPD as well as the First and Second Amendments. The applicant requests a continuation to March 22, 2017.

Planning Commission Staff Report



PLANNING DEPARTMENT

Subject: Treasure
Project #: PL-08-00370
Author: Francisco Astorga, AICP, Senior Planner
Date: 08 March 2017
Type of Item: Administrative – Conditional Use Permit
Introduction to CUP Criteria 4, 5, 6, 13, & 14

Summary Recommendations

Staff recommends that the Planning Commission review the Treasure Conditional Use Permit (CUP) CUP criteria as introduced:

- (4) emergency vehicle Access;
- (5) location and Amount of off-Street parking;
- (6) internal vehicular and pedestrian circulation system;
- (13) control of delivery and service vehicles, loading and unloading zones, and Screening of trash pickup Areas;
- (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;

Staff recommends that the Planning Commission conduct a public hearing and continue the Conditional Use Permit to the April 12, 2017 Planning Commission meeting.

Description

Property Owner: Sweeney Land Company and Park City II, LLC represented by Patrick Sweeney
Location: Creole-Gulch and Mid-station Sites
Zoning: Sweeney Properties Master Plan (SPMP)
Adjacent Land Use: Estate (E) District – Master Planned Development
Topic of Discussion: Ski resort area and residential
Reason for Review: Introduction to CUP Criteria 4, 5, 6, 13 and 14
Conditional Use Permits are required for development per the SPMP. Conditional Use Permits are reviewed by the Park City Planning Commission.

Background

The Planning Commission reviewed this application during the January 11, 2017 Planning Commission meeting, which the Planning Department presented the traffic/transportation/parking related documents prepared by the applicant and the City. The Planning Commission provided questions/comments regarding the proposed project, conducted a public hearing and continued it to this meeting. The applicant indicated that their traffic counts dated President's Day Weekend 2005 were scheduled

to be updated with traffic counts to take place during President's Day Weekend 2017. The City's Transportation Team indicated that they met with the Applicant's traffic engineer and shared concerns with traffic/transportation components that the City needs to have in order to make an updated adequate recommendation. The Applicant indicated in early February that the updated traffic counts will be conducted in mid-February and they anticipate having the update available for presentation in April 2017. With those timing constraints, the Applicant requested not to proceed during the scheduled February 8, 2017 Planning Commission meeting. The City held a public hearing during the February 8, 2017 Planning Commission meeting and continued the item to the March 8, 2017 meeting.

Purpose/Introduction

As indicated on the LMC 50th Edition (2004 LMC), § 15-1-10(D) Standard for Review, 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 Community Development Department and the Planning Commission must review all of the CUP criteria when considering whether or not the proposed conditional use mitigates impacts. The focus of this staff report is to provide an **introduction** to the Planning Commission relevant to the following CUP criteria:

- (4) emergency vehicle Access;
- (5) location and Amount of off-Street parking;
- (6) internal vehicular and pedestrian circulation system;
- (13) control of delivery and service vehicles, loading and unloading zones, and Screening of trash pickup Areas;
- (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.

In the Applicant's request to introduce CUP criteria 4, 6, 13, and 14, they included a brief description of the exhibits associated with each listed criteria as shown in *italic* below:

- *Criteria #4 – Emergency Vehicle Access*
 - [Treasure Fire Protection Plan dated January 9, 2004](#) – Establishes requirements for internal vehicular access.

- [Sheet V-8 – Internal Emergency Vehicle Access Plan](#) – dated June 12, 2008 – Shows fire truck and ambulance routes and vertical (elevator) access points.
- Criteria #6 – Internal Pedestrian and Vehicular Access
 - [Sheet V-6 – Exterior Circulation Plan](#) – dated June 12, 2008 – Shows pedestrian, vehicle, lift, and skier circulation within and adjacent to project site.
- Criteria #13 – Control of Delivery and Service Vehicle Loading and Unloading Zones, Screening of Trash, etc.
 - [Sheet V-9 – Internal Service Circulation](#) - dated June 12, 2008 – Shows service facilities, internal vehicular access, and vertical circulation and parking.
- Criteria #14 – Expected Ownership and Management
 - No exhibits are anticipated to be presented at this time.

The Applicant notes that with the exception of CUP criteria #14, these above were selected for review (introduction) because they look at internal emergency vehicle circulation, internal vehicle and pedestrian circulation, parking access, as well as service and delivery circulation. Applicant feels that they have a direct bearing on the ongoing traffic and parking dialogue. They feel the review (introduction) of these criteria is timely in advance of the Traffic Addendum presentation scheduled for April 12, 2017.

An exhibit was submitted to Staff on March 3, 2017 regarding criteria #14. See Exhibit E – [Applicant's Ownership and Management Write-Up](#). Staff did not have an opportunity to review the submitted exhibit; however, comments will be made for every item associated with the required mitigation in the future.

Off-Street Parking Criteria #5 Introduction

The Sweeney Properties Master Plan (SPMP) revised staff report dated December 18, 1985, with the corresponding plans and exhibits constitute the complete Large Scale Master Planned Development permit. This document, [Link B - Approved Sweeney Properties Master Plan \(Narrative\)](#), references parking seven (7) times that applies to this site:

II. STAFF'S RECOMMENDATIONS and FINDINGS

[...]

5. The required parking can readily be provided on-site and in enclosed structures.

[...]

III. DEVELOPMENT PARAMETERS and CONDITIONS

[...]

3. The approved densities are those attached as an Exhibit, and shall be limited to the maximums identified thereon. Parking shall be provided on-site in enclosed structures and reviewed in accordance with either the table on the approved Restrictions and Requirements Exhibit or the adopted ordinances at the time of

project approval. All support commercial uses shall be oriented and provide convenient service to those residing within the project and not designed to serve off-site or attract customers from other areas.

[...]

- 9. To minimize additional construction traffic impacts, on-site material stockpiling/staging and parking shall be provided during the course of construction. Similarly, cut and fill shall be balanced and distributed on-site whenever practicable, with any waste material to be hauled over City specified routes. Also at the time of conditional use review/approval, individual projects or phases shall provide detailed landscaping, vegetation protection, and construction staging plans.*

[...]

V. NARRATIVE

The Sweeney Properties Master Plan involves a number of individual development parcels. Combined, a total of 277 unit equivalents are proposed; including, 258 residential and 19 unit equivalents worth of support commercial space. Based upon the zoning in effect at this time, in excess of 450 units could be requested. While this may be somewhat misleading due to certain physical and technical constraints (i.e: access, slope, utilities), it does reveal that a significant reduction in total density proposed has been incorporated into the project. Each area proposed for development has been evaluated on its own merits. During the course of review, numerous concepts were considered with densities shifted around.

The various parcels of land included within the Sweeney Properties Master Plan are scattered about the Historic District and are detailed on the attached Exhibit. For additional clarity a brief narrative description of each development area follows:

[...]

Hillside Properties

By far the largest area included within the proposed Master Plan, the Hillside Properties involve over 123 acres currently zoned HR-1 (approximately 15 acres) and Estate (108 acres). The development concept proposed would cluster the bulk of the density derived into two locations; the Town Lift Mid-Station site and the Creole Gulch area. A total of 197 residential and an additional 19 commercial unit equivalents are proposed between the two developments with over 90% of the hillside (locally referred to as Treasure Mountain) preserved as open space. As part of the Master Plan, the land not included within the development area boundary will be rezoned to Recreation Open Space (ROS).

The Town Lift Mid-Station site contains roughly 3.75 acres and is located west of Woodside Avenue at approximately 6th Street. The majority of the developable area is situated southeast of the mid-station loading area. A total of 35.5 residential unit equivalents are proposed with 3.5 equivalents worth of support commercial space as well. The concept plan shows a number of low profile buildings located on the downhill side of the access road containing 9 unit equivalents. Two larger buildings are shown above the road with 9.5 and 17 units envisioned. The average building height for the Town Lift site is less than 25' with over 85% of the building volume fitting within a 35' height envelope. Parking will be provided within enclosed structures, accessed via a private road originating from the Empire-Lowell switchback. The closest neighboring residence is currently located in excess of 200 feet away.

The Creole Gulch site is comprised of 7.75 acres and situated basically south of the Empire-Lowell switchback at approximately 8th Street. The majority of the property is currently zoned Estate (E). A total of 161.5 residential unit equivalents are proposed. In addition, 15.5 unit equivalents of support commercial space is included as part of the Master Plan. Average building heights are proposed to be less than 45' with a maximum of 95' for the highest point. As conceptually proposed, in excess of 80% of the building volume is within a 75' height envelope measured from existing grade. It is expected that the Creole Gulch site will be subdivided into specific development parcels at some future date. Parking is accessed directly from the Empire-Lowell switchback and will be provided within multi-level enclosed structures. Depending upon the character of development and unit configuration/mix proposed at conditional use approval, the actual numbers of parking spaces necessary could vary substantially. Buildings have been set back from the adjacent road approximately 100' and a comparable distance to the nearest adjoining residence.

[...]

VI. MAJOR ISSUES

[...]

Circulation - Circulation within the primary development sites will be on foot. Private roadways/drives access the project parking areas with vehicular circulation provided between projects and for service/delivery, construction, and emergency purposes. Pedestrian circulation within the projects will be provided via walkways and plazas with off-site improvements made to facilitate area-wide access. Several nearby stairways will be (re)constructed in accordance with the approved phasing and project plans.

Parking Proposal-Amount

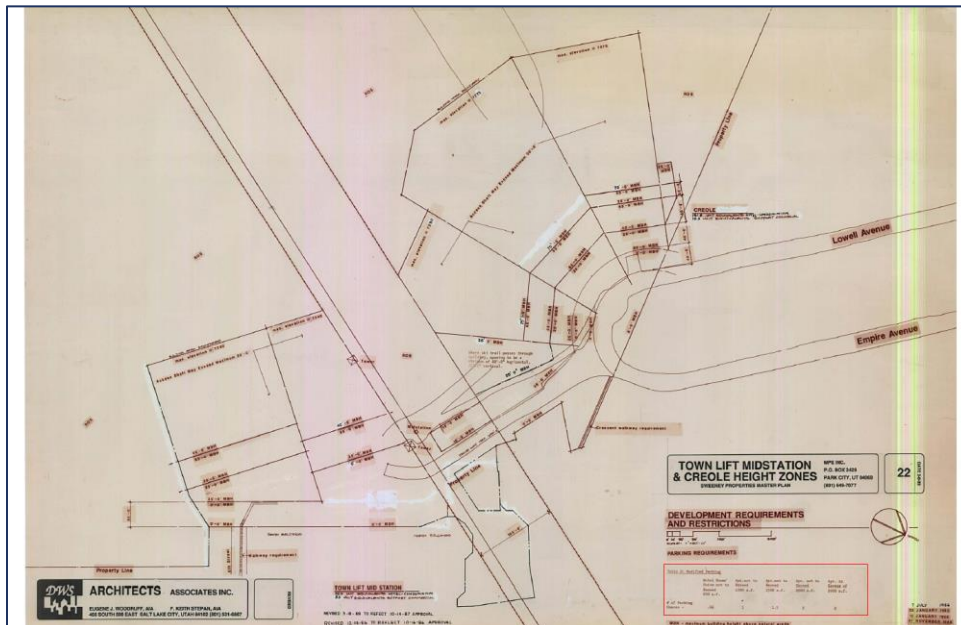
The applicant proposes a total of 424 parking spaces for both sites. 53 parking spaces are to be located within the Mid-Station site and 371 parking spaces are located within the Creole-Gulch site which includes 135 parking spaces within two (2) levels at Creole (Bldgs. 3BC/4A and 5A-5D), 6 parking spaces below Bldg. 2, 169 parking spaces within

4 levels below Bldg. 4B, and 70 parking spaces within one (1) below Bldg. 5AD. The square footage of the parking garage is 262,124 square feet consisting of 222,196 sf. of parking area, 33,175 sf. of accessory space, and 6,753 sf. of circulation and common space.

The following table, from Sheet P.16 Area, Unit Equivalent & Parking Calculations, below summarizes the applicant's proposed parking:

PARKING ANALYSIS													
SUBTOTAL BY UNIT TYPE	TYPE	QTY.	AREA	QTY.	AREA	QTY.	AREA	QTY.	AREA	QTY.	AREA	SUBTOTAL	
	RESIDENCES	0	0	0	0	0	0	4	7,333	42	145,133		
	HOTEL	161	76,330	4	3,936	35	37,907	1	1,515	1	2,537		
	CLUB	0	0	0	0	13	15,795	11	20,311	33	83,114		
REQUIRED RESIDENTIAL SPACES		161 @ 0.66 = 106		4 @ 1.0 = 4		48 @ 1.5 = 72		16 @ 2.0 = 32		76 @ 2.0 = 152		366	
ALLOCATED EMP. HOUSING SPACES		6,669 S.F. @ 1 SPACE PER 200 S.F. (L.M.C. SECTION 15.3.6: DORMITORY)											33
ALLOCATED STAFF & SERVICE SPACES		APPROXIMATELY 1 SPACE PER 12 UNITS											25
TARGET TOTAL PARKING SPACES													424
PARKING STRUCTURE		CREOLE		MIDSTATION		BLDG. 2		BLDG. 4B		BLDG. 5AD		TOTAL	
	LEVEL	QTY.	LEVEL	QTY.	LEVEL	QTY.	LEVEL	QTY.	LEVEL	QTY.			
	L1	96	L1	53	L1	6	L1	23	L1	70			
	L2	39					L2	51					
							L3	51					
							L4	44					
SUBTOTAL SPACES PROVIDED		135		53		6		169		70		433	
LESS 1 STALL PER REQUIRED ACCESSIBLE SPACE (FOR AISLES) IN ACCORDANCE WITH I.B.C. Tbl. 1106.1												(9)	
TOTAL SPACES PROVIDED												424	

Applicant utilized Table 2: Modified Parking, below on MPD Sheet 22 Town Lift Mid-station & Creole Height Zones Development Requirements and Restrictions below, referenced on development parameter and condition no. 3.



PARKING REQUIREMENTS

Table 2: Modified Parking

	Hotel Room/ Suite not to Exceed 650 s.f.	Apt. not to Exceed 1000 s.f.	Apt. not to Exceed 1500 s.f.	Apt. not to Exceed 2000 s.f.	Apt. in Excess of 2000 s.f.
# of Parking Spaces -	.66	1	1.5	2	2

Staff has reviewed Sheet P.16 Area, Unit Equivalent & Parking Calculations and provides the following table to show the required number of parking spaces based on Table 2: Modified Parking:

	Hotel Room/ Suite not to Exceed 650 s. f.	Apt. not to Exceed 1,000 s. f.	Apt. not to Exceed 1,500 s. f.	Apt. not to Exceed 2,000 s. f.	Apt. in Excess of 2,000 s. f.	Totals
# of Parking Spaces (parking ratio)	.66	1	1.5	2	2	N/A
# of units	161	4	48	16	76	305 total number of units, including hotel rooms
# of parking spaces based on the size of the unit	106.26	4.0	72.0	32.0	152.0	367 (366.267) total number of required parking spaces per the Master Plan

The applicant applied Table 2: Modified Parking correctly based on their number of units as they indicated a total of 366 required parking spaces (applicant rounded down, while the LMC 50th Edition 15-3-6(C) indicates that it should be rounded up to the next whole number as the table does not indicate rounding).

The applicant then added 33 parking spaces to accommodate for the 6,669 square feet of employee housing proposed on-site. Because Table 2: Modified Parking did not provide an employee housing parking ratio, the applicant utilized the LMC 50th Edition (2004 LMC) § 15-3-6(A): Dormitory, residential parking ratio which is 1 parking space per 200 sf. floor area devoted to accommodations. Again, applicant rounded down instead of rounding up to the next whole number which is 34 employee parking spaces.

The applicant adds 25 parking spaces for allocated staff and service spaces at a rate of approximately 1 space per 12 units (according to the applicant). The proposed grand total is 424 parking spaces (366+33+25=424), as narrated above).

During the April 22, 2009 Planning Commission meeting, several Commissioners stated that they would not support any parking in excess of the MPD requirement. A Parking Generation Study was submitted to the City in 2009 identified as the Fifth Addendum to the Treasure Hill Traffic Impact Analysis, July 2004. This parking study is currently being updated in conjunction with the other traffic and transportation studies. The parking generation study shows two (2) tables: Table 1 – Raw Parking Generation and Table 2 – Reduced Parking Generation. This same Table 2 was also included in Gary Horton's (Treasure Traffic Engineer) Planning Commission presentation dated January 11, 2017. The parking study recommends that approximately 435 parking spaces be provided to service expected parking demand at the project.

During the July 22, 2009 Planning Commission meeting the Commission concurred that the applicant needs to show an effort for reducing the parking below 366 parking spaces. The 2004 LMC 50th Edition § 15-3-7 (A) states the following:

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. The applicant must prove by a Parking Study that the proposed parking is adequate. The Parking Study must analyze whether:

- (1) parking uses will overlap,*
- (2) commercial spaces within the project will serve those residing within the project rather than the general public,*
- (3) or other factors that support the conclusion that the project will generate less parking than this Code would otherwise require.*

2009 Parking Meetings

The following list below simply represents the last off-street parking related Planning Commission meetings and minutes that took place in 2009, which are the same meetings that were shown to the Planning Commission on January 11, 2017 in the Transportation/Traffic introduction Staff Report:

- [2009.02.11 Planning Commission Staff Report](#)
- [2009.02.11 Planning Commission Work Session meeting minutes](#)
- [2009.02.11 Planning Commission Regular meeting minutes](#)
- [2009.04.22 Planning Commission Staff Report](#)
- [2009.04.22 Planning Commission Regular meeting minutes](#)
- [2009.07.22 Planning Commission Staff Report](#)
- [2009.07.22 Planning Commission Work Session meeting minutes](#)
- [2009.07.22 Planning Commission Regular meeting minutes](#)

Sweeney Properties Master Plan Findings and Parameter/Conditions

Any proposal must comply with the SPMP findings which include all of the following:

1. *The proposed clustered development concept and associated projects are consistent with both the Park City Comprehensive Master Plan and the underlying zoning.*
2. *The uses proposed and general design of the project is or will be compatible with the character of development in the surrounding area.*
3. *The open space preserved and conceptual site planning attributes resulting from the cluster approach to the development of the hillside is sufficient justification for the requested height variation necessary, and that the review criteria outlined in Section 10.9 (e) have been duly considered.*
4. *The commercial uses proposed will be oriented and provide convenient service to those residing within the project.*
5. *The required parking can readily be provided on-site and in enclosed structures.*
6. *The proposed phasing plan and conditions outlined will result in the logical and economic development of the project including the extension of requisite utility services.*
7. *The proposed setbacks will provide adequate separation and buffering.*
8. *The anticipated nightly /rental and/or transient use is appropriate and compatible with the surrounding area.*
9. *The provision of easements and rights-of-way for existing utility lines and streets is a benefit that would only be obtained without cost to the residents of Park City through such a master planning effort.*
10. *The site planning standards as set forth in Section 10.9(g) of the Land Management Code have either been satisfied at this stage of review or practical solutions can be reasonably achieved at the time of conditional use review/approval.*

Finding no. 4, underlined above, was also reiterated under the parking development

parameter/condition no. 3, which states the following:

3. *The approved densities are those attached as an Exhibit, and shall be limited to the maximums identified thereon. Parking shall be provided on-site in enclosed structures and reviewed in accordance with either the table on the approved Restrictions and Requirements Exhibit or the adopted ordinances at the time of project approval. All support commercial uses shall be oriented and provide convenient service to those residing within the project and not designed to serve off-site or attract customers from other areas.*

The reoccurring statement is that the commercial uses proposed will be oriented and provide convenient service to those residing within the project, which is found in the 2004 LMC definition of support commercial:

15-15-1.48. Commercial Use. Retail Business, service establishments, professional offices, and other enterprises that include commerce and/or trade and the buying and selling of goods and services.

(A) Commercial Use, Support. A Commercial Use oriented toward the internal circulation of a Development, for the purpose of serving the needs of the residents or users of that Development, and not Persons drawn from Off-Site.

(B) Commercial Use, Resort Support. A Commercial Use that is clearly incidental to, and customarily found in connection with, the principal resort Use, and which is operated and maintained for the benefit or convenience of the Owner, occupants, employees, customers of, or visitors to, the principal Use.

This statement is consistent with Table 2: Modified Parking, on MPD Sheet 22, as it does not provide a parking standard for any support commercial space. Staff finds that when reviewing the Conditional Use Permit for compliance with the SPMP all of the findings and development parameters/conditions need to be reviewed, specifically relating to CUP criteria no. 5, off-street parking, as Staff would like to further understand how the proposed on-site parking is going to be managed to comply with finding no. 4 and development parameter/condition no. 3.

The set of plans updated in 2008 contain [Sheet V-7 Parking and Emergency Vehicular Access](#). Sheet V-7 indicates a total of 427 parking spaces being proposed and separates the parking spaces into four (4) areas: Hotel – 152 spaces, Club – 109 spaces, residential -110 spaces, and staff/visitor – 56 spaces. This sheet does not further clarify management or compliance with not drawing people from outside the development. Furthermore, this sheet assigns visitor parking. Staff would like to further understand how parking is to be managed.

Discussion Requested: Staff request to further understand how the applicant

plans on managing off-street (on-site) parking to assure compliance with Finding no. 4 and Development Parameter/Condition no. 3 in that all support commercial uses are oriented and provide convenient service to those residing within the project and not designed to serve off-site or attract customers from other areas. Does the Planning Commission agree with this statement?

Update

The Planning Department's transportation team (City Engineer's office, Transportation Planning Department, Public Works Dept., etc.) is waiting on the supplemental information regarding traffic and transportation, i.e., road capacity, volume, counts, etc. The Planning Department will provide an official recommendation to the Planning Commission once the studies are updated.

Notice

The property was posted and notice was mailed to property owners within 300 feet on May 11, 2016 for the initial meeting held on June 8, 2106. Legal notice was published in the Park Record according to requirements of the Land Management Code prior to every meeting.

Public Input

Public input has been received by the time of this report. See the following website: [Link A - Public Comments](#) with public input received as of April 2016. All public comments are forwarded to the Planning Commission via the staff report link above and kept on file at the Planning Office. Planning Staff will not typically respond directly to the public comments, but may choose to address substantive review issues in subsequent staff reports. There are four (4) methods for public input to the Planning Commission:

- Attending the Planning Commission meetings and giving comments in the public hearing portion of the meeting
- Preparing comments in an e-mail to treasure.comments@parkcity.org
- Visiting the Planning office and filling out a Treasure CUP project Comment Card
- Preparing a letter and mailing/delivering it to the Planning Office

Summary Recommendations

Staff recommends that the Planning Commission review the Treasure Conditional Use Permit (CUP) CUP criteria as introduced. Staff recommends that the Planning Commission conduct a public hearing and continue the Conditional Use Permit to the April 12, 2017 Planning Commission meeting

Exhibits (printed)

- Exhibit A – [Sheet V-6 – Exterior Circulation Plan](#)
- Exhibit B – [Sheet V-7 Parking and Emergency Vehicular Access](#)
- Exhibit C – [Sheet V-8 – Internal Emergency Vehicle Access Plan](#)
- Exhibit D – [Sheet V-9 – Internal Service Circulation](#)
- Exhibit E – [Applicant's Ownership and Management Write-Up](#)

Hyperlinks

[Link A - Public Comments](#)

[Link B - Approved Sweeney Properties Master Plan \(Narrative\)](#)

[Link C - Approved MPD Plans](#)

[Link D - Proposed Plans – Visualization Drawings1](#)

Sheet BP-01 The Big Picture
Sheet V-1 Illustrative Plan
Sheet V-2 Illustrative Pool Plaza Plan
Sheet V-3 Upper Area 5 Pathways
Sheet V-4 Plaza and Street Entry Plan
Sheet V-5 Building 4b Cliffscape Area
Sheet V-6 Exterior Circulation Plan
Sheet V-7 Parking and Emergency Vehicular Access
Sheet V-8 Internal Emergency Access Plan
Sheet V-9 Internal Service Circulation
Sheet V-10 Site Amenities Plan
Sheet V-11 Usable Open Space with Development Parcels
Sheet V-12 Separation-Fencing, Screening & Landscaping
Sheet V-13 Noise Mitigation Diagrams
Sheet V-14 Signage & Lighting
Sheet V-15 Contextual Site Sections - Sheet 1
Sheet V-16 Contextual Site Sections - Sheet 2

[Link E - Proposed Plans – Visualization Drawings2](#)

Sheet V-17 Cliffscapes
Sheet V-18 Retaining Systems
Sheet V-19 Selected Views of 3D Model - 1
Sheet V-20 Selected Views of 3D Model – 2
Sheet V-21 Viewpoints Index
Sheet V-22 Camera Viewpoints 1 & 2
Sheet V-23 Camera Viewpoints 3 & 4
Sheet V-24 Camera Viewpoints 5 & 6
Sheet V-25 Camera Viewpoints 7 & 8
Sheet V-26 Camera Viewpoints 9 & 10
Sheet V-27 Camera Viewpoint 11
Sheet V-28 Illustrative Plan – Setback

[Link F - Proposed Plans – Architectural/Engineering Drawings 1a](#)

Sheet VM-1 Vicinity & Proposed Ski Run Map
Sheet EC.1 Existing Conditions
Sheet SP.1 Site & Circulation Plan Sheet
Sheet GP.1 Grading Plan
Sheet HL.1 Height Limits Plan
Sheet HL.2 Roof Heights Relative to Existing Grade
Sheet FD.1 Fire Department Access Plan

[Link G - Proposed Plans – Architectural/Engineering Drawings 1b](#)

Sheet P.1 Level 1 Use Plan

Sheet P.2	Level 2 Use Plan
Sheet P.3	Level 3 Use Plan
Sheet P.4	Level 4 Use Plan
Sheet P.5	Level 5 Use Plan
Sheet P.6	Level 6 Use Plan
Sheet P.7	Level 7 Use Plan
Sheet P.8	Level 8 Use Plan
Sheet P.9	Level 9 Use Plan
Sheet P.10	Level 10 Use Plan
Sheet P.11	Level 11 Use Plan
Sheet P.12	Level 12 Use Plan
Sheet P.13	Level 13 Use Plan
Sheet P.14	Level 14 Use Plan
Sheet P.15	Level 15 Use Plan
Sheet P.16	Area, Unit Equivalent & Parking Calculations

[Link H – Proposed Plans – Architectural/Engineering Drawings 2](#)

Sheet E.1AC2.1	Buildings 1A, 1C& 2 Exterior Elevations
Sheet E.1B.1	Building 1B Exterior Elevations
Sheet E.3A.1	Building & Parking Garage Exterior Elevations
Sheet E.3BC.1	Building 3BC Exterior Elevations
Sheet E.3BC.2	Building 3BC Exterior Elevations
Sheet E.3BC.3	Building 3BC Exterior Elevations
Sheet E.4A.1	Building 4A Exterior Elevations
Sheet E.4A.2	Building 4A Exterior Elevations
Sheet E.4B.1	Building 4B Exterior Elevations
Sheet E.4B.2	Building 4B Exterior Elevations
Sheet E.4B.3	Building 4B Exterior Elevations
Sheet E.4B.4	Building 4B Exterior Elevations
Sheet E.5A.1	Building 5A Exterior Elevations
Sheet E.5B.1	Building 5B Exterior Elevations
Sheet E.5C.1	Building 5C Exterior Elevations
Sheet E.5C.2	Building 5C Exterior Elevations
Sheet E.5D.1	Building 5D Exterior Elevations
Sheet S.1	Cross Section
Sheet S.2	Cross Section
Sheet S.3	Cross Section
Sheet S.4	Cross Section
Sheet S.5	Cross Section
Sheet S.6	Cross Section
Sheet S.7	Cross Section
Sheet S.8	Cross Section
Sheet S.9	Cross Section
Sheet UP.1	Concept Utility Plan

[Link I – Applicant’s Written & Pictorial Explanation](#)

[Link J – Fire Protection Plan \(Appendix A-2\)](#)

[Link K – Utility Capacity Letters \(Appendix A-4\)](#)

[Link L – Soils Capacity Letters \(Appendix A-5\)](#)
[Link M – Mine Waste Mitigation Plan \(Appendix \(A-6\)](#)
[Link N – Employee Housing Contribution \(Appendix A-7\)](#)
[Link O – Proposed Finish Materials \(Appendix A-9\)](#)
[Link P – Economic Impact Analysis \(Appendix A-10\)](#)
[Link Q – Signage & Lighting \(appendix A-13\)](#)
[Link R – LEED \(Appendix A-14\)](#)
[Link S – Worklist \(Appendix A-15\)](#)
[Link T – Excavation Management Plan \(Appendix A-16\)](#)
[Link U – Project Mitigators \(Appendix A-18\)](#)
[Link V – Outside The Box \(Appendix A-20\)](#)

Additional Hyperlinks

[2009.04.22 Jody Burnett MPD Vesting Letter](#)
[Staff Reports and Minutes 2016](#)
[Staff Reports and Minutes 2009-2010](#)
[Staff Reports and Minutes 2006](#)
[Staff Reports and Minutes 2005](#)
[Staff Reports and Minutes 2004](#)
[2004 LMC 50th Edition](#)
[1997 General Plan](#)
[1986.10.16 City Council Minutes](#)
[1985.12.18 Planning Commission Minutes](#)
[1986 Comprehensive Plan](#)
[1985 Minutes](#)
[1985 LMC 3rd Edition](#)
[1983 Park City Historic District Design Guidelines](#)
[Parking, Traffic Reports and Documents](#)
MPD Amendments:
[October 14, 1987 - Woodside \(ski\) Trail](#)
[December 30, 1992 - Town Lift Base](#)
[November 7, 1996 – Town Bridge](#)

Exhibit A – Sheet V-6 – Exterior Circulation Plan

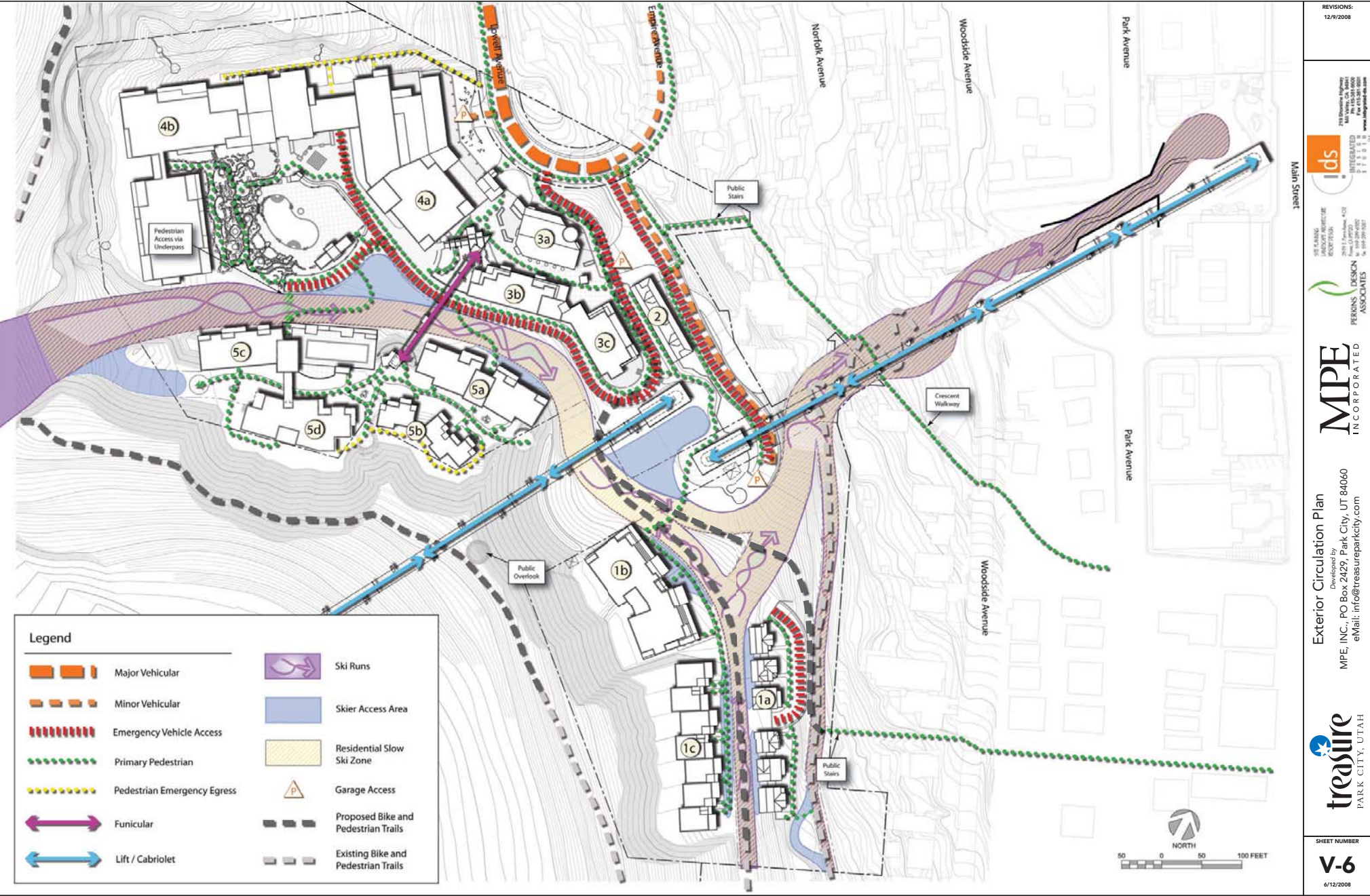


Exhibit B – Sheet V-7 Parking and Emergency Vehicular Access

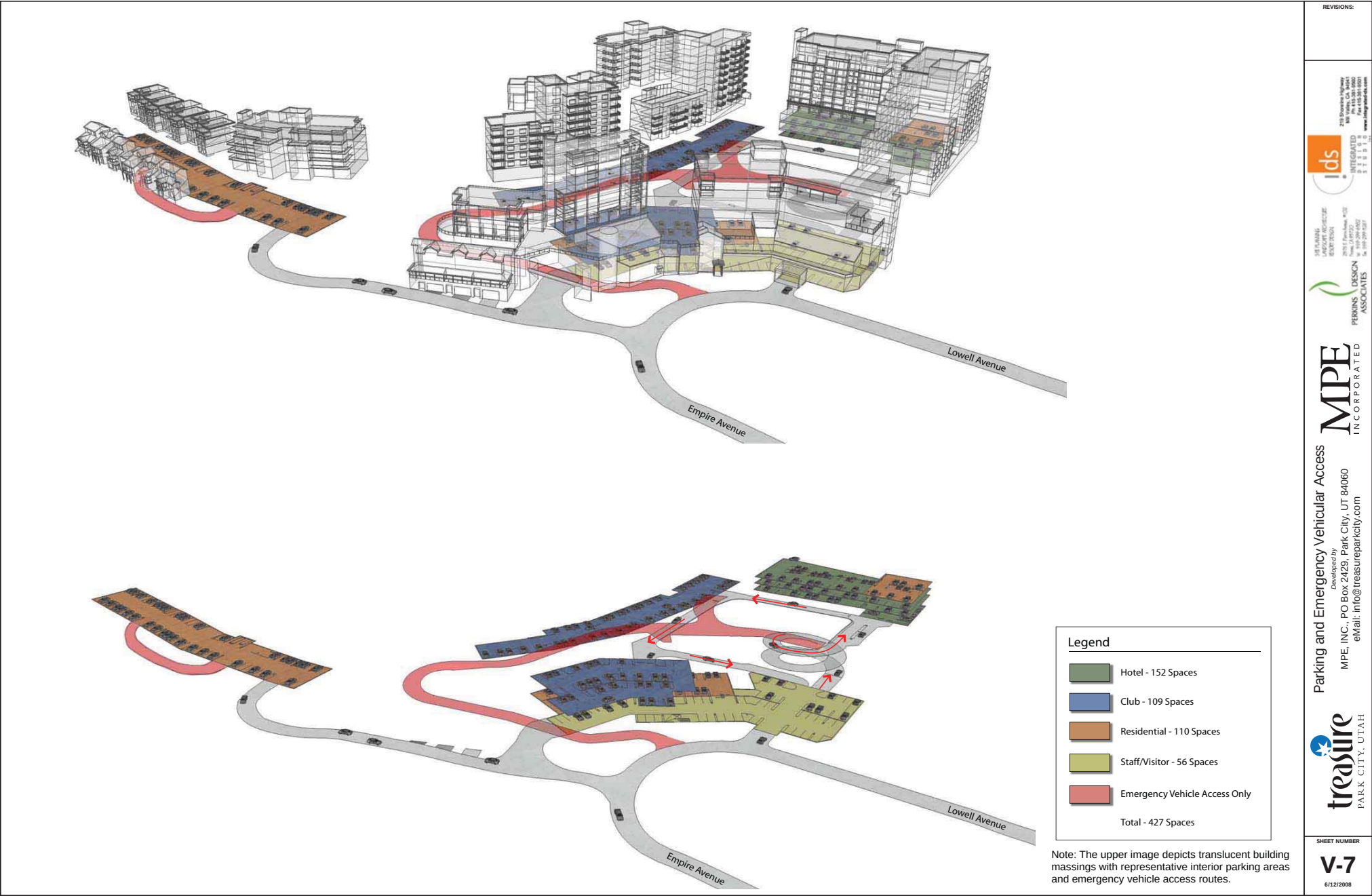


Exhibit C – Sheet V-8 – Internal Emergency Vehicle Access Plan

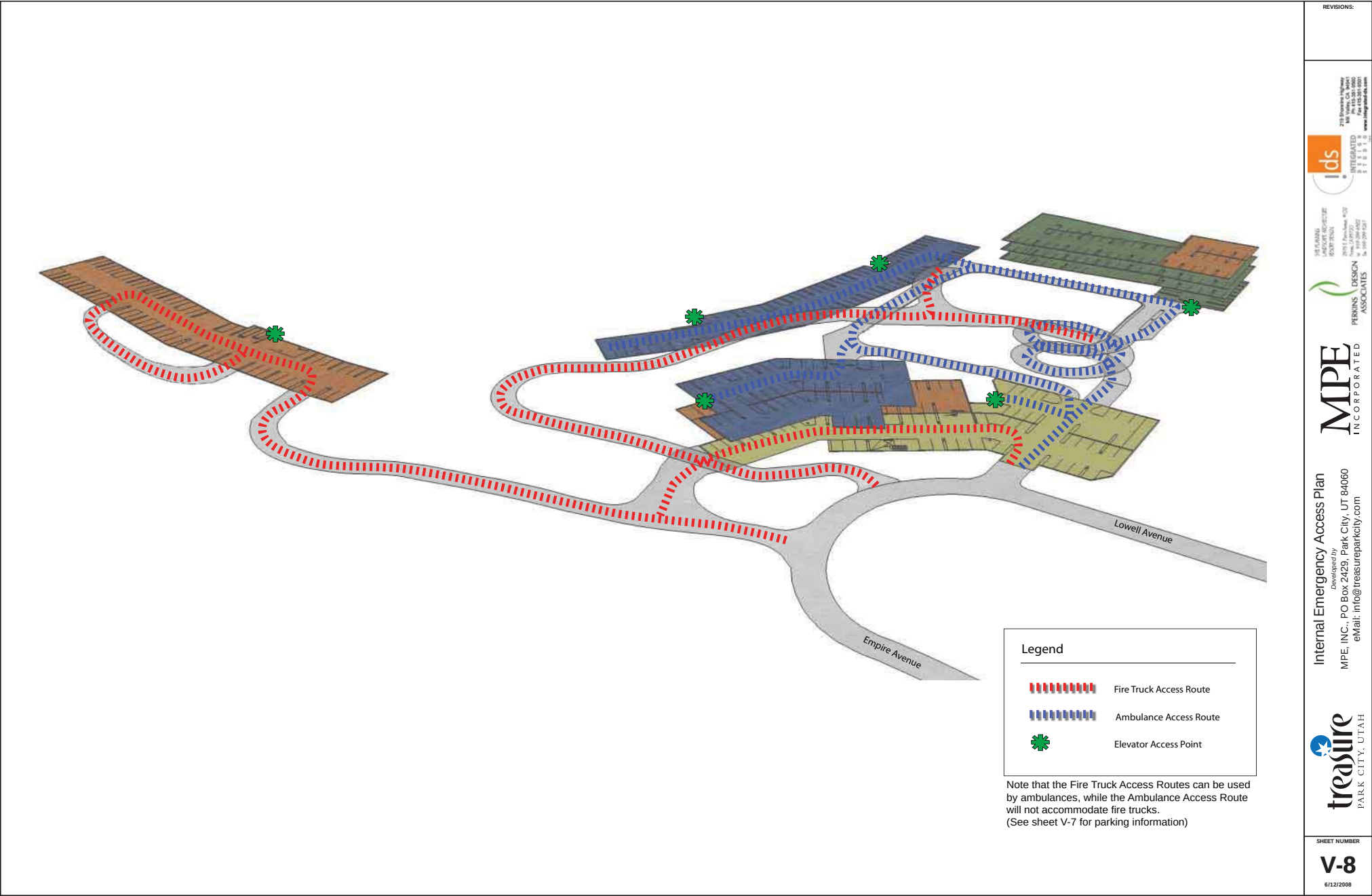
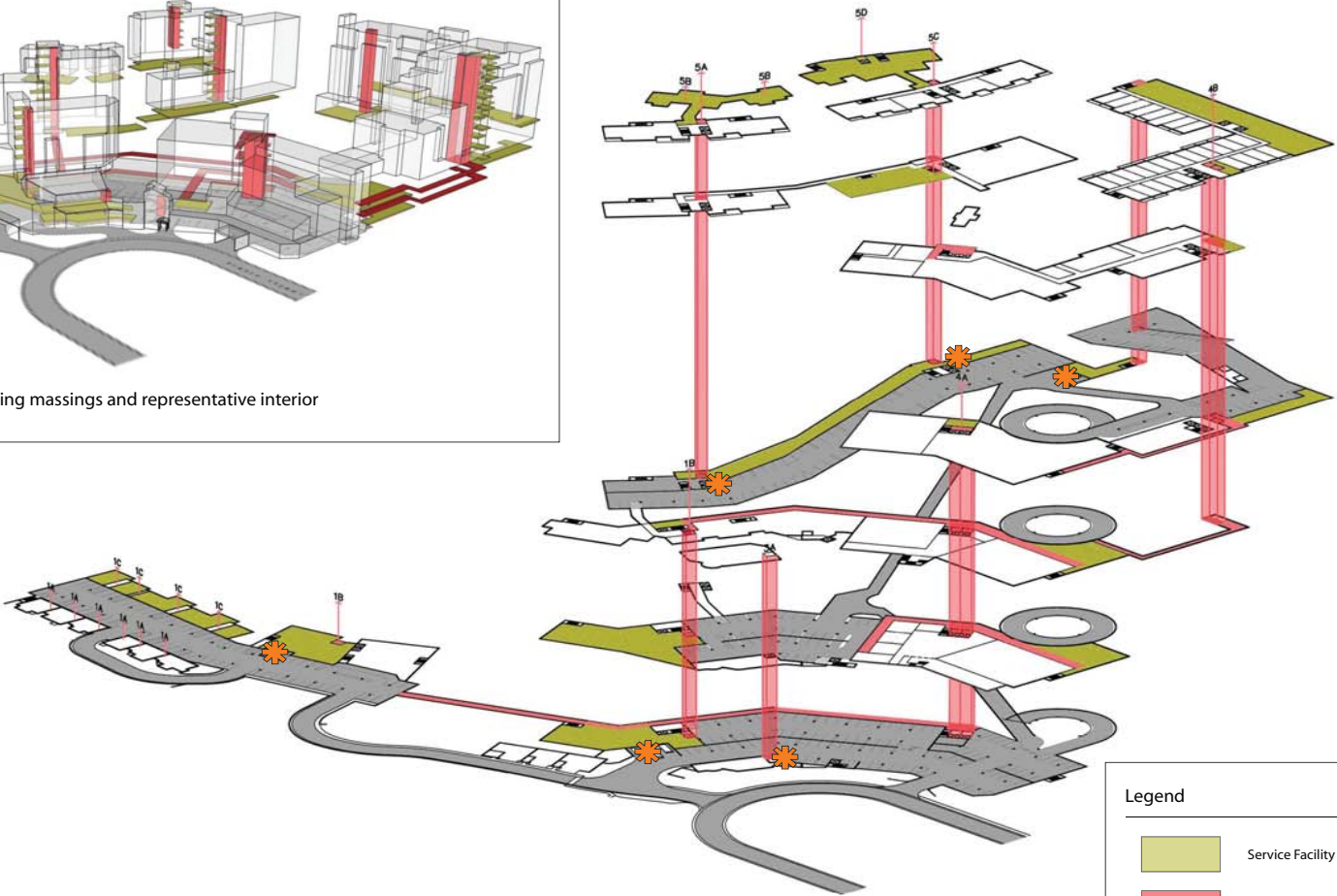
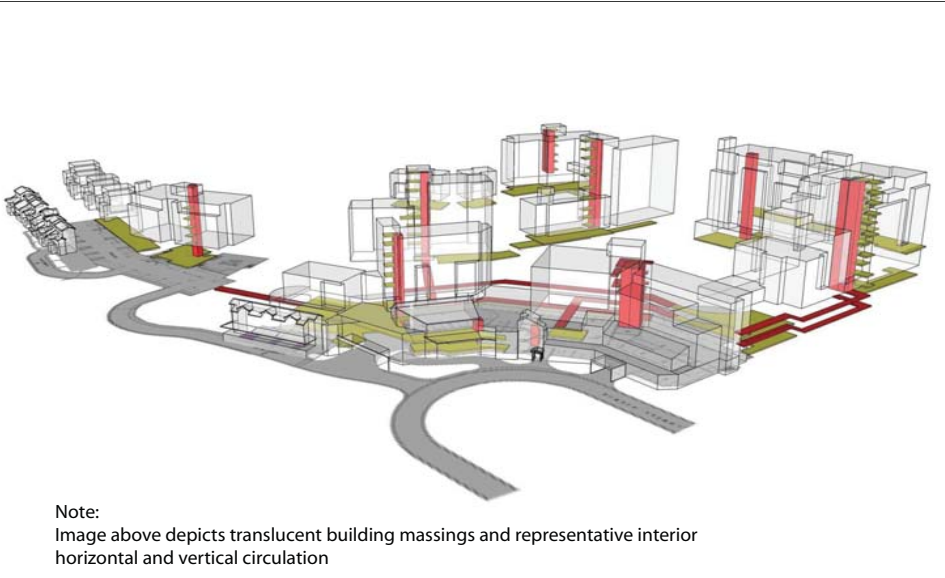


Exhibit D – Sheet V-9 – Internal Service Circulation



Legend

- Service Facility
- Service Hallway / Elevator
- Vehicular Access Point

Note:
Image above depicts an exaggerated verticle seperation for each floor level shown without building massing and represents only the service related horizontal and vertical circulation.



**Ownership and Management
CUP Criteria 14**

The proposed ownership structure of MPE, Inc.'s CUP application for Treasure Hill consists of a combination of detached condominiums, townhouse condominiums, stacked flat condominiums, and condo-hotel type units, in addition to the resort commercial and support uses. The development parcels/property will be platted to be contained within a single lot of record and one or more condominium or subdivision plats will be recorded. It is expected that individuals will own the condominium units and the condo-hotel units will be operated primarily as a traditional hotel (with various units in a rental pool).

MPE, Inc. anticipates the entire project will be subject to a Master Owner's Association, with individual associations formed for the various types of units and commercial areas. A majority of the project will likely be operated by a resort management or hotel resort company, with common management, check-in, housekeeping, and guest services.

This form of ownership and management is allowed under the 2003 Land Management Code and is allowed was contemplated in Treasure Hill's 1986 Master Plan Development Approval. Kirsten Whetstone's July 14, 2004 Staff Report and Katie Cattan's April 22, 2009 Staff Report both note that the proposed ownership and management are allowed in, approved by, and comply with the applicable requirements.

Planning Commission Staff Report



PLANNING DEPARTMENT

Project Number: PL-17-03459
Subject: Eighth (8th) Supplemental Plat for Constructed Units – The Belles at Empire Pass, Amending Units 13 + 14
Author: Francisco Astorga, AICP- Senior Planner
Date: 8 March 2017
Type of Item: Legislative – Supplemental Plat (Condominium Plat Amendment)

Summary Recommendations

Staff recommends that the Planning Commission hold a public hearing for the Eighth (8th) Supplemental Plat for Constructed Units for the Belles at Empire Pass Condominium Plat amending Units 13 and 14 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.

Topic

Applicant: Wichita, LP represented by Alliance Engineering Inc.
Location: 40 + 46 Silver Strike Trail
Zoning: Residential Development (RD) as part of the Village at Empire Pass MPD
Adjacent Land Uses: Single-family condominium units, multi-family condominium units, development parcels of the Village at Empire Pass MPD, ski trails and open space.
Reason for Review: Condominium plat amendments require Planning Commission review and recommendation with review and Final Action by the City Council

Proposal

The purpose of this application is to plat as-built conditions of constructed Units 13 and 14 and to identify common, limited common and private areas for these Units, as stipulated by the underlying Silver Strike Subdivision plat and the Amended, Consolidated, and Restated Condominium plat of The Belles at Empire Pass condominium plat. A condition of approval of this underlying condominium plat requires that upon completion of the condominium units, a Supplemental Condominium Plat identifying as-built conditions, shall be approved by the City Council and recorded at Summit County as a condition precedent to issuance of a final certificate of occupancy.

Purpose

The purpose of the Residential Development RD District is found [here](#).

Background

On February 1, 2017, the Planning Department received a complete application for this

plat to memorialize as-built conditions for Units 13 and 14 of the Amended, Consolidated, and Restated Condominium plat of The Belles at Empire Pass condominium plat that was approved by City Council on March 24, 2011 and recorded at Summit County on November 28, 2011. This supplemental plat is a requirement of the underlying condominium plat.

On June 24, 1999, the City Council adopted Ordinance 99-30 and Resolution 20-99 approving the annexation and development agreement for the 1,655 acre Flagstaff Mountain area. Resolution 20-99 granted the equivalent of a "large-scale" master planned development (MPD) and set forth the types and locations of land use; maximum densities; timing of development; development approval process; as well as development conditions and amenities for each parcel.

On July 28, 2004, the Planning Commission approved an MPD for the Village at Empire Pass, aka Pod A. The MPD identified an area of Pod A as the location for eighteen (18) detached single-family homes, similar to the Paintbrush units currently under construction in other parts of Empire Pass. The Development Agreement allowed a total of 60 units (single detached or duplex) within the annexation area and the rest of the units being multi-family (stacked-flat or tri-plex or greater attached). The Belles at Empire Pass condominiums (formerly known as Christopher Homes) utilize 17 of the 60 allocated Planned Unit Development (PUD) style units for the Flagstaff Development area.

On June 29, 2006, the City Council approved the Silver Strike Subdivision creating two (2) lots of record within Pod A. Lot 1 is 4.37 acres in size while lot 2 contains 1.99 acres. The plat was recorded on December 1, 2006. The subject units, Units 13 and 14 of the Belles at Empire Pass are located on Lot 1 of the Silver Strike Subdivision and were originally platted as part of the Christopher Homes condominium plat.

March 24, 2011, the City Council approved the Amended, Consolidated, and Restated Condominium Plat of The Belles at Empire Pass amending, consolidating, and restating the previously recorded Christopher Homes at Empire Pass condominium plats phases I, II, III, and IV. Also on March 24, 2011, the City Council approved the First Supplemental Plat for Constructed Units 1, 2, and 12 of the Belles at Empire Pass Condominiums. These plats were recorded November 28, 2011. A condition of approval of the Amended, Consolidated, and Restated Condominium plat of The Belles at Empire Pass plat requires that upon completion of the condominium units, a supplemental condominium plat identifying as built conditions, shall be approved by the City Council and recorded at Summit County as a condition precedent to issuance of a final certificate of occupancy.

All conditions of the underlying approvals, namely the Village at Empire Pass MPD; Silver Strike Subdivision; and the Amended, Consolidated, and Restated Belles at Empire Pass condominium plat continue to apply and are reflected as conditions of approval and plat notes on this proposed supplemental plat (Exhibit A).

On June 28, 2012, the City Council approved the Second Supplemental Plat for Constructed Unit 9. This plat was recorded on November 20, 2012. There are been five (5) supplemental plats recorded since November 20, 2012 to memorialize construction of all Belles Units constructed to date. After this plat, the only remaining unit is no. 3.

Analysis

This request for an Eighth (8th) Supplemental plat for Constructed Units at The Belles at Empire Pass amending Units 13 and 14 and documents the final as-built conditions in accordance with the Utah Condominium Act. The zoning is Residential Development (RD-MPD); subject to the Village at Empire Pass MPD and underlying plats.

The Silver Strike Subdivision restricts each unit to a maximum house size of 5,000 square feet of Gross Floor Area as defined in the LMC, excluding 600 square feet for garage area and any basement area that is below final grade.

The Flagstaff Development Agreement requires calculation of unit equivalents (UE) for these units, in addition to maximum house size. The UE formula includes all interior square footage “calculated from the inside surfaces of the interior boundary wall of each completed unit, excluding all structural walls and components, as well as all shafts, ducts, flues, pipes, conduits and the wall enclosing such equipment. Also excluded from the UE square footage are garage space up to 600 square feet per unit and all space designated as non-habitable.” Basement area is included in the UE calculations.

A total of 90,000 square feet (45 UE) were approved for the Belles at Empire Pass area (formerly known as the Christopher Homes at Empire Pass Condominiums). Within the Flagstaff Development Agreement one (1) residential unit equivalent equals two thousand (2,000) square feet of Gross Floor Area, including the basement area. Units 13 and 14 meet the maximum house size requirement in both Gross Floor Area and Unit Equivalent calculation as noted above.

Unit 13 contains 4,199.8 sf. of Gross Floor Area plus 495 sf. garage area and accounts for 2.099 UEs based on the Total Floor area of 4,199.8 sf. (does not include garage area). Unit 14 contains 4,127.3 sf. of Gross Floor Area plus 507 sf. garage area and accounts for 2.063 UEs based on the Total Floor area of 4,127.3 sf. (does not include garage area). Unit 13 and 14 do not include a basement area. The fourteen (14) units platted to date (Units 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 15, 16 and 17) utilize 37.833 Unit Equivalents (UE). Adding Units 13 and 14 brings the current total to 41.99 UE (See Exhibit G- UE Chart for the Belles Condominiums). Site development parameters are as follows:

	Permitted	Approved
Height	28' (+5' for pitched roof) total maximum of 33'	33' max with pitched roof. <u>Units 13 and 14.</u>
Front setback	Maximum of 20', 25' to front facing garage	20' minimum to house 25' minimum to garage.

		<u>Units 13 and 14 comply.</u>
Rear setback	Per Building Code and MPD (allows zero setback to internal property line)	40' minimum from Lot boundary. <u>Units 13 and 14 comply.</u>
Side setbacks	Setbacks are per the Building Code and MPD (MPD allows zero setbacks).	10' minimum from Lot boundaries allowed by MPD. <u>Units 13 and 14 comply.</u>
Parking	Two spaces required	2 per unit. <u>Units 13 and 14 comply.</u>
Maximum house size (based on the Silver Strike Subdivision and defined per the Land Management Code)	5,000 sf (Gross Floor Area excludes basement area, below final grade, and 600 sf of garage area).	Unit 13 contains 4,199.8 sf. Gross Floor Area. Unit 14 contains 4,127.3 sf. Gross Floor Area. <u>Units 13 and 14 comply.</u>
Unit Equivalent (based on the Village at Empire Pass MPD)	Maximum of 45 UE for all of the Belles Condominiums. Gross floor area for UE calculations excludes 600 sf garage and any uninhabitable space, i.e. crawl space, attics, etc. Includes basement area.	Unit 15 – 4,199.8 sf. which is 2.10 UE. Unit 16 – 4,127.3 sf. which is 2.06 UE. <u>Units 13 and 14 comply.</u> Total of all platted units to date is 41.99 UE (All Units except 3)

Good Cause

Staff finds good cause for this Condominium Plat Amendment as it memorializes and documents as-built conditions and UE calculations for the units. Units 13 and 14 comply with the conditions of approval of the underlying plats, namely the Silver Strike subdivision plat and the Amended, Consolidated, and Restated Condominium plat of The Belles at Empire Pass. In addition the units are consistent with the development pattern envisioned in the Village at Empire Pass MPD, including the fourteen (14) Technical Reports.

Notice

On February 22, 2017, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record on February 22, 2017.

Public Input

Staff has not received public input on this application at the time of this report.

Process

Approval of this application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC § 1-18. A Building Permit is publicly noticed by posting of the permit.

Alternatives

- The Planning Commission may recommend that the City Council approve the application for the Eighth (8th) Supplemental Plat for Constructed Units at The Belles at Empire Pass for Units 13 and 14, as conditioned or amended, or
- The Planning Commission may recommend that the City Council deny the application and direct staff to make Findings for this decision, or
- The Planning Commission may continue the discussion and provide Staff and the Applicant with specific direction regarding additional information necessary to make a recommendation on this item.

Significant Impacts

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

Consequences of not taking the Suggested Recommendation

No certificate of occupancy for the two (2) units may be granted until the plat is recorded.

Recommendation

Staff recommends that the Planning Commission hold a public hearing for the Eighth (8th) Supplemental Plat for Constructed Units for the Belles at Empire Pass Condominium Plat amending Units 13 and 14 and consider forwarding a positive recommendation to City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance

Exhibits

Exhibit A – Proposed Ordinance with Attachment 1 Proposed Supplemental Condo Plat
Exhibit B – Applicant's Project Intent
Exhibit C – Existing Conditions + Topographic Survey
Exhibit D – The Belles at Empire Pass (formerly known as Christopher Homes at Empire Pass)
Exhibit E – Aerial Photograph
Exhibit F – Site Photographs
Exhibit G – UE Chart for the Belles Condominiums

Exhibit A – Proposed Ordinance

Ordinance No. 15-

AN ORDINANCE APPROVING THE EIGHTH (8TH) SUPPLEMENTAL PLAT FOR CONSTRUCTED UNITS AT THE BELLES AT EMPIRE PASS CONDOMINIUMS AMENDING UNITS 13 AND 14, LOCATED AT 40 AND 46 SILVER STRIKE TRAIL, PARK CITY, UTAH.

WHEREAS, the owners of the property known as The Belles at Empire Pass Condominium Units 13 and 14, have petitioned the City Council for approval of the Eight (8th) Supplemental Plat for Constructed Units at the Belles at Empire Pass, a Utah Condominium project; and

WHEREAS, on February 22, 2017 the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was published in the Park Record on February 22, 2017, and notice letters were sent to all affected property owners on February 22, 2017, in accordance with the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on March 8, 2017, to receive input on the supplemental plat;

WHEREAS, the Planning Commission, on March 8, 2017, forwarded a recommendation to the City Council; and,

WHEREAS, on March 30, 2017, the City Council held a public hearing on the Condominium Plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Eighth (8th) Supplemental Plat for Constructed Units at the Belles at Empire Pass, a Utah Condominium project to document the as-built conditions and constructed Unit Equivalents for constructed Units 13 and 14.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The Eight (8th) Supplemental plat for Constructed Units at the Belles at Empire Pass, a Utah Condominium project, 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, Units 13 and 14 of the Amended, Consolidated, and Restated Condominium Plat of The Belles at Empire Pass and associated common area, are located at 40 and 46 Silver Strike Trail. The property is located on portions of Lot 1 of the Silver Strike subdivision and is within Pod A of the Flagstaff Mountain Development, in an area known as the Village at Empire Pass.
2. The property is located within the RD –MPD zoning district and is subject to the Flagstaff Mountain Development Agreement and Village of Empire Pass MPD.
3. The City Council approved the Flagstaff Mountain Development Agreement and Annexation Resolution 99-30 on June 24, 1999. The Development Agreement is the equivalent of a Large-Scale Master Plan. The Development Agreement sets forth maximum densities, location of densities, and developer-offered amenities.
4. On July 28, 2004, the Planning Commission approved a Master Planned Development (MPD) for the Village at Empire Pass, aka Pod A. The MPD identified the area of the proposed condominium plat as the location for 18 PUD –style detached single family homes and duplexes.
5. On June 29, 2006, the City Council approved the Silver Strike Subdivision creating two lots of record. Units 13 and 14 are located on a portion of Lot 1 of the Silver Strike Subdivision.
6. On August 17, 2007, the City Council approved 4 units on Lot 2 as the Christopher Homes at Empire Pass Phase I condominium plat. The plat was recorded at Summit County on October 3, 2007.
7. On November 29, 2007, the City Council approved the first amended Christopher Homes at Empire Pass Phase II condominium plat creating an additional 4 units on Lot 2. The plat was recorded at Summit County on February 20, 2008.
8. On April 23, 2008, the City Council approved two (2) more condominium units on Lot 1 of the Silver Strike subdivision as Christopher Homes at Empire Pass Phase III condominium plat. The plat was recorded at Summit County on December 1, 2008.
9. On August 28, 2008, the City Council approved the Christopher Homes at Empire Pass Phase IV plat for eight additional condominium units on Lots 1 and 2, specifically units 5/6, 7/8, 13/14, and 17/18 in duplex configurations. The plat was recorded at Summit County on November 19, 2008.
10. March 24, 2011, the City Council approved the Amended, Consolidated, and Restated Condominium Plat of The Belles at Empire Pass amending, consolidating, and restating the previously recorded Christopher Homes at Empire Pass condominium plats Phases I, II, III, and IV. Also on March 24, 2011, the City Council approved the First Supplemental Plat for Constructed Units 1, 2, and 12 of the Belles at Empire Pass Condominiums. These plats were recorded November 28, 2011.
11. On June 28, 2012, the City Council approved the Second Supplemental Plat for Constructed Unit 9. This plat was recorded on November 20, 2012.
12. On May 9, 2013, the City Council approved the Third Supplemental Plat for Constructed Unit 4 and the Fourth Supplemental Plat for Constructed Units 5 and 6. These plats were recorded on October 28, 2013.
13. On February 6, 2014, the City Council approved the Fifth Supplemental Plat for Constructed Units 10 and 11.

14. On April 3, 2014, the City Council approved the Sixth Supplemental Plat for Constructed Units 7, 8, and 17. On December 11, 2014, the City Council approved an amendment to the Sixth Supplemental Plat.
15. On July 30, 2015, the City Council approved the Seventh Supplemental Plat for Constructed Units 15 and 16.
16. On February 1, 2017 the Planning Department received a complete application for the Eighth (8th) Supplemental Plat for Constructed Units 13 and 14.
17. The purpose of the supplemental plat is to describe and document the as-built conditions and the UE calculations for all constructed units at the Belles Condominiums prior to issuance of a certificate of occupancy and to identify private, limited common and common area for this unit.
18. The supplemental plat complies with the conditions of approval of the underlying plats, namely the Silver Strike subdivision plat and the Amended, Consolidated, and Restated Condominium plat of The Belles at Empire Pass. The plat is consistent with the development pattern envisioned by the Village at Empire Pass MPD, including the 14 Technical Reports of the MPD and the Flagstaff Development Agreement.
19. Units 13 and 14 are located on a portion of Lot 1 of the Silver Strike subdivision plat.
20. The approved maximum house size is 5,000 square feet of Gross Floor Area, as defined by the LMC. Gross Floor Area exempts basement areas below final grade and 600 square feet of garage area.
21. Unit 13 contains 4,199.8 sf. of Gross Floor Area plus a 495 sf. garage area and accounts for 2.099 UEs based on the Total Floor area of 4,199.8 sf. (does not include garage area).
22. Unit 14 contains 4,127.3 sf. of Gross Floor Area plus a 507 sf. garage area and accounts for 2.063 UEs based on the Total Floor area of 4,127.3 sf. (does not include garage area).
23. Unit 13 and 14 do not include a basement area.
24. The fourteen (14) units platted to date (Units 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 15, 16 and 17) utilize 37.833 Unit Equivalents (UE). Adding Units 13 and 14 brings the current total to 41.99 UE.
25. The Flagstaff Development Agreement requires calculation of unit equivalents (UE) for all Belles units, in addition to the maximum house size. The UE formula includes all interior square footage "calculated from the inside surfaces of the interior boundary wall of each completed unit, excluding all structural walls and components, as well as all shafts, ducts, flues, pipes, conduits and the wall enclosing such facilities. Unit Equivalent floor area includes all basement areas. Also excluded from the UE square footage are garage space up to 600 square feet per unit and all space designated as non-habitable on this plat." Within the Flagstaff Development Agreement one residential unit equivalent equals 2,000 sf.
26. As conditioned, this supplemental plat is consistent with the approved Flagstaff Development Agreement, the Village at Empire Pass MPD, and the conditions of approval of the Silver Strike Subdivision.
27. The findings in the analysis section are incorporated herein.

Conclusions of Law:

1. There is Good Cause for this supplemental plat as it memorializes the as-built conditions for Units 13 and 14.
2. The supplemental plat is consistent with the Park City Land Management Code and applicable State law regarding condominium plats.
3. Neither the public nor any person will be materially injured by the proposed supplemental plat.
4. Approval of the supplemental plat, subject to the conditions of approval stated below, will not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form of the supplemental 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 present the final signed mylar plat to the City, for City signatures and recordation at Summit County, within one year of the date of City Council approval, or this approval will be considered void; unless an extension request is made in writing prior to the expiration date and an extension is granted by the City Council.
3. All conditions of approval of the Village at Empire Pass Master Planned Development, the Silver Strike Subdivision plat, and the Amended, Consolidated, and Restated Condominium Plat of The Belles at Empire Pass shall continue to apply.
4. As a condition precedent to issuance of a final certificate of occupancy for Units 13 and 14, this supplemental plat shall be recorded at Summit County.
5. A note shall be added to the plat prior to recordation stating the following, "At the time of resurfacing of Silver Strike Trail, the Master Association shall be responsible to adjust wastewater manholes to grade according to Snyderville Basin Water Reclamation District Standards".
6. The unit sizes and UEs shall be reflected on the plat.

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

PASSED AND ADOPTED this ___ day of ___, 2017.

PARK CITY MUNICIPAL CORPORATION

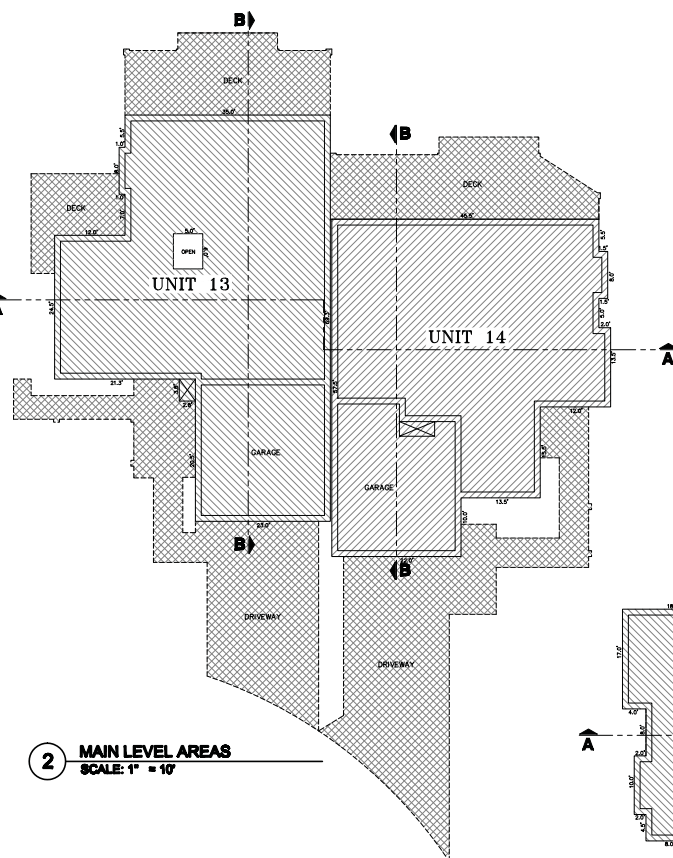
Jack Thomas, MAYOR

ATTEST:

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney



2 MAIN LEVEL AREAS
SCALE: 1" = 10'

LEVELS	UE ⁶⁶ SQUARE FOOTAGE	GROSS RESIDENTIAL FLOOR AREA (SF)
LOWER	1,473.0	1,473.0
MAIN	1,748.8	1,748.8
UPPER	980.0	980.0
GARAGE	495.0	495.0
TOTAL SF	4,694.8	4,694.8
Garage Allowance	-495.0 ^{66a}	-495.0 ^{66a}
TOTAL SF	4,199.8	4,199.8

LEVELS	UE ⁶⁶ SQUARE FOOTAGE	GROSS RESIDENTIAL FLOOR AREA (SF)
LOWER	1,811.5	1,811.5
MAIN	1,599.5	1,599.5
UPPER	1,018.3	1,018.3
GARAGE	507.0	507.0
TOTAL SF	4,934.3	4,934.3
Garage Allowance	-507.0 ^{66a}	-507.0 ^{66a}
TOTAL SF	4,427.3	4,427.3

[illegible]

	COMMON AREA
	PRIVATE OWNERSHIP
	LIMITED COMMON OWNERSHIP (Limited Common Ownership shown on this sheet denotes improvements including patios, entries, and decks. See Sheet 1 for full extents of Limited Common Ownership associated with each unit.)

JOB NO.: 6-6-10 FILE: X:\Empire\dog\SilverStrikeSub\Plot\Belles\Units 13 + 14\Belles Units 13 &

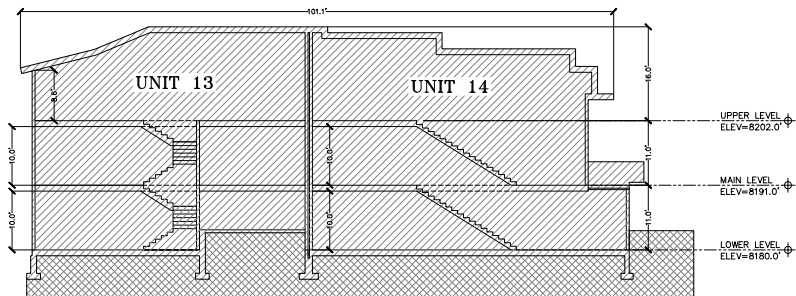
RECORDED

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

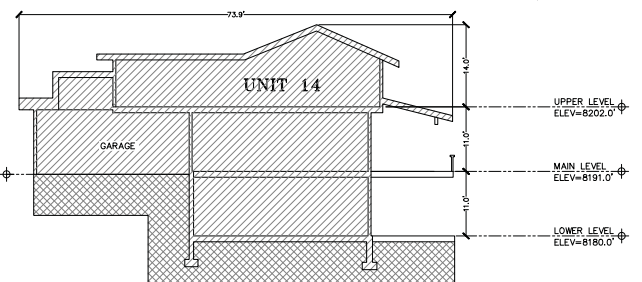
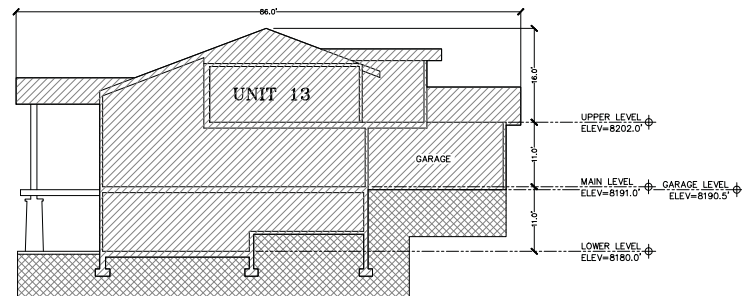
DATE _____ TIME _____ ENTRY NO. _____

FEE	RECORDER
------------	-----------------

**A UTAH EXPANDABLE CONDOMINIUM PROJECT AMENDING UNITS 13 & 14
LOCATED IN SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN, PARK
CITY, SUMMIT COUNTY, UTAH**



1 SECTION A-A
SCALE: 1" = 10'



2 SECTION B-B
SCALE: 1" = 10'

COMMON AREA
PRIVATE OWNERSHIP
LIMITED COMMON OWNERSHIP
(Limited Common Ownership shown on this sheet denotes improvements including patios, entries, and decks. See Sheet 1 for full extents of Limited Common Ownership associated with each unit.)

EIGHTH SUPPLEMENTAL PLAT FOR CONSTRUCTED UNITS
THE BELLES AT EMPIRE PASS
A UTAH EXPANDABLE CONDOMINIUM PROJECT AMENDING UNITS 13 & 14
LOCATED IN SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERRIAM, PARK
CITY, SUMMIT COUNTY, UTAH

JOB NO.: 6-6-10 FILE: 11:\Empire\Units\Units 13 & 14\Units 13 & 14.dwg
RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF _____
DATE _____ TIME _____ ENTRY NO. _____
FEE _____ RECORDER _____

PROJECT INTENT

THE BELLES AT EMPIRE PASS, UNITS 13 & 14
EIGHTH SUPPLEMENTAL PLAT FOR CONSTRUCTED UNITS
January 25, 2017

The Belles at Empire Pass is a 17-unit condominium project. Seven supplemental plats have been recorded in the office of the Summit County Recorder amending Units 1-12 and Units 15- 17. The purpose of this eighth supplemental plat is to amend Units 13 and 14, which are currently under construction, to show the units as they will be constructed.

***The Belles at Empire Pass
Homeowners Association***

January 26, 2017

Planning Department
Park City Municipal Corp.
445 Marsac Avenue
PO Box 1480
Park City, UT 84060-1480

RE: Re-Plat Units 13 & 14,
40 & 46 Silver Strike Trail

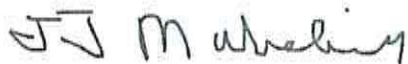
To Whom It May Concern:

Attached you will find the minutes of the Annual Meeting of the Belles at Empire Pass Homeowners Association which was held on December 29, 2016. At that meeting the member's unanimously authorized the President of the HOA, Joseph Mulvehill, to sign any plats or re-plats required by PCMC during the course of build out at the Belles.

Additionally, the Belles HOA approves the above referenced plats.

Thank you for your assistance in the approval of this plat.

Yours very sincerely,



Joseph Mulvehill
President



ANNUAL MEETING

The Belles at Empire Pass Homeowners Association

December 29, 2016

The Annual Meeting of the Bells at Empire Pass Homeowners Association (HOA) was held at 20 Silver Strike Trail at 4:00 PM MST December 29, 2016.

Mark H. Prothro, President of the HOA acted as chairman and Secretary of the meeting.

Those present were as follows:

Mark Prothro
Pat Prothro
Steve & Cynthia Levine
Jay Flatley
Joe & Mary Mulvehill
James & Tabitha Furyk
Jim Ryan
Ad Miller
Douglas Berman
Ping & Kim Li
Michael & Elyse O'Sullivan

Representing the HOA Manager:

Charlie Robbins
Steve Green
Deborah Larsen

Via Conference Call:

Joe McGrath

Proxies:

Ellen & Karl Schmidt
Jared & Jani Stone

Quorum

A quorum of more than 50% of the ownership group was established.

Minutes

The minutes of the annual Meeting held on December 29, 2015 were presented and read. A motion to approve the minutes was made by Jim Furyk and seconded Michael O'Sullivan. All in attendance approved.

The minutes of a BOD meeting held on August 23, 2016 were presented and read. A motion to approve the BOD minutes was made by Jim Furyk and seconded Joe Mulvehill.

New Property Manager Introduction

Mark Prothro introduced the new property manager for the HOA, Sea to Ski Properties, and provided those in attendance with a brief explanation of why the BOD decided to make a management change.

Reserve Account Balances

Mark went thorough the account balances. The General Account has \$24,954, the Townhomes have \$36,504 and the Insurance Reserve has \$10,000. In 2017, the HOA plans to transfer \$12,000 per quarter to the Townhome Account.



Insurance

Mark Prothro provided the attendees with information regarding the current Liability, Property and D&O Insurance coverage and made a recommendation to add a Commercial Liability Umbrella Policy. The Annual Premium for this umbrella coverage is \$550 and provides up to \$2,000,000 in coverage. The \$550 expense has been included in the proposed 2017 Budget.

Budget

Mark Prothro went through each page of the financial information for those in attendance. Information provided included:

- A November 30, 2016 Balance Sheet
- A reconciliation of the shared driveway expenses for Lots 15, 16 & 17
- A Cash Flow Report for November & December and estimated 2016 potential cash shortage
- 2017 Proposed Budget
- 2016 and 2017 Dues by Lot

Jim Ryan made a motion to approve the 2017 Budget and was seconded by Jim Furyk. All those in attendance approved the budget.

Election of Board Members

Current board members are:

- Mark Prothro, President, (term expires 12/31/16)
- JJ Bienaime, Secretary, (term expires 12/31/18)
- Jim Ryan, Board Member, (term expires 12/31/17)

The Nominating Committee has recommended Joe Mulvehill replace Mark Prothro as President with Joe's term expiring on 12/31/18. A motion to approve the selection of Joe Mulvehill as HOA Board President was made by Jim Ryan and seconded by Jim Furyk. All those in attendance approved the selection.

Other Business

Mark Prothro provided information and a website link to the HOA's documents contained on the cloud. A current owner contact list was also provided to the attendees.

Exterior improvements for the Townhomes were discussed by those in attendance. The primary project for the Townhomes during the early summer of 2017 will be exterior staining. The property manager will obtain and provide the BOD with 3 bids from local painting companies.

All those in attendance vote unanimously to approve the use of email as the primary means of HOA notification and communication of information.



Mark Prothro provided and discussed the \$8,500 credit that will be provided to the owners of Lots 15, 16 and 17 for the common driveway expense. Actual expenses for 2106 were much less than the \$15,000 that was budgeted. Actual common driveway expenses in 2016 were \$6,500.

Mark Prothro shared a letter from Deer Valley reminding all not use the ski trails in the evenings when the resort is closed.

Motion for Replats

PCMC requires new plats be filed upon completion of new homes. In 2017, two homes will be completed. Those homes are on Lots 13 and 14. Mark asked those in attendance to authorize the newly elected HOA President, Joe Mulvehill, the authority to sign plats on behalf of the HOA. Mark went onto explain that this approval and authority extends to plats and re-plats as may be required by PCMC for construction or after completion of a home or duplex after construction. Tabitha Furyk made a motion to approve Mark's recommendation and was seconded by Doug Berman. All in attendance approved. Motion carries.

Talisker Updates

Mark Prothro answered questions to the best of his ability from those in attendance regarding recent changes in and around the Talisker development.

Adjourn

There being no further business to come before the board, a motion was made to adjourn by Pat Prothro and seconded by Joe Mulvehill and unanimously carried - the meeting was adjourned at 5:05 PM MST.

Certification of Approval

I hereby certify that the aforementioned minutes were approved by the Management Committee on January 3, 2017.

Signed:

Charles F Robbins
Property Manager for HOA



Exhibit C – Existing Conditions + Topographic Survey

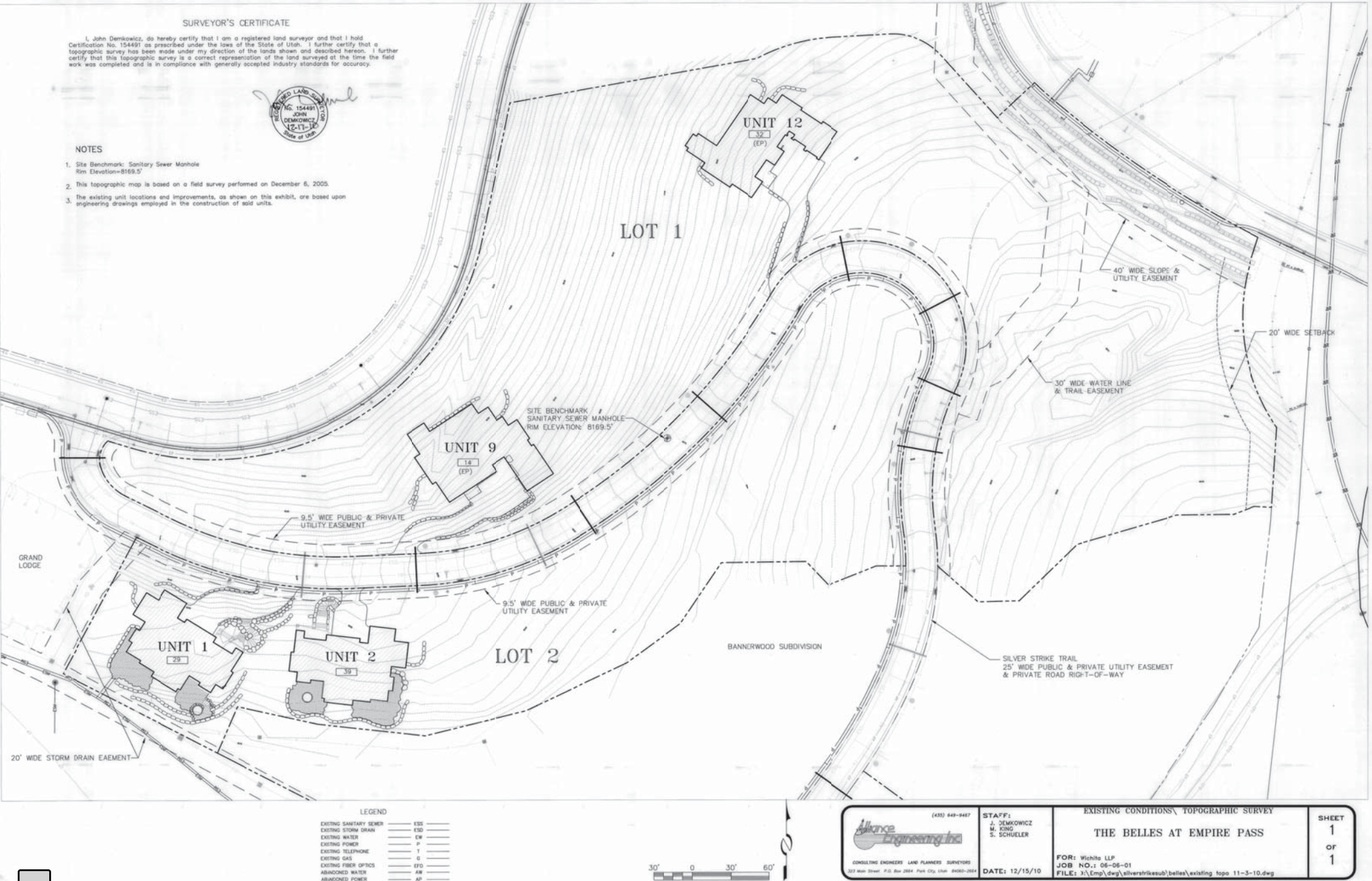
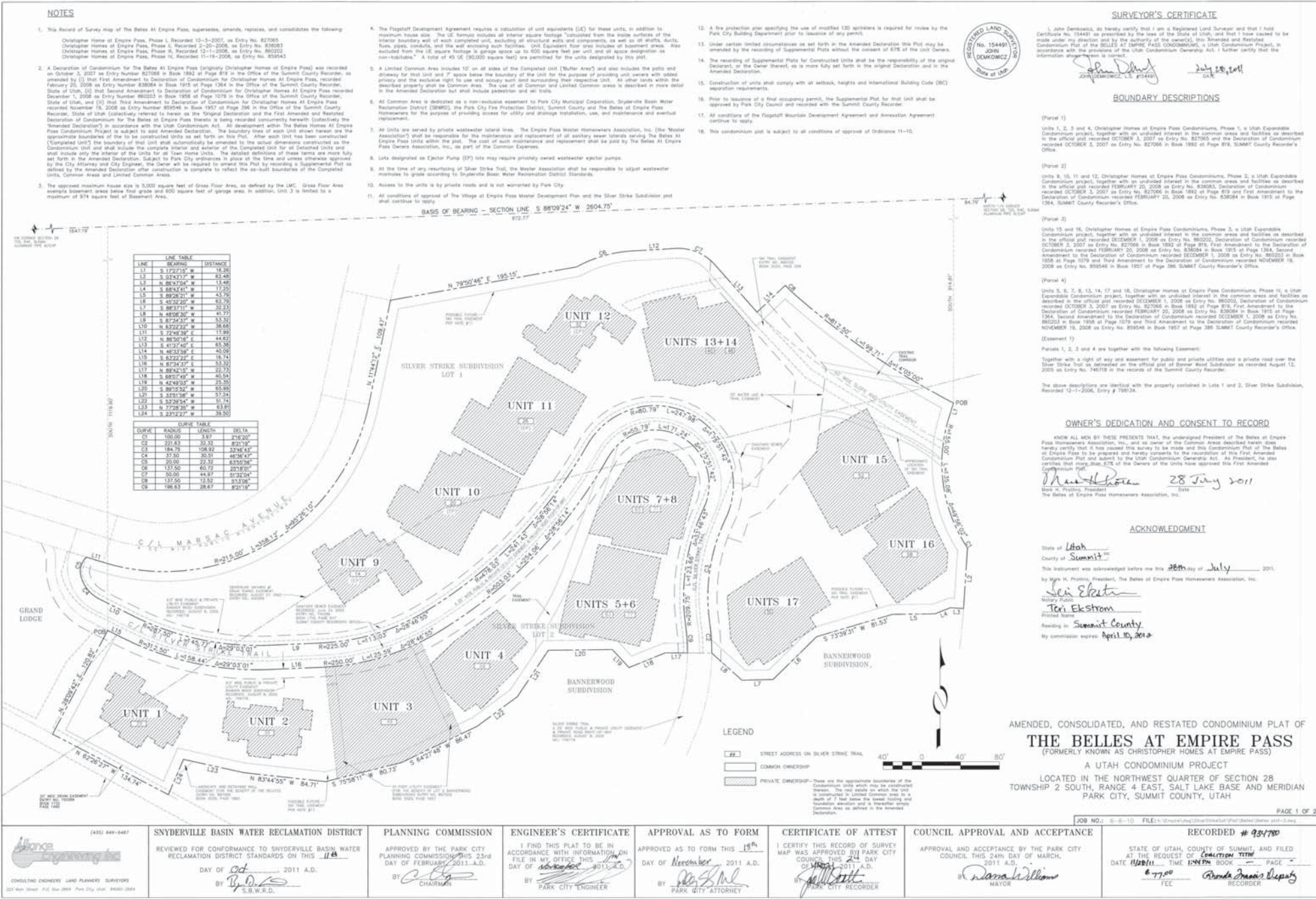


Exhibit D – The Belles at Empire Pass



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT, MONTA, LP, A UTAH LIMITED PARTNERSHIP, the owner of Units 4,5,6,7,8,9,10,11,12,13,14,15,16,17, and 18, hereby certifies that it has caused this survey to be made and this Condominium Plat of The Belles at Empire Pass to be prepared, and does hereby consent to the recording of this Amended and Restated Condominium Plat and submit to the Utah Condominium Ownership Act.

The owner certifies that Units the units shown on this plat, but not under construction at the time the plat was recorded, all, when completed, be in conformance with the approved Master Planned Development, Declarations of Condominiums, and the Land Management Code of Park City Municipal Corporation.

In witness whereof the undersigned has executed this certificate and dedication this 28 day of December, 2010.

Monta LP
A Utah Limited Partnership
By: Mark H. Prothro
Mark H. Prothro
President

ACKNOWLEDGMENT

State of Utah
County of Summit
This instrument was acknowledged before me this 28th day of December, 2010.
by Mark Prothro the president of MONTA LP, a Utah Limited Partnership.
Teri Ekstrom
Notary Public
Residing in Summit County
My commission expires: 9/10/2012

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT, STEVEN H. LEVINE and CYNTHIA SILVAGGI LEVINE, CO-TRUSTEES OF THE STEVEN AND CYNTHIA LEVINE LIVING TRUST dated April 16, 1997, the owner of Unit 1, hereby certifies that they have caused this survey to be made and this Amended and Restated Condominium Plat of The Belles at Empire Pass to be prepared, and does hereby consent to the recording of this Condominium Plat and submit to the Utah Condominium Ownership Act.

In witness whereof the undersigned has executed this certificate and dedication this 28th day of December, 2010.

Steven H. Levine
Steven H. Levine
Co-Trustee of the Steven and Cynthia
Levine Living Trust dated April 16, 1997

Cynthia Silvaggi Levine
Cynthia Silvaggi Levine
Co-Trustee of the Steven and Cynthia
Levine Living Trust dated April 16, 1997

ACKNOWLEDGMENT

State of Utah
County of Summit
This instrument was acknowledged before me this 28th day of December, 2010.
by Steven H. Levine and Cynthia Silvaggi Levine co-trustees of the STEVEN AND CYNTHIA LEVINE LIVING TRUST dated April 16, 1997.
Teri Ekstrom
Notary Public
Residing in Summit County
My commission expires: 9/10/2012

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT, VAN D. GREENFIELD and AMY GREENFIELD, HUSBAND AND WIFE AS JOINT TENANTS, the owners of Unit 2, hereby certifies that they have caused this survey to be made and this Amended and Restated Condominium Plat of The Belles at Empire Pass to be prepared, and does hereby consent to the recording of this Condominium Plat and submit to the Utah Condominium Ownership Act.

In witness whereof the undersigned has executed this certificate and dedication this 28 day of JANUARY, 2010.

Van D. Greenfield
Van D. Greenfield
Joint Tenant

Amy Greenfield
Amy Greenfield
Joint Tenant

ACKNOWLEDGMENT

State of Utah
County of Summit
This instrument was acknowledged before me this 28 day of January, 2010.
by Van D. Greenfield and Amy Greenfield, Joint Tenants.
Teri Ekstrom
Notary Public
Residing in Summit County
My commission expires: 9/10/2012

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT, JAY FLATLEY, TRUSTEE OF THE FLATLEY FAMILY TRUST, dated July 18, 2001, the owners of Unit 3, hereby certifies that they have caused this survey to be made and this Condominium Plat of The Belles at Empire Pass to be prepared, and does hereby consent to the recording of this Amended and Restated Condominium Plat and submit to the Utah Condominium Ownership Act.

The owner certifies that Units the units shown on this plat, but not under construction at the time the plat was recorded, all, when completed, be in conformance with the approved Master Planned Development, Declarations of Condominiums, and the Land Management Code of Park City Municipal Corporation.

In witness whereof the undersigned has executed this certificate and dedication this 6th day of JANUARY, 2011.

Jay Flatley
Jay Flatley
Trustee of the Flatley Family Trust

ACKNOWLEDGMENT

State of CALIFORNIA
County of SAN DIEGO
This instrument was acknowledged before me this 6th day of JANUARY, 2011.
by Jay Flatley, Trustee of the Flatley Family Trust dated July 18, 2001.
J. Fisher
Notary Public
Residing in SAN DIEGO COUNTY
My commission expires: 4/16/2014

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT, GREGORY D. GOVEN and JANE A. GOVEN, AS TRUSTEES OF THE GOVEN REVOCABLE FAMILY TRUST DATED MAY 4TH, 2008, the owners of Unit 12, hereby certifies that they have caused this survey to be made and this Condominium Plat of The Belles at Empire Pass to be prepared, and does hereby consent to the recording of this Amended and Restated Condominium Plat and submit to the Utah Condominium Ownership Act.

In witness whereof the undersigned has executed this certificate and dedication this 28th day of December, 2010.

Gregory D. Goven
Gregory D. Goven
Trustee of the Goven Revocable Family Trust
dated May 4th, 2008

Jane A. Goven
Jane A. Goven
Trustee of the Goven Revocable Family Trust
dated May 4th, 2008

ACKNOWLEDGMENT

State of Utah
County of Summit
This instrument was acknowledged before me this 28th day of December, 2010.
by Gregory D. Goven and Jane A. Goven, Trustees of the Goven Revocable Family Trust.
Teri Ekstrom
Notary Public
Residing in Summit County
My commission expires: 9/10/2012

ACKNOWLEDGMENT

State of Utah
County of Summit
This instrument was acknowledged before me this 28th day of December, 2010.
by Van D. Greenfield
Teri Ekstrom
Notary Public
Residing in Summit County
My commission expires: April 10, 2012

THE BELLES AT EMPIRE PASS

LOCATED IN THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



SHEET 2 OF 2

JOB NO.: 8-6-10 FILE: 87(Empire)chgs555.plat(Bellev), Bellev plat-2.dwg

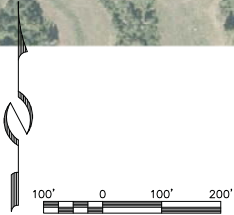
RECORDED 1931780

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF FORUM TITLE

DATE 11/21/10 TIME 1:47 PM BOOK --- PAGE ---

577 Robert Davis
FEE RECORDER

Exhibit E – Aerial Photograph



Alliance
(432) 848-9467
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
322 Main Street, P.O. Box 2064 Park City, Utah 84060-2064

STAFF:
MARSHALL KING
RYAN BETZ
JESSE MORENO
DATE: 1/25/17

AERIAL PHOTOGRAPH
THE BELLES AT EMPIRE PASS
UNITS 13 & 14
FOR: WITCHITA LLP
JOB NO.: 6-6-10
FILE: X:\Empire\dwg\SilverStrikeSub\Plan\Belles\Units 13 + 14\Aerial-ortho.dwg

SHEET
1
OF
1



The Belles at Empire Pass, Units 13 & 14, looking north



The Belles at Empire Pass, Units 13 & 14, looking west



The Belles at Empire Pass, Units 13 & 14, looking south



The Belles at Empire Pass, Units 13 & 14, looking east

THE BELLES AT EMPIRE PASS

UNIT #	GROSS SQ. FOOTAGE ⁽¹⁾	UNIT EQUIVALENCY ⁽²⁾
Single Family Dwelling		
1 completed	6,010.8 SF	3.005
2 completed	6,614.0 SF	3.307
3 ⁽³⁾⁽⁴⁾⁽⁵⁾	5,974.0 SF	2.987
4 completed	5,629.0 SF	2.815
Duplex		
5 completed	4,194.0 SF	2.096
6 completed	3,673.5 SF	1.836
Duplex		
7 completed	4,208.0 SF	2.104
8 completed	3,673.5 SF	1.836
Single-Family Dwelling		
9 completed	5,738.0 SF	2.869
10 completed	5,754.5 SF	2.877
11 completed	5,754.5 SF	2.877
12 completed	5,275.8 SF	2.637
Duplex		
13 ⁽⁴⁾⁽⁵⁾	4,199.8 SF	2.099
14 ⁽⁴⁾⁽⁵⁾	4,127.5 SF	2.063
Single Family Dwelling		
15 under construction	6,626.8 SF	3.313
16 under construction	6,907.8 SF	3.450
17 completed	5,629.0 SF	2.815
TOTAL:	89,990 SF ⁽⁶⁾	45

(1) Gross living square footage is based on paint to paint area. There is a 600 sq.ft. allowance for the garage. Any additional garage area will be added to the gross living square footage.

(2) Unit Equivalency (U.E.): One U.E. is equal to 2000 sq.ft. and is based on the Gross Square Footage -see (1)

(3) Unit 3 is owned by a private party. This square footage is an allowance toward a future home. (Max basement area = 974 sq.ft.)

(4) Units Gross Square Footage & Unit Equivalency (UE) are subject to change. However, the maximum allowed UEs for The Belles At Empire Pass is 45 UEs.

(5) Units are allowed a max. of 5,000 sq.ft. based on paint to paint gross area and as defined by the Land Management Code, and per the Silver Strike subdivision notes & conditions.

02-10-11

Rev.2-13-15



Planning Commission Staff Report

Subject: First Amended Yard Subdivision
Author: Francisco Astorga, AICP, Senior Planner
Project Number: PL-16-03346
Date: 08 March 2017
Type of Item: Legislative – Plat Amendment

Summary Recommendations

Staff recommends that the Planning Commission hold a public hearing for the First Amended Yard Subdivision Plat Amendment located at 1251 Kearns Boulevard 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: 1251 Kearns LLC, Mark Fischer
represented by Rory Murphy
Location: 1251 Kearns Boulevard
Zoning: General Commercial (GC) with Frontage Protection Zone
(FPZ) Overlay
Adjacent Land Uses: Retail commercial to the east, south, west: cemetery to the
north
Reason for Review: Plat Amendments requests require Planning Commission
review and City Council review and final action

Proposal

The property owner requests approval of a Plat Amendment application to split the property into two (2) lots of record by creating new property lines. The property owner is under contract for the “triangle parcel, proposed Lot 2, located on the rear of the existing lot to Park City Municipal Corporation (PCMC). The proposed Plat Amendment also includes Right-of-Way (ROW) dedication of Homestake Road for future road expansion and Munchkin Drive for future road extension.

Background

On February 9, 2017, the City received a completed Plat Amendment application for the First Amended Yard Subdivision Plat Amendment. The property is located at 1251 Kearns Boulevard. The property is in the GC District with FPZ Overlay. The property was platted as Parcel 1 of the Yard Subdivision in 2011. The site contains 4.6 acres.

The site contains one (1) existing building on the north end and a parking lot on the south end of the site. The existing building houses two (2) restaurants/bars, allowed uses in the GC District, i.e., Blind Dog Restaurant & Sushi, the Boneyard Saloon & Wine Dive). The existing building also houses an event center, approved through a

Conditional Use Permit in June 2009 as an indoor entertainment facility. The half portion of the site to the south is also used as a commercial parking lot, approved through a Conditional Use Permit in June 2009. Currently the entire site has enough room to accommodate approximately 339 parking spaces.

Prior to the City approval of a subdivision in late 2010, the site consisted of eight (8) separate legally described parcels. Some of these parcels overlapped, had gaps, or did not close. It was the purpose of that 2010 Plat Amendment application to eliminate the errors in the descriptions, unify the eight (8) parcels into one (1) lot of record, and incorporate the parcels into one (1) tax identification number.

Purpose

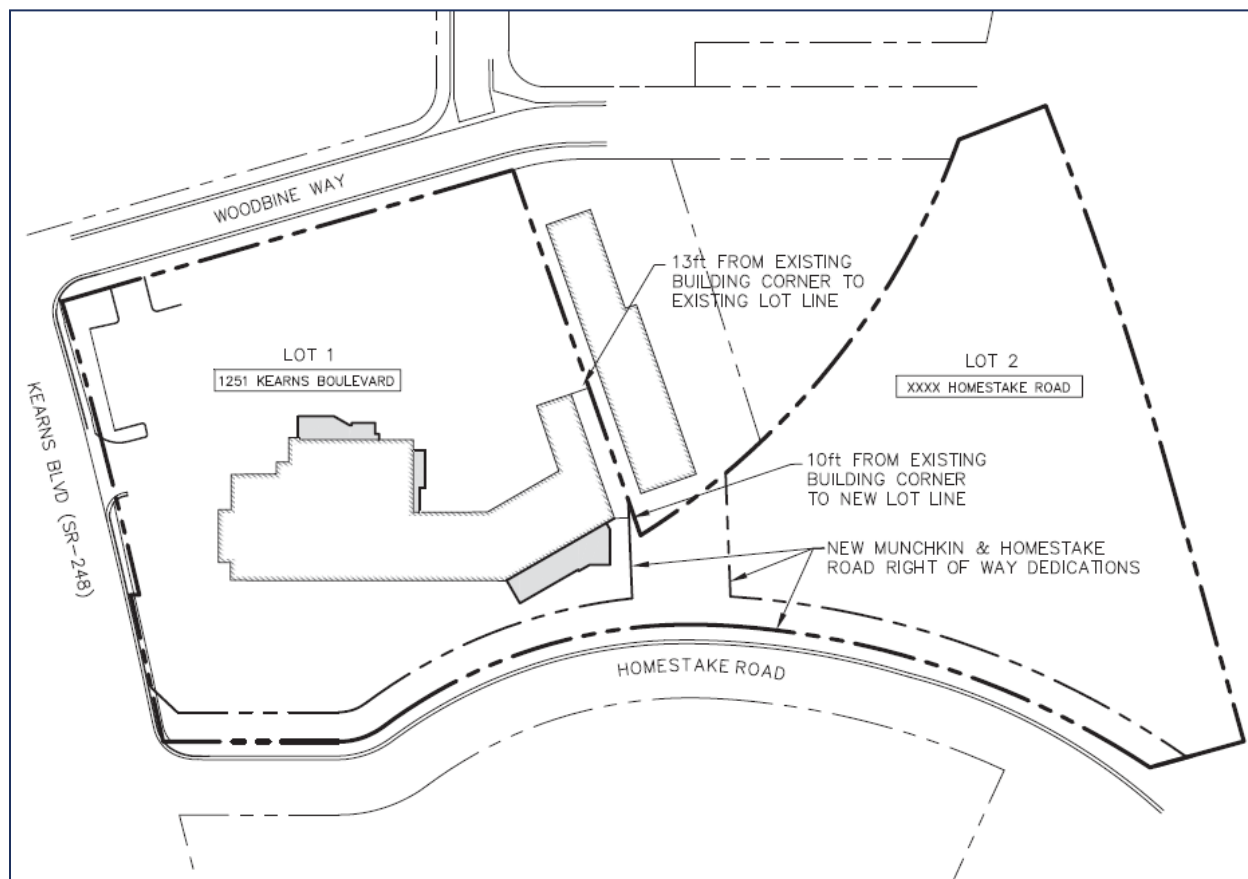
The purpose of the General Commercial (GC) District is to:

- a) allow a wide range of commercial and retail trades and Uses, as well as offices, Business and personal services, and limited Residential Uses in an Area that is convenient to transit, employment centers, resort centers, and permanent residential Areas,
- b) allow Commercial Uses that orient away from major traffic thoroughfares to avoid strip commercial Development and traffic congestion,
- c) protect views along the City's entry corridors,
- d) encourage commercial Development that contributes to the positive character of the City, buffers adjacent residential neighborhoods, and maintains pedestrian Access with links to neighborhoods, and other commercial Developments,
- e) allow new commercial Development that is Compatible with and contributes to the distinctive character of Park City, through Building materials, architectural details, color range, massing, lighting, landscaping and the relationship to Streets and pedestrian ways,
- f) encourage architectural design that is distinct, diverse, reflects the mountain resort character of Park City, and is not repetitive of what may be found in other communities, and
- g) encourage commercial Development that incorporates design elements related to public outdoor space including pedestrian circulation and trails, transit facilities, plazas, pocket parks, sitting Areas, play Areas, and public art.

Analysis

The proposed Plat Amendment creates two (2) lots of record from the existing one-lot subdivision and dedicates ROW to the City for future Homestake Road expansion and Munchkin Drive extension. Currently the entire site resembles the shape of an hourglass. The proposal consists of creating a new lot towards the north end where the existing building sits, containing 2.31 acres, proposed Lot 1, and a new lot towards the south end where the parking lot is located containing 1.86 acres, proposed Lot 2. The proposal also entails ROW dedication to the City of 0.43 acres consisting of the western twenty feet (20') of the site along the entire length of Homestake Road for future road expansion and the ROW dedication of Munchkin Drive for future extension as the City is acquiring the land to extend Munchkin Drive from the east connecting it to Homestake

Road. Both proposed lots are partially located in a FEMA Flood Zone X. See diagram below:



LMC § [15-2.18-3 Lot And Site Requirements](#) indicates that no building permit shall be issued for a lot unless such lot has the area, width, and depth as required, and frontage on a street shown as a private or public street on the Streets Master Plan (or on a private easement connecting to...[...]). All development activity must comply with the following minimum setback yards:

- Front – Twenty feet (20').
- Rear – Ten feet (10').
- Side – Ten feet (10').
- FPZ – Thirty feet (30'), from Kearns Boulevard only.

The GC District does not have a maximum or minimum area, width, or depth standard. The site currently complies with the frontage of a public ROW requirement and the proposal does not affect this existing compliance. The existing building complies with the minimum required setbacks in the district. The site is subject to compliance with both Snow Release (clearance) and Clear View of Intersection sections listed under this same section (LMC § 15-2.18-3 Lot and Site Requirements).

LMC § [15-2.18-4 Building Height](#) indicates that no structure shall be erected to a height greater than thirty-five feet (35') measured from existing grade. The existing building is in compliance with this maximum building height.

Utility Review

Snyderville Basin Water Reclamation District (SBWRD) reviewed the proposed Plat Amendment that allowed them to evaluate their requirements for approval of the plat. The requirement for a Line Extension Agreement (LEA) with SBWRD to extend the public wastewater system to the property will be deferred until the submittal of a subsequent subdivision plat for Lot 2 or submittal of plans for a construction project on Lot 2. The following note will be added to the plat:

“Wastewater service to the Yard Subdivision, Lots 1 and 2 shall be provided by the Snyderville Basin Water Reclamation District. At the time of the recording of this plat, a public wastewater line is not adjacent to Lot 2. It shall be the responsibility of the owner of Lot 2 to extend the public wastewater system to the Lot according to the requirements of a Line Extension Agreement with the District.”

In response to the Public Utilities Department’s review of the proposal, the PCMC Department of Public Utilities provided the following comments:

1. Fire Flow and Water System Pressure. Fire flows (flow-rate and duration) for the subject site will need to be established by the Fire Marshal and the PCMC Chief Building Official. Additional building heights above three (3) stories may require special fire protection requirements that may have demands on the available water supply and pressure depending on the Fire Marshal’s/Chief Building Official’s requirements. Water modeling may need to be evaluated by Park City Water and necessary water system upgrades determined.
2. Water Infrastructure Master Planning. If off-site water system improvements are required to supply required water flow/pressures to the subject site, and those improvements are greater than what is identified in the existing Water Impact Fee Facilities Plan, the developer would likely be responsible for the cost of such improvements. Same for other impact fees e.g. streets, police, etc. Please be aware that to meet water demand requirements, it is possible that the water improvements will need to be in place at the occupancy of the first building.
3. Notice of Storm Drainage Considerations. Provide a drainage study prior to any development. The study should address pass-through flow-rates for adjacent areas impacted by the subject site Show on-site storm retention and detention areas meeting sizing requirements. Provide appropriate storm detention and storm drain sizing calculations.
4. Off-site easements. Off-site easements may need to be secured by the property owner in order to address utility connections in the future needed for water

improvements to service the proposed parcels.

Off-Street Parking/Existing Uses

The applicant submitted documents on February 09, 2017 regarding parking, see Exhibit H – Applicant's Existing Business Parking Analysis as required by staff as a significant amount of parking located on the rear lot would no longer be part of the same property. On February 15, 2017, the Planning Department inspected the site and counted all stripped/available parking spaces located on the north end, proposed Lot 1. The Planning Department counted a total of 104 parking spaces. Staff only focused on stripped readily available spaces as the site contained several spaces that may have been stripped but had five plus feet (+5') of snow storage.

The restaurants found on-site consisting of the Blind Dog Restaurant & Sushi and the Boneyard Saloon & Wine Dive have a total net leasable floor area of 10,338 square feet, which triggers a total of 104 parking spaces. The parking ratio of a standard restaurant and bar is 1 space for every 100 sf. of net leasable area, including kitchen areas. The Event Center found behind the two (2) restaurants has a floor area of 6,887 square feet, which triggers a total of 35 parking spaces. The parking ratio of an indoor entertainment facility is 5 spaces per 1,000 sf. of floor area.

With the proposed Plat Amendment the property owner is not able to provide the required on-site parking for the event center. As stated on the applicant's parking narrative, the on-site parking will not be sufficient for the event center. LMC § 5-3-2 Requirement below indicates that required parking must be on-site unless the Planning Commission allows such parking on adjacent or nearby deed restricted lots. See exact language below:

5-3-2 Requirement

An Applicant must provide required Off-Street parking with adequate provisions for independent ingress and egress by automobiles and other motorized vehicles at the time a Building is erected or enlarged.

If any land, Structure, or Use is changed to create more Off-Street parking demand, the Owner must provide such additional Off-Street parking for the new Use as is required by this Chapter. Required parking must be on-Site unless the Planning Commission allows such parking on adjacent or nearby deed restricted Lots.

The applicant wrote the following on their narrative: *"The adjacent property that Park City is purchasing has historically been the parking area for the Convention space. That use can no longer be accommodated without an arrangement with the soon-to-be City property located adjacent to the Yard property. The applicant has primarily been concerned with the existing restaurants and their parking requirements and requests that the further use of the Convention space be discussed with staff and parking determinations/restrictions made when the need arises. The contractual purchase agreement with Park City allows for the applicant to lease 30 spaces from the City for a*

rolling 90 days at a time in the back triangle parcel the City is purchasing. This would allow for the temporary use of the Convention space until such time as the City moves forward with development of the parcel.”

As indicated in the LMC, the Planning Commission can allow off-site parking on adjacent property. The Planning Department finds this a good temporary solution to allow the applicant to use the event space with the utilized option of allowing the applicant to lease 35 missing spaces. If the applicant is not able to lease the needed 35 parking spaces from the property owner of proposed Lot 2, then the event center would not be able to operate unless another measure is formulated, reviewed, and activated.

Discussion requested: Does the Planning find the lease option viable in order to allow the property owner to keep utilizing the event space? If the property owner is unable to lease these spaces temporarily from the future owner of proposed Lot 2, the event space would need to cease any operations.

Should the Planning Commission not authorize the adjacent property off-site parking, then staff would request to add a condition of approval that indicates that the event spaces cannot be operated unless parking requirements are met.

Good Cause

Planning Staff finds that there is Good Cause for this Plat Amendment as the ROW dedication will improve connectivity though the anticipated Munchkin Drive extension and Homestake Road will be expanded. Any future development will have to comply with the development standards of the current zoning district and applicable CUP and/or MPD standards.

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

The property was posted and notice was mailed to property owners within 300 feet on February 22, 2017. Legal notice was published in the Park Record on February 22, 2017 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 First Amended Yard Subdivision Plat Amendment as conditioned

- or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for the First Amended Yard Subdivision Plat Amendment and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on the First Amended Yard Subdivision Plat Amendment.

Significant Impacts

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

Consequences of not taking the Planning Department's Recommendation

The site would remain as is. The City would not be able to expand Homestake Road and extend Munchkin Drive without exploring other options. The City would not be able to develop the rear “triangle parcel” in the future. The existing rear “triangle parcel” would remain a commercial parking lot.

Summary Recommendations

Staff recommends that the Planning Commission hold a public hearing for the First Amended Yard Subdivision Plat Amendment located at 1251 Kearns Boulevard 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 Amendment
Exhibit B – Applicant’s Project Narrative
Exhibit C – 2011 Recorded Subdivision
Exhibit D – Boundary Survey
Exhibit E – Existing Building Exhibit
Exhibit F – Aerial Photograph
Exhibit G – County Tax Map
Exhibit H – Applicant’s Existing Business Parking Analysis
Exhibit I – SBWRD Plat Review Letter

Exhibit A – Draft Ordinance with Proposed Plat Amendment

Ordinance No. 17-XX

AN ORDINANCE APPROVING THE FIRST AMENDED YARD SUBDIVISION PLAT AMENDMENT LOCATED AT 1251 KEARNS BOULEVARD, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 1251 Kearns Boulevard has petitioned the City Council for approval of the First Amended Yard Subdivision Plat Amendment; 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 public hearings on March 28, 2017, to receive input on Plat Amendment; and

WHEREAS, the Planning Commission, on March 28, 2017, forwarded a recommendation to the City Council; and,

WHEREAS, on March 30, 2017, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, there is good cause and it is in the best interest of Park City, Utah to approve the First Amended Yard Subdivision Plat Amendment.

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

SECTION 1. APPROVAL. The First Amended Yard Subdivision 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 1251 Kearns Boulevard.
2. The property is in the GC District with FPZ Overlay.
3. The property was platted as Parcel 1 of the Yard Subdivision in 2011 and the site currently contains 4.6 acres.
4. The site contains one (1) existing building on the north end and a parking lot on the south end of the site.
5. The existing building houses two (2) restaurants/bars, allowed uses in the GC District, i.e., Blind Dog Restaurant & Sushi, the Boneyard Saloon & Wine Dive).
6. The existing building also houses an event center, approved through a

- Conditional Use Permit in June 2009 as an indoor entertainment facility.
7. The half portion of the site to the south is used as a commercial parking lot, approved through a Conditional Use Permit in June 2009.
 8. Currently the entire site has enough room to accommodate approximately 339 parking spaces.
 9. The proposed Plat Amendment creates two (2) lots of record from the existing one-lot subdivision and dedicates ROW to the City for future Homestake Road expansion and Munchkin Drive extension.
 10. The proposal consists of creating a new lot towards the north end where the existing building sits, containing 2.31 acres, to be platted as Lot 1.
 11. The proposal consists of creating a new lot towards the south end where the parking lot is located, containing 1.86 acres, to be platted as Lot 2.
 12. The proposal consists of a ROW dedication to Park City Municipal Corporation of 0.43 acres consisting of the western twenty feet (20') of the site along the entire length of Homestake Road for future road expansion and the ROW dedication of Munchkin Drive for future extension as the City is acquiring the land to extend Munchkin Drive from the east connecting it to Homestake Road.
 13. Both lots are partially located in a FEMA Flood Zone X.
 14. All development activity must comply with the following minimum setback yards:
 - a. Front – Twenty feet (20').
 - b. Rear – Ten feet (10').
 - c. Side – Ten feet (10').
 - d. FPZ – Thirty feet (30'), from Kearns Boulevard only.
 15. The existing building complies with the minimum required setbacks in the district.
 16. The GC District does not have a maximum or minimum area, width, or depth standard.
 17. The site currently complies with the frontage of a public ROW requirement and the proposal does not affect this existing compliance.
 18. The existing building is in compliance with this maximum building height.
 19. Snyderville Basin Water Reclamation District (SBWRD) reviewed the proposed Plat Amendment that allowed them to evaluate their requirements for approval of the plat.
 20. The requirement for a Line Extension Agreement (LEA) with SBWRD to extend the public wastewater system to the property will be deferred until the submittal of a subsequent subdivision plat for Lot 2 or submittal of plans for a construction project on Lot 2.
 21. In response to the Public Utilities Department's review of the proposal, the PCMC Department of Public Utilities provided comments regarding fire flow and water system pressure, water infrastructure master planning, notice of storm drainage considerations, and off-site easements.
 22. The applicant submitted documents on February 09, 2017 regarding parking.
 23. Significant amount of parking located on the rear lot would no longer be part of the same property.
 24. On February 15, 2017, the Planning Department inspected the site and counted all stripped/available parking spaces located on the north end, proposed Lot 1, consisting of a total of 104 parking spaces.

25. The restaurants found onsite consisting of the Blind Dog Restaurant & Sushi and the Boneyard Saloon & Wine Dive have a total net leasable floor area of 10,338 square feet, which triggers a total of 104 parking spaces.
26. The parking ratio of a standard restaurant and bar is 1 space for every 100 sf. of net leasable area, including kitchen areas.
27. The Event Center has a floor area of 6,887 square feet, which triggers a total of 35 parking spaces.
28. The parking ratio of an indoor entertainment facility is 5 spaces per 1,000 sf. of floor area.
29. The proposed Plat Amendment creates a non-compliance of required on-site parking spaces for the event center.
30. LMC § 5-3-2 Requirement indicates that required parking must be on-site unless the Planning Commission allows such parking on adjacent or nearby deed restricted lots.
31. The adjacent property that Park City is purchasing has historically been the parking area for the event space.
32. The event space can no longer be accommodated without an arrangement with the soon-to-be City property owner.
33. The applicant has primarily been concerned with the existing restaurants and their parking requirements.
34. The contractual purchase agreement with Park City Municipal Corporation allows for the applicant to lease 30 spaces from the City for a rolling 90 days at a time in the back triangle parcel the City is purchasing.
35. The Planning Commission can allow off-site parking on adjacent property.
36. The Planning Department finds this a good temporary solution to allow the applicant to use the event space with the utilized option of allowing the applicant to lease 35 spaces.
37. Should the property owner not be able to lease the needed 35 parking spaces from the property owner of proposed Lot 2, the event center would not be able to operate.
38. 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 Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding Subdivisions.
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 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 date and an extension is granted by the City Council.
3. The requirement for a Line Extension Agreement with Snyderville Basin Water Reclamation District to extend the public wastewater system to the property will be deferred until the submittal of a subsequent subdivision plat for Lot 2 or submittal of plans for a construction project on Lot 2. The applicant shall be responsible for coordinating with Snyderville Basin Water Reclamation District as to the exact language needed to be placed on this plat as a note.
4. The applicant shall work with the property owner of Lot 2 to ensure parking of the missing parking spaces in order for the event center on Lot 1 to operate. Should the applicant fail to obtain a lease of the required parking for the event center for whatever reason, the applicant shall cease to operate the event center.
5. Ten foot (10') wide public snow storage easements shall be provided along the Homestake and Munchkin frontages for both lots.
6. Modified 13-D sprinklers will be required for new construction by the Chief Building Official at the time of review of the building permit submittal and shall be noted on the final Mylar prior to recordation.

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

PASSED AND ADOPTED this 30th day of March, 2017.

PARK CITY MUNICIPAL CORPORATION

Jack Thomas, MAYOR

ATTEST:

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

Attachment 1 – Proposed Plat Amendment

Packet Pg

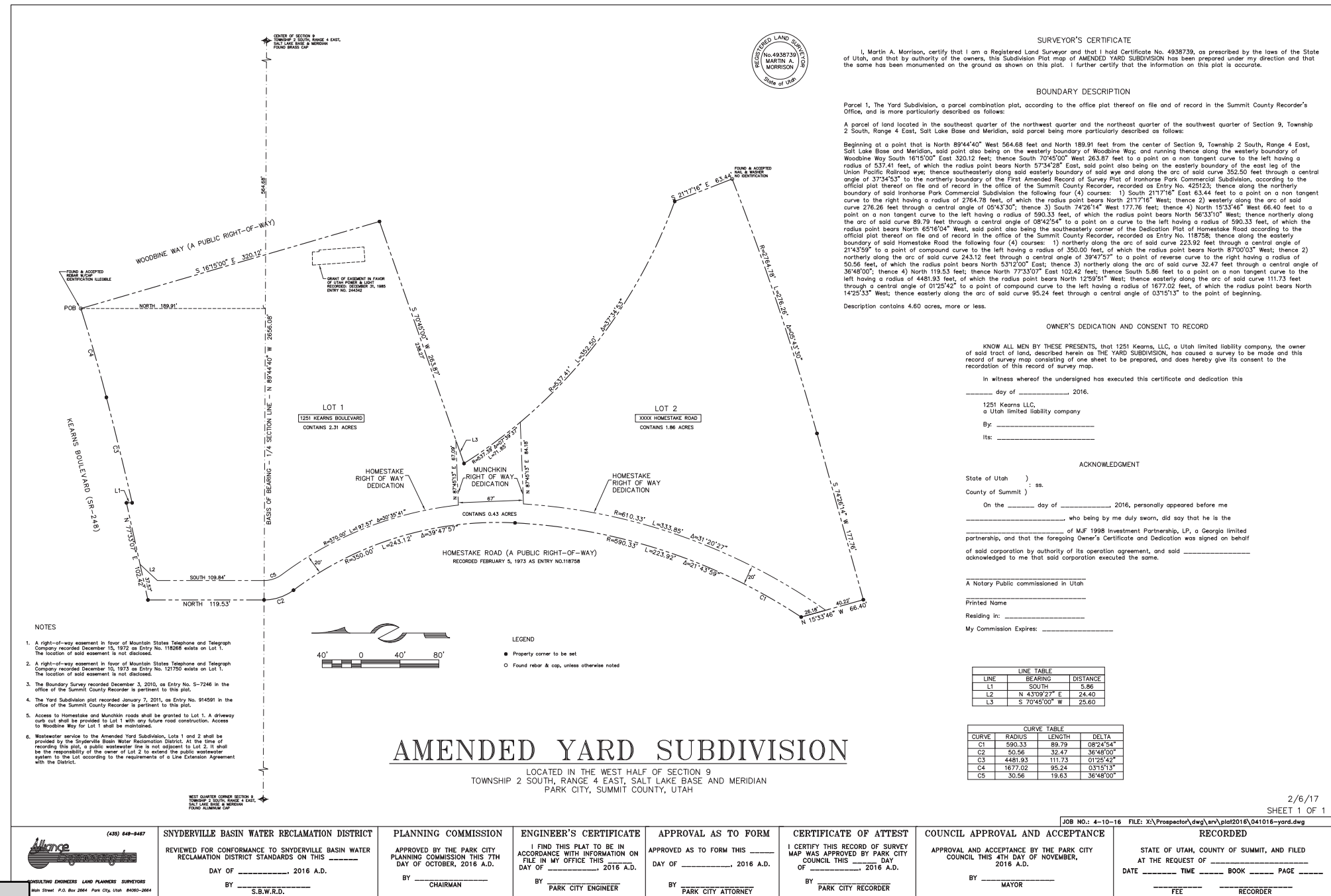


Exhibit B – Applicant's Project Narrative

October 17, 2016

Mr. Bruce Ericksen
Park City Planning Department
Park City Municipal Corporation
Park City, Utah 84060

RE: Proposed Yard Subdivision Narrative

Dear Bruce,

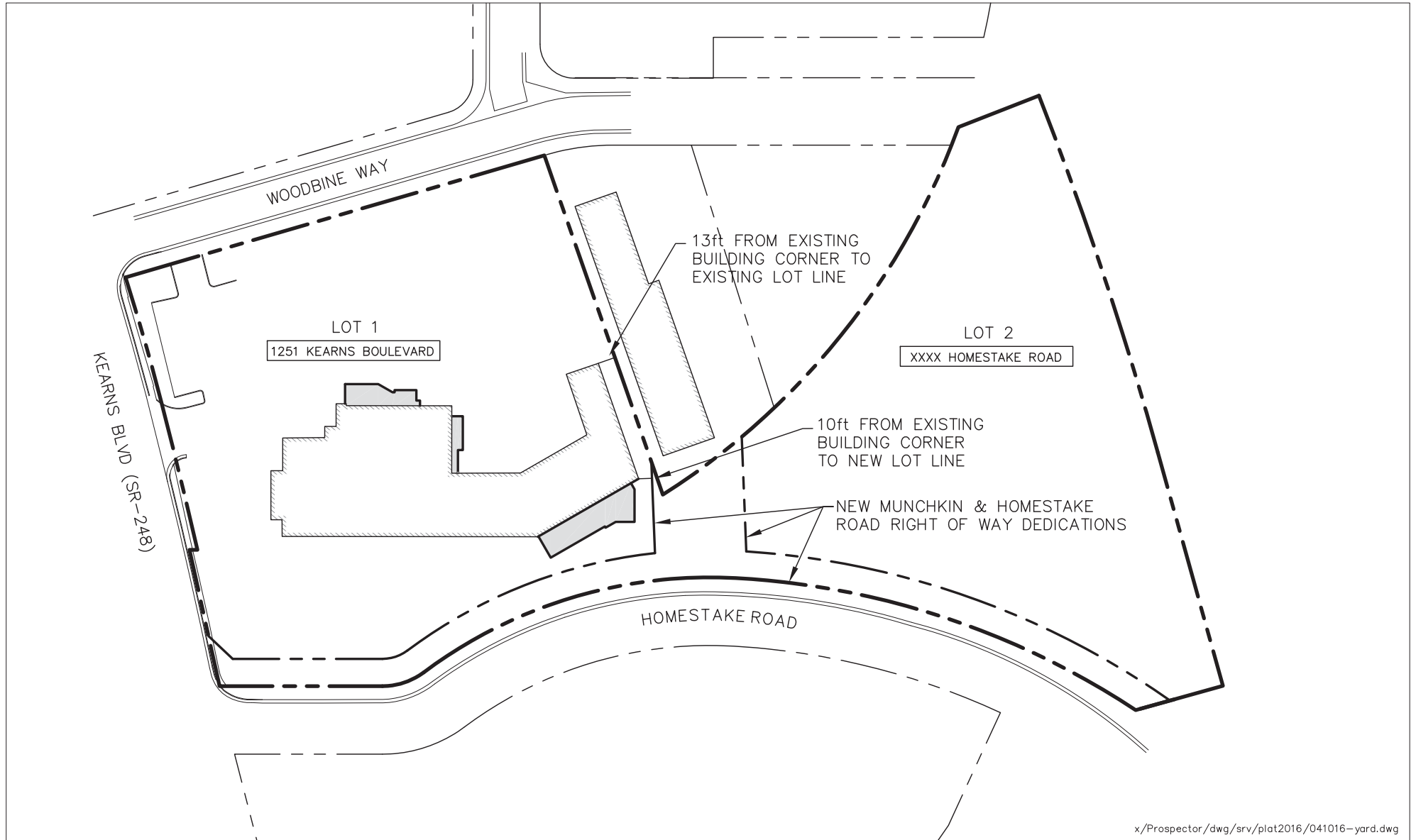
We are submitting this Yard Subdivision proposal to further the City's desire to purchase the "Triangle Parcel" from the current owner, Mr. Mark Fischer. The Agreement between Mr. Fischer and PCMC calls for this subdivision to take place prior to the closing of the property. Given a March 1 closing date, we have submitted this subdivision proposal on behalf of Mr. Fischer. The proposal essentially splits the property in half with Mr. Fischer retaining the "Yard" portion and the City acquiring the "Triangle" portion. The total number of lots proposed would be two. The purpose of this proposal is to allow for a clean conveyance to the City to purchase the property with a clear title.

Thank you for your consideration of this proposal. The primary sources of information with the City are John Wiedenhiemer and Tom Daley. Please do not hesitate to contact me if I can be of any assistance whatsoever.

Sincerely,

Rory Murphy
435-640-5068





x:/Prospector/dwg/srv/plat2016/041016-yard.dwg



AMENDED YARD SUBDIVISION EXISTING BUILDING EXHIBITS

February 6, 2017

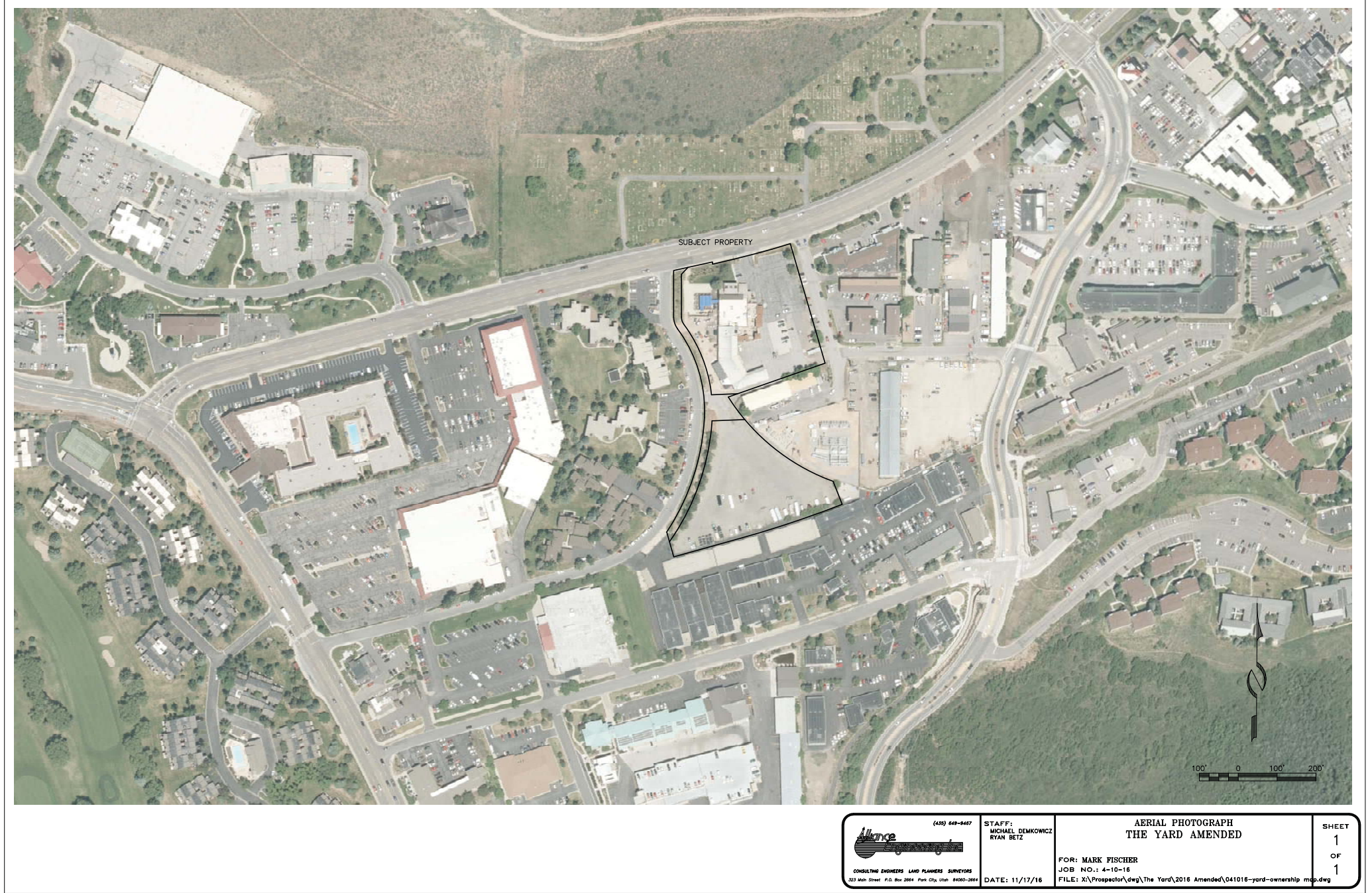
(435) 649-9467-PHONE
(435) 649-9475-FAX

Alliance Engineering Inc.

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

Exhibit F – Aerial Photograph



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

(435) 648-9467

STAFF:
MICHAEL DEMKOWICZ
RYAN BETZ

DATE: 11/17/16

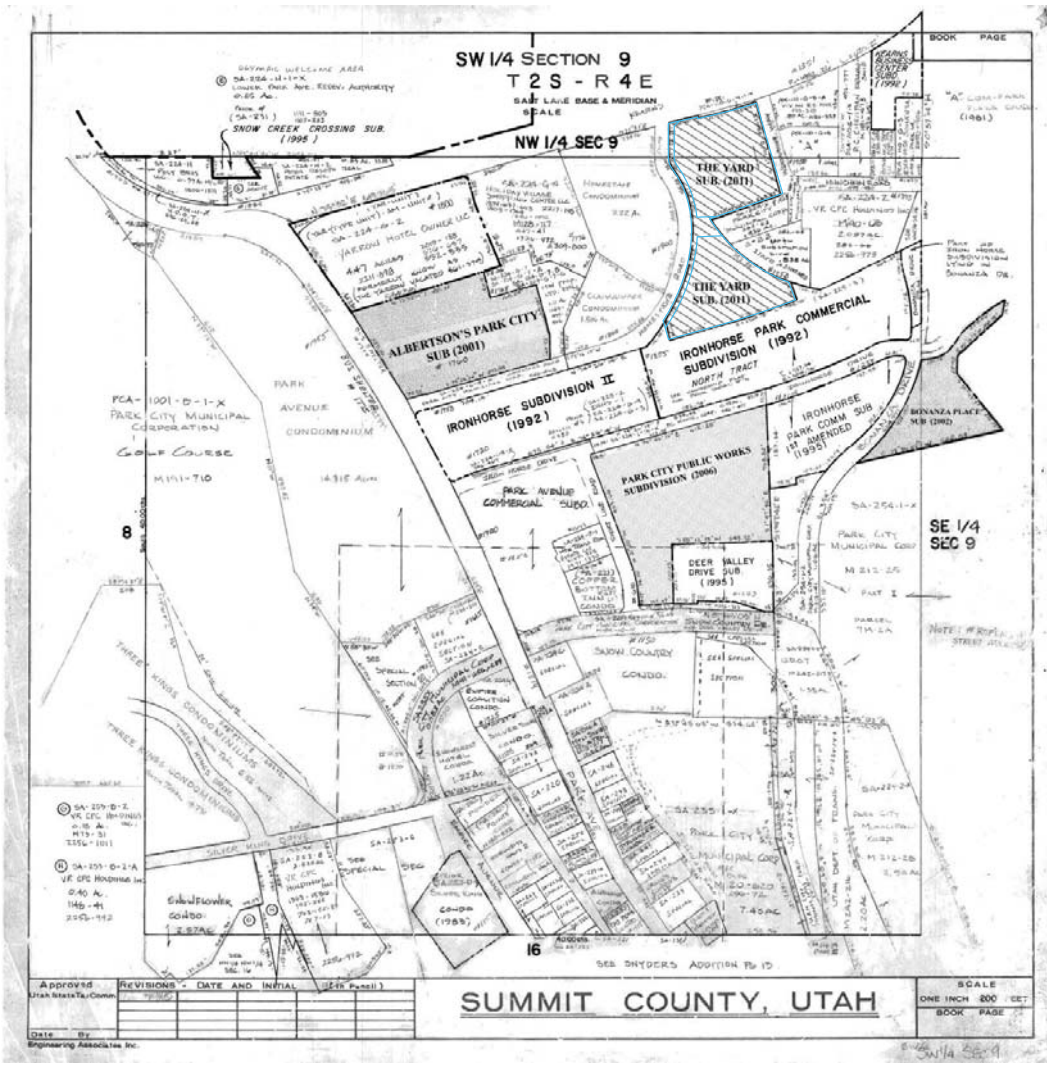
AERIAL PHOTOGRAPH
THE YARD AMENDED

FOR: MARK FISCHER
JOB NO.: 4-10-15

FILE: X:\Prospector\dwg\The Yard\2016 Amended\041015-yard-ownership map.dwg

SHEET
1
OF
1

Exhibit G – County Tax Map



 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2064 Park City, Utah 84060-2064	(435) 648-9467 STAFF: MICHAEL DEMKOWICZ RYAN BETZ	OWNERSHIP PLAT THE YARD AMENDED		SHEET 1 OF 1
DATE: 11/17/16		FOR: MARK FISCHER JOB NO.: 4-10-16 FILE: X:\Prospector\dwg\The Yard\2016 Amended\041016-yard-ownership map.dwg		

Exhibit H – Applicant's Existing Business Parking Analysis

February 9, 2017

Francisco Astorga, Senior Planner
Park City Planning Department
Park City Municipal Corporation
PO Box 1480
Park City, Utah 84060

RE: Yard Existing Business Parking Analysis

Dear Francisco,

Please find attached two drawings that show the current uses floor plan for the businesses located in the Yard as well as the proposed parking study. The Uses Floor Plan shows the current uses and it differentiates the net leasable areas used for dining, food prep, bar, etc. from the common areas such as storage, mechanical, restroom and other areas that are not included in the calculations for parking requirements. The businesses analyzed are the Blind Dog Restaurant, the Boneyard and the Wine Dive.

The uses are all food and beverage and therefore the Park City Land Management Code requires one (1) space per hundred (100) square feet of net leasable area. The ratio is required for both dining areas as well as the "back of house" functions such as the kitchen and bar. The total net leasable area is calculated by Elliott Workgroup (Bryan Markkanen 435-649-0092) to be 10,338 square feet. This would trigger a parking requirement of 104 spaces. Bryan prepared his report on February 8th, 2017 to make his determinations. Bryan was then asked to lay out a parking analysis that utilizes the lot as fully as possible. His calculations found 122 parking spaces on the existing site. The existing parking allows for the existing uses.

The spaces described above are the number of spaces that could be located on the lot according to restrictions with space size, back-up areas, travel lanes, ingress, egress, etc. Please note that this study does include the 2-3 spaces that can be gained by the access to the Emporium area on the lower right corner of the Parking Study exhibit. Currently this access is open and will likely remain open, thus reducing the overall parking count to 119-120 total spaces. This would still allow for more than enough spaces for the current uses to meet Code. However, if the need arises, there is the potential for the additional 2-3 spaces to be added to the mix simply by placing closing the gate across this entrance. The traffic flow works reasonably well there at the present time, so the applicant would like to leave the spaces open for the time being.

The Parking Study exhibit shows a box with "Additional Availability" for 26 spaces associated with what will shortly become Park City property. This is the land adjacent to Homestake Drive and behind the Blind Dog restaurant. These spaces have traditionally been used by employees of the three businesses and will essentially be available to use until such time that the City may utilize the right-of-way for street expansion, etc. They are nonetheless existing spaces that can be utilized well out of the travel lanes. They are not counted towards the total of 122 spaces described above.

The Convention space is calculated to be 6,667 square feet. The land use designation is Indoor Entertainment Center which has a parking requirement of 5 spaces per 1,000 square feet. This would trigger a requirement of 37 spaces. Clearly, the on-site parking will not be sufficient. The applicant currently primarily uses this space for Sundance and special events, primarily with the Latino community. The adjacent property that Park City is purchasing has historically been the parking area for the Convention space. That use can no longer be accommodated without an arrangement with the soon-to-be City property located adjacent to the Yard property. The applicant has primarily been concerned with the existing restaurants and their parking requirements and requests that the further use of the Convention space be discussed with staff and parking determinations/restrictions made when the need arises. The contractual purchase agreement with Park City allows for the applicant to lease 30 spaces from the City for a rolling 90 days at a time in the back triangle parcel the City is purchasing. This would allow for the temporary use of the Convention space until such time as the City moves forward with development of the parcel.

Hopefully this addresses your concerns regarding the current parking demand on the site. Please do not hesitate to contact us if there are additional questions or comments regarding this presentation.

Sincerely,



Rory Murphy
Representative, 1251Kearns, LLC

Cc: Mark J Fischer
Craig Elliott

Spaces available on MJF property = 122 Spaces

26 Spaces Shared with City Property

= 148 spaces

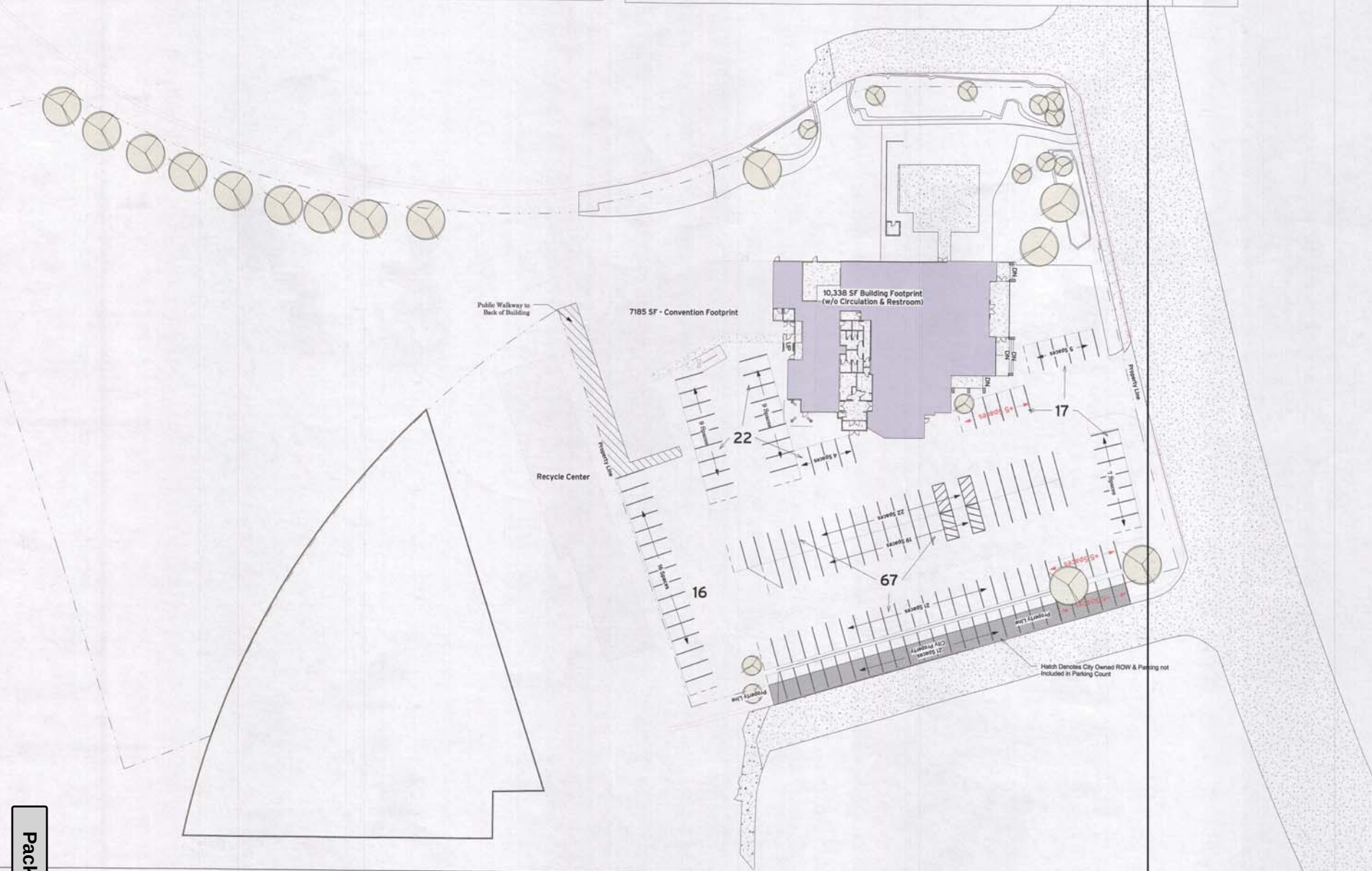
10,338 SF - Building Footprint (No Convention)- 104 Spaces

Total Floor Area (Boneyard, Blind Dog - No Circulation or Restroom)

= 10,338 SF/ 100 sf per space

Parking spaces required

= 104 Spaces



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

SCALE: 1" = 30'-0"

RECEIVED
FEB 09 2017
PARK CITY
PLANNING DEPT

Blind Dog - Boneyard Parking

LAND MANAGEMENT CODE & DEFINITIONS

15-2.18-3 Lot And Site Requirements

C. REAR YARD. The minimum Rear Yard is ten feet (10').

REAR YARD EXCEPTIONS. The Rear Yard must be open and free of any Structure except:

6. Hard-Surfaced Parking Areas subject to the same location requirements as a detached Accessory Buildings and meeting all landscaping requirements stated in Section 15-3-3.

15-3-4 Specific Parking Area And Driveway Standards For Single Family Residences And Duplexes, Parking Areas With 5 Or More Spaces, And Parking Structures

B. PARKING AREAS WITH FIVE (5) OR MORE SPACES.

1. All Parking Lots shall maintain the required Front and Side Yard as would be required for any Structure.

15-3-6 Parking Ratio Requirements For Specific Land Use Categories

NON-RESIDENTIAL USES. In non-residential projects, or for non-residential space associated with primarily residential Structures, the following parking requirements shall apply. Also refer to LMC Chapter 15-15, Definitions, for clarification of Uses.

Restaurant, Standard and Bar - 1 space for every 100 sf of net leasable Area, including kitchen Areas

Definitions

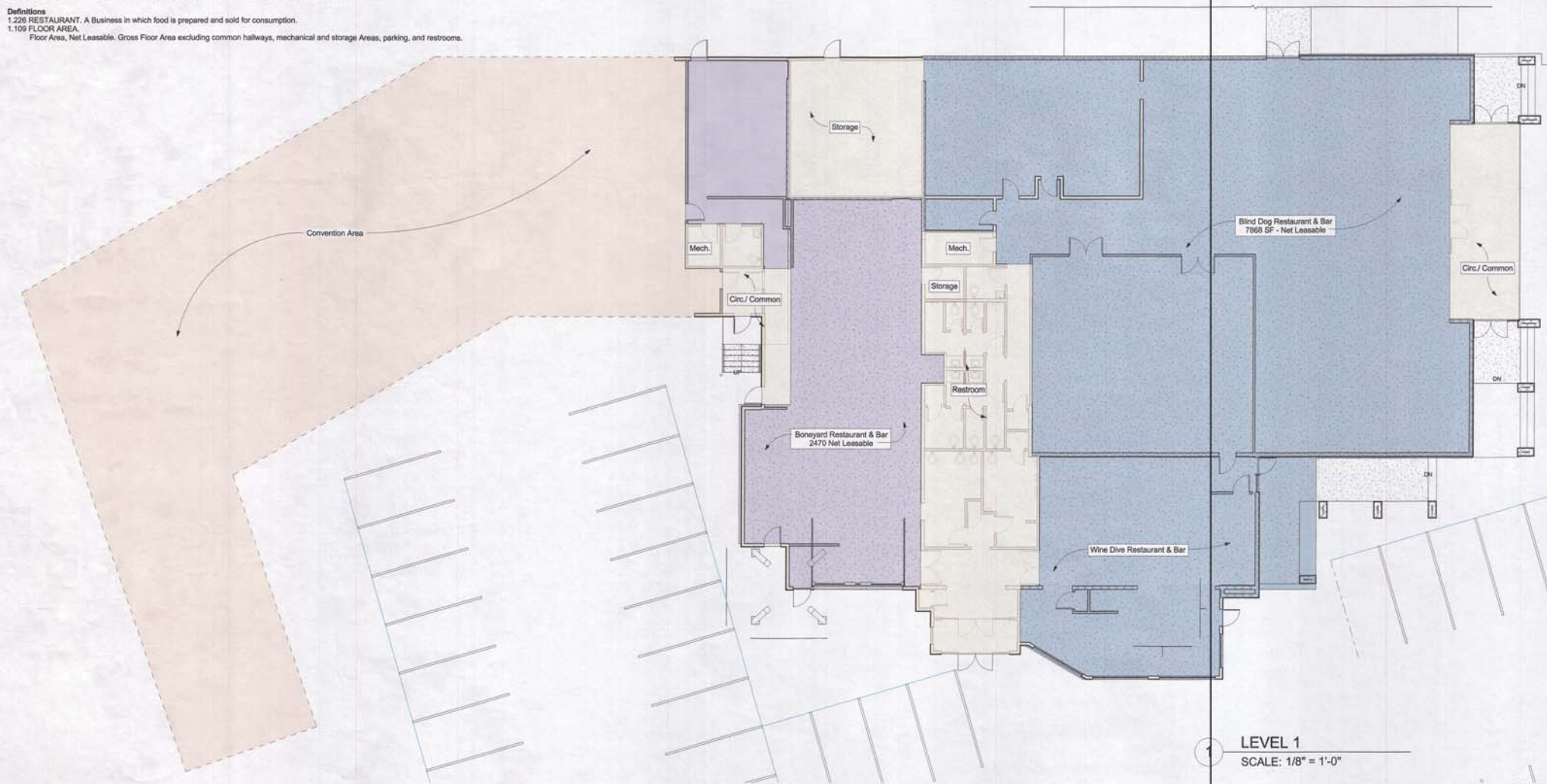
1.226 RESTAURANT. A Business in which food is prepared and sold for consumption.

1.109 FLOOR AREA.

Floor Area, Net Leasable. Gross Floor Area excluding common hallways, mechanical and storage Areas, parking, and restrooms.

Net Leasable Area

Common hallways, mechanical and storage Areas, parking, and restrooms.



LEVEL 1

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

Yard Convention Area Square Footage

<u>AREA</u>	<u>SF</u>
Assembly A	4,094
Assembly B	1,120
Assembly C	1,413
Assembly D	260
Restroom Pad	846
Outdoor Patio	365

Land Management Code & Definition

15-3-6 Parking Ratio Requirements for Specific Land Use Categories

Non-Residential Uses.

In non-residential projects, or for non-residential space associated with primarily residential Structures, the following parking requirements shall apply: Also refer to LMC Chapter 15-15, Definitions, for clarification of Uses.

Indoor Entertainment, Theater — 1 space per 4 seats or 5 spaces per 1,000 sf of floor Area depending on type of facility. Therefore $6,667 \text{ sf} / 1000 \text{ sf} = 7 \times 5 \text{ spaces} = 35$ parking spaces.

Total Area for parking calculation

$$A + B + C = 6,667 \text{ sf}$$





SNYDERVILLE BASIN

WATER RECLAMATION DISTRICT

2800 HOMESTEAD RD, PARK CITY, UT 84098

WWW.SBWRD.ORG

T 435-649-7993

F 435-649-8040

January 5, 2017

Mr. Francisco Astorga, AICP
Senior Planner
Park City Municipal Corporation
445 Marsac Ave.
P.O. Box 1480
Park City, UT 84060

Subject: Amended Yard Subdivision
Plat Review

Dear Mr. Astorga:

We appreciate the opportunity to review the referenced plat. We offer the following comments:

1. Subdividing the existing "The Yard Subdivision", which is currently a single lot subdivision, into two lots will result in proposed Lot 2 not having access to a public sewer line for wastewater service. In order to provide that access, an extension of the public sewer system will be necessary. The attached exhibit indicates the location of the nearest existing public sewer line and where the extension necessary to provide service to proposed Lot 2 might occur.
2. The extension of the public sewer system necessary to provide wastewater service to proposed Lot 2 will be the responsibility of the Developer and will require a Line Extension Agreement between the Developer and the Snyderville Basin Water Reclamation District (SBWRD).
3. Prior to SBWRD approving and signing the plat, the Developer must complete the following items associated with the line extension:
 - a. Line Extension Agreement submitted and approved by SBWRD
 - b. Payment of all required Application and Engineering Fees
 - c. Establishment of an Improvement Completion Agreement with associated collateral
 - d. Granting of easements to SBWRD
 - e. Final Design drawings completed and approved by SBWRD
 - f. Easements and any additional necessary notes shown on the plat.

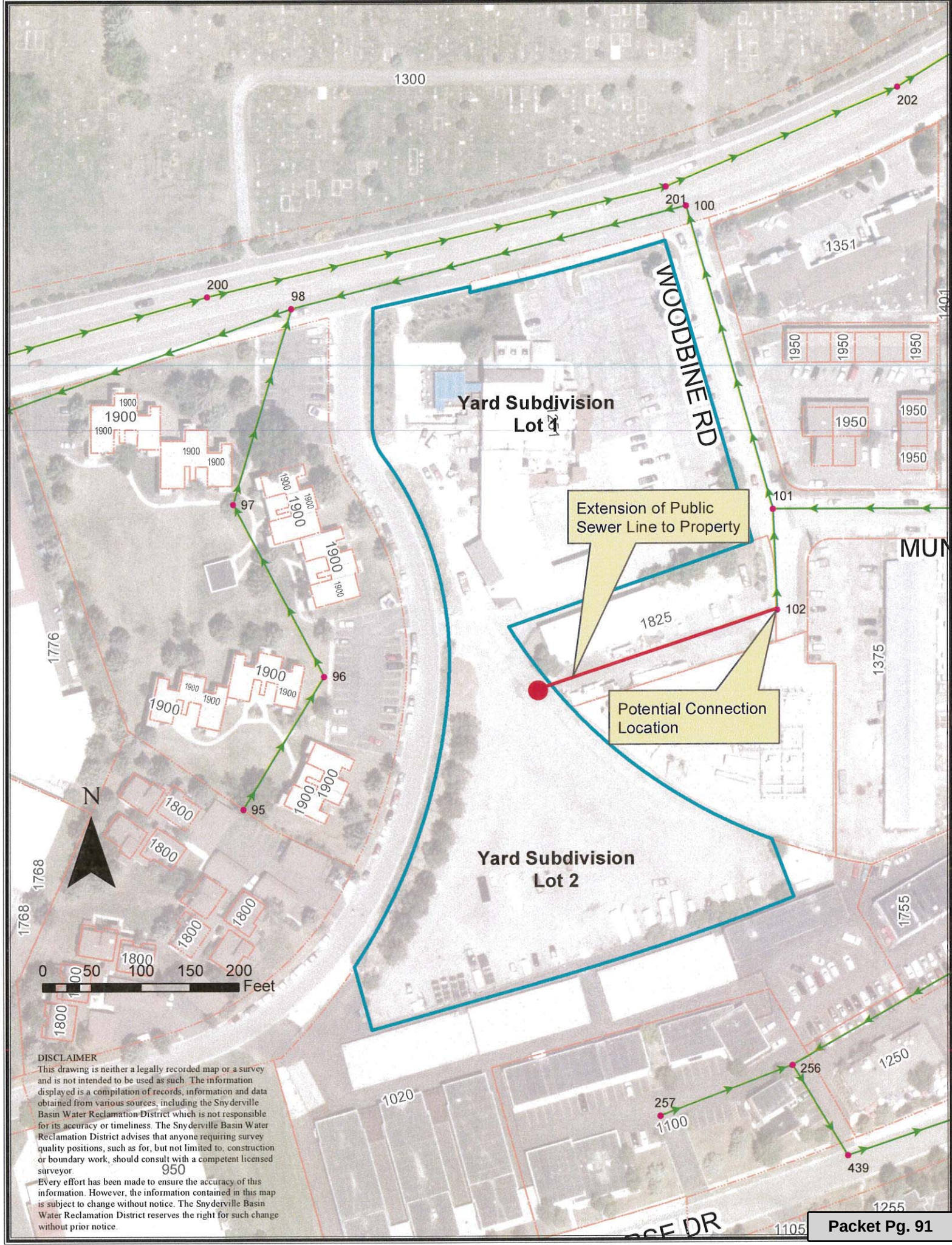
Please contact me at 435-214-5245 or Kevin Berkley at 435-214-5236 with any questions.

Sincerely,

Bryan D. Atwood, P.E.
District Engineer

Attachment

cc: Mark Fischer
Rory Murphy
Alliance Engineering
Project File



**Yard Subdivision
Lot 1**

WOODBINE RD

Extension of Public
Sewer Line to Property

Potential Connection
Location

**Yard Subdivision
Lot 2**

MUN

SE DR

DISCLAIMER
This drawing is neither a legally recorded map or a survey and is not intended to be used as such. The information displayed is a compilation of records, information and data obtained from various sources, including the Snyderville Basin Water Reclamation District which is not responsible for its accuracy or timeliness. The Snyderville Basin Water Reclamation District advises that anyone requiring survey quality positions, such as for, but not limited to, construction or boundary work, should consult with a competent licensed surveyor.
Every effort has been made to ensure the accuracy of this information. However, the information contained in this map is subject to change without notice. The Snyderville Basin Water Reclamation District reserves the right for such change without prior notice.

Planning Commission Staff Report

Subject: The Cottages – Amending Lots C & D
Author: Makena Hawley, City Planner
Project Number: PL-17-03444
Date: March 8, 2017
Type of Item: Legislative – Plat Amendment

Summary Recommendations

Staffs recommends that the Planning Commission hold a public hearing for The Cottages – Amending Lots C and D located at 7545 & 7585 Sterling Drive and consider forwarding a positive recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval found in the draft ordinance.

Description

Applicant: Robert and Suzanne Case, represented by Marshall King of Alliance Engineering, Inc.
Location: 7545 & 7585 Sterling Drive
Zoning: Residential Development (RD) District
Adjacent Land Uses: Residential
Reason for Review: Plat Amendments require Planning Commission review and City Council review and action

Proposal

Lots C and D are owned by the Cases. Lot D is currently occupied by their existing residence and approximately half of the garage and a parking pad are currently located on Lot C. It is the desire of the owners to move the lot line so that all structures are entirely on Lot D to meet the side yard setback of 12 feet for the RD zone. The applicants have expressed intent to build a home for their children. As proposed, Lot D contains 27,635 SF and Lot C contains 31,895 SF.

Background

The properties are located at 7545 & 7585 Sterling Drive. The property is in the Residential Development (RD) District. The subject property consists of Lots C and D of The Cottages – A re-subdivision of Silver Lake Knoll No. 2 Parcel E & F Subdivision. Both lots are subject to the Deer Valley Master Planned Development (MPD). There is no change in density, parking, type or character of units; therefore the plat amendment is consistent with provisions of the Deer Valley MPD. Currently Lot D contains an existing single family home and a double car garage that encroaches over the common lot line with parking pads on either side of a zero front yard setback. Both structures were constructed in 1996.

In 1983, the Silver Lake Knoll Cottages Phase 1 was approved as a Planned Unit Development and contained 7 lots total. The garages and driveways were identified as common area and the buildable pad was placed on the plat with zero front yard

setbacks to the road (See Exhibit C). This plat was vacated by Ordinance 86-10 in 1986.

In 1985, the Silver Lake Knoll Cottages Phase II was approved as a Planned Unit Development and contained 10 lots total (See Exhibit D).. The garages and driveways were identified as common area and the buildable pad was placed on the plat with zero front yard setbacks to the road. This plat was vacated by Ordinance 86-4 in 1986.

The Cottages, a re-subdivision of Silver Lake Knoll No. 2 Parcel E & F Subdivision, was approved in 1986. It consists of 11 single family lots which is a combination of the Silver Lake Knoll Cottages Phase I and Phase II (See Exhibit B). The plat contained several plat notes regarding items such as Woodland View Drive being a private drive and expectations for utility developments as well as two items which were peculiar to a plat:

One item is a setback recommendation from the April 24, 1986 City Council Minutes (Exhibit I). The plat was approved on consent agenda and with it the staff recommendation that "Due to the slope considerations and the fact the total number of access points along Woodland has been reduced, the staff now recommends that zero setbacks be approved for garages only. The minimum setback for the residences shall be 10 feet from the new expanded easement line". Later on June 13, 1990, there was a request for technical revisions to conditions of approval which changed the front yard setbacks for garages but only on lots G, H, and K. At this time, 4 garages (including the one on Lots C & D) were already built along Sterling Drive under the original P.U.D.

The second item is that the plat calls out "Existing Building Pads" on only lots A, B, D, and F. These building pads reflect 4 of the 7 private lot building pads from the Phase 1 P.U.D. but not what currently exists as built. No minutes were found that reflect the reasons behind placing the "Existing Building Pads" on the newest plat. After additional research, it was found the pads were intended to indicate where buildings were currently located but that setbacks still apply. No further resources were found as to why the building pads were placed on only 4 lots. Staff does not find it necessary to continue the use of the "Existing Building Pad" from The Cottages original approval however the lot would be sufficient to follow the normal zone setbacks regulations.

There has only been one additional plat amendment to the Cottages, called the Cottages re-plat from 1999. This was a lot line adjustment between Lot F and Lot E due to the applicant's proposal for an addition on their house that would have encroached into the setbacks.

In 2006, an easement was granted from Lot C to Lot D to "use, maintain, repair, and replace the garage structures and landscaping" (See Exhibit H). This easement will become moot after this plat amendment is recorded.

On January 26, 2017, the Planning Department received a complete Plat Amendment application for the Cottages – Amending Lots C & D.

Purpose

The purpose of the Residential Development RD District is to:

- A. allow a variety of Residential Uses that are Compatible with the City's Development objectives, design standards, and growth capabilities,
- B. encourage the clustering of residential units to preserve natural Open Space, minimize Site disturbance and impacts of Development, and minimize the cost of municipal services,
- C. allow commercial and recreational activities that are in harmony with residential neighborhoods,
- D. minimize impacts of the automobile on architectural design,
- E. promote pedestrian connections within Developments and between adjacent Areas; and
- F. provide opportunities for variation in architectural design and housing types.

Analysis

The plat amendment will put the full existing garage onto the property of Lot D with 12 feet of side yard setbacks to the property line which is the minimum requirement for the RD zone (See Exhibit E). This will eliminate the need for the grant of easement, eliminate the legal non-complying structure in terms of side yard setbacks and will leave Lot C with no existing structures on the lot. The existing garage with the 5 foot setback from the front property line will remain as is and the structure will fully belong to Lot D.

Lot D will go from approx. 23,721 sq. ft. to 27,635 sq. ft.

Lot C will go from approx. 35,807 sq. ft. to 31,895 sq. ft.

Good Cause

Staff finds Good Cause for this plat amendment. The new lot line will put the original shared garage fully on Lot D's property to utilize for their personal purposes, versus requiring an easement for it. Lot C will be fully undeveloped.

Process

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

Department Review

This project has gone through an interdepartmental review. No issues were raised by any departments or service providers regarding this proposal that have not been addressed.

Notice

The property was posted and notice was mailed to property owners within 300 feet on February 15, 2017. Legal notice was also published in the Park Record according to requirements of the Land Management Code on February 18, 2017.

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 Cottages – Amending Lots C and D plat amendment as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for The Cottages – Amending Lots C and D plat amendment and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on The Cottages – Amending Lots C and D plat amendment.

Significant Impacts

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

Consequences of not taking the Planning Department's Recommendation

The proposed building would remain as is and the property owner would need to maintain the easement to fully utilize the garage that crosses property lines.

Summary Recommendation

Staffs recommends that the Planning Commission hold a public hearing for The Cottages – Amending Lots C and D plat amendment located at 7545 & 7585 Sterling Drive and consider forwarding a positive recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval found in the draft ordinance.

Exhibits

- Exhibit A – Draft Ordinance with Proposed Plat Amendment
- Exhibit B – The Cottages – A re-subdivision of Silver Lake Knoll No. 2 Parcel E & F
- Exhibit C – Silver Lake Knoll Cottages Phase I
- Exhibit D – Silver Lake Knoll Cottages Phase II
- Exhibit E – Existing Conditions Map showing existing and proposed plat lines
- Exhibit F – Aerial Photograph
- Exhibit G – Site Photographs
- Exhibit H – Grant of Easement for use of garage over property lines
- Exhibit I – City Council Minutes of April 24, 1986

Ordinance No. 2017-XX

**AN ORDINANCE APPROVING THE COTTAGES – AMENDING LOTS C AND D
LOCATED AT 7545 & 7585 STERLING DRIVE, PARK CITY, UTAH.**

WHEREAS, the owner of the property located at 7545 & 7585 Sterling Drive has petitioned the City Council for approval of the plat amendment; and

WHEREAS, on February 16, 2017, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on February 22, 2017 proper legal notice was posted in the Park Record; and

WHEREAS, the Planning Commission held a public hearing on March 8, 2017, to receive input on plat amendment; and

WHEREAS, the Planning Commission, March 8, 2017, forwarded a _____ recommendation to the City Council; and,

WHEREAS, on March 30, 2017, 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 Cottages – Amending Lots C and D Plat Amendment.

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

SECTION 1. APPROVAL. The Cottages – Amending Lots C and D plat as shown in Attachment 1 is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 7545 & 7585 Sterling Drive in the Residential Development (RD) District.
2. The subject property consists of Lot C and Lot D of The Cottages – A re-subdivision of Silver Lake Knoll No. 2 Parcel E & F Subdivision approved by the City Council and recorded at Summit County on October 10, 1986.
3. Both lots are subject to the Deer Valley MPD.
4. The proposal complies with the allowed uses in the RD District.
5. Lots C and D are owned by the Cases.
6. Lot D is currently occupied by the Cases' existing residence and Lot C is

- essentially vacant. Approximately half of the garage and a parking pad associated with the house on Lot D are currently located on Lot C.
7. It is the desire of the owners to move the lot line so that all structures are entirely on Lot D to meet the side yard setback of 12 feet for the RD zone.
 8. The subject property consists of Lots C and D of The Cottages – A re-subdivision of Silver Lake Knoll No. 2 Parcel E & F Subdivision.
 9. Currently Lot D contains an existing single family home and double car garage that crosses the common property line, with parking pads on either side of a zero front yard setback.
 10. Both structures were constructed in 1996.
 11. In 1983 from Silver Lake Knoll Cottages Phase 1 was approved as a Planned Unit Development and contained 7 lots total. The garages and driveways were identified as common area and the buildable pad was placed on the plat with zero front yard setbacks to the road. This plat was vacated by Ordinance 86-10 in 1986.
 12. In 1985, the Silver Lake Knoll Cottages Phase II was approved as a Planned Unit Development and contained 10 lots total. The garages and driveways were identified as common area and the buildable pad was placed on the plat with zero front yard setbacks to the road. This plat was vacated by Ordinance 86-4 in 1986.
 13. The Cottages – A re-subdivision of Silver Lake Knoll No. 2 Parcel E & F Subdivision was approved in 1986. It is an 11 single family lots as a combination of the Silver Lake Knoll Cottages Phase I and Phase II.
 14. A Planning Department's setback recommendation to allow zero setbacks from the front lot line to the garages was approved by the City Council on April 24, 1986.
 15. The plat Silver Lake Knoll Cottages Phase II calls out "Existing Building Pads" on only lots A, B, D, and F. These building pads reflect 4 of the 7 private lot building pads from the Phase 1 P.U.D. but not what currently exists as built. No minutes were found that reflect the reasons behind placing the "Existing Building Pads" on the newest plat. After additional research, it was found the pads were intended to indicate where buildings were currently located but that setbacks still apply. No further resources were found as to why the building pads were placed on only 4 lots.
 16. The "Existing Building Pad" from The Cottages – A re-subdivision of Silver Lake Knoll No. 2 Parcel E & F Subdivision are not necessary, the lot would be sufficient to follow the normal zone setbacks regulations.
 17. In 2006, an easement was granted from Lot C to Lot D to "use, maintain, repair, and replace the garage structures and landscaping". This easement will become moot after this plat amendment is recorded.
 18. On January 26, 2017, the Planning Department received a complete Plat Amendment application for the Cottages – Amending Lots C & D.
 19. The plat amendment will effectively locate the existing garage fully onto Lot D with 12 feet of side yard setbacks to the property line meeting the minimum requirement for the RD zone.
 20. This plat amendment eliminates the need for the grant of easement, eliminates

the legal non-complying structure in terms of side yard setbacks and leaves Lot C with no existing structures on the lot.

21. The existing garage will maintain the 5 foot setback from the front property line and will be located entirely upon Lot D.
22. Lot D will go from approx. 23,721 sq. ft. to 27,635 sq. ft. of lot area.
23. Lot C will go from approx. 35,807 sq. ft. to 31,895 sq. ft. of lot area.
24. The property was posted and notice was mailed to property owners within 300 feet on February 15, 2017.
25. Legal notice was also published in the Park Record according to requirements of the Land Management Code on February 18, 2017.
26. 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 condominium record of survey plats.
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. The plat is consistent with the provisions of the Deer Valley MPD.

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 Summit 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. All conditions of approval of The Cottages – A re-subdivision of Silver Lake Knoll No. 2 Parcel E & F Subdivision shall continue to apply.
4. The easement on Lot C shall be removed.

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

PASSED AND ADOPTED this 30^h day of March, 2017.

PARK CITY MUNICIPAL CORPORATION

Jack Thomas, MAYOR

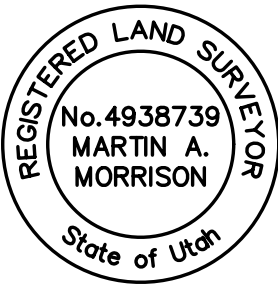
ATTEST:

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney
Attachment 1 – Proposed Plat

Proposed Plat



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 by authority of the owners, I have prepared this plat map of THE COTTAGES-AMENDING LOTS C & D, 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.

BOUNDARY DESCRIPTION

PARCEL 1:

LOT C, THE COTTAGES, a subdivision, according to the official plat thereof, recorded October 10, 1986 as Entry No. 259166 of the official records in the office of the Summit County Recorder.

Easement 1

Together with a non-exclusive easement to use the roadway presently known as "Sterling Drive" to gain ingress and egress to and from the above-described real property.

Easement 2

Subject to and together with an easement recorded June 15, 2006 as Entry Number 781002 in Book 1797, Page 1368 of the official records in the office of the Summit County Recorder.

PARCEL 2:

All of Lot "D", THE COTTAGES, a subdivision, according to the official plat thereof on file and of record in the office of the Summit County Recorder, State of Utah.

Easement 1

Together with a non-exclusive easement to use the roadway presently known as "Sterling Drive" to gain ingress and egress to and from the above-described real property.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that Suzanne P. Case, as to an undivided one-half interest in Parcel 1, the undersigned owner of the herein described tract of land, to be known hereafter as THE COTTAGES-AMENDING LOTS C & D, does hereby certify that she 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 _____, 2017.

Suzanne P. Case

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that Robert A. Case, a married man, as to an undivided one-half interest in Parcel 1 and as to Parcel 2, the undersigned owner of the herein described tract of land, to be known hereafter as THE COTTAGES-AMENDING LOTS C & D, does hereby certify that he has caused this 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 _____, 2017.

Robert A. Case

ACKNOWLEDGMENT

State of _____,
County of _____ ss:

On this _____ day of _____, 2017, Suzanne P. Case personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Suzanne P. Case acknowledged to me that she is the owner of the herein described tract of land, and that she signed the above Owner's Dedication and Consent to Record freely and voluntarily.

A Notary Public commissioned in _____

Printed Name _____

Residing in: _____

My commission expires: _____

ACKNOWLEDGMENT

State of _____,
County of _____ ss:

On this _____ day of _____, 2017, Robert A. Case personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Robert A. Case acknowledged to me that he is the owner of the herein described tract of land, and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

A Notary Public commissioned in _____

Printed Name _____

Residing in: _____

My commission expires: _____

A LOT LINE ADJUSTMENT PLAT

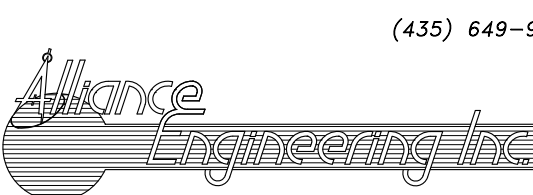
THE COTTAGES-AMENDING LOTS C & D

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



SHEET 1 OF 1

1/18/17 JOB NO.: 8-9-16 FILE: X:\SilverLakeVillage\dwg\sr\plat2016\080916.dwg



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 _____, 2017

BY _____
S.B.W.R.D.

PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____

DAY OF _____, 2017

BY _____

CHAIR

ENGINEER'S CERTIFICATE

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

DAY OF _____, 2017

BY _____
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____

DAY OF _____, 2017

BY _____
PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____,

2017

BY _____

MAYOR

CERTIFICATE OF ATTEST

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

OF _____, 2017

BY _____
PARK CITY RECORDER

RECORDED

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

DATE _____ TIME _____

ENTRY NO. _____ FEE _____ RECORDER _____

NOTES:

- Woodland View Drive is a private drive recorded on Silver Lake Knoll No. 2 Subdivision, Entry No. 202075. Woodland View Drive is maintained by Woodland View Drive Association. No future Public Maintenance will be undertaken.
- All lots are subject to a 5 foot wide slope, snow storage, drainage, utility, and access easement along right-of-ways of Woodland View Drive.
- o Iron rods to be set at lot corners.
- Sanitary sewer laterals are provided for Lots E through K from Woodland View Drive with the exception of Lot H. Sewer ejector pumps may be required.
- Sanitary sewer laterals are provided for Lots A through D from Woodland View Drive.
- The existing buildings on Lots A, B, and F are serviced by private ejector pumps.

Q ROYAL STREET WEST
(70' R/W-FULL WIDTH, AS DEDICATED)

SCALE 1"=50'

Exhibit B - The Cottages - A re-subdivision of Silver Lake Knoll
No. 2 Parcel E & F

SURVEYOR'S CERTIFICATE

I, James G. West, do hereby certify that I am a registered land surveyor and that I hold certificate No. 3082, as prescribed under the laws of the State of Utah. I further certify that I have made a survey of the tract of land shown on this plat and described herewith, and have subdivided said tract of land into lots lettered A through K, and that the same has been surveyed and staked on the ground as shown on this plat.

I further certify that in my opinion this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

April 23, 1986
Date

James G. West
James G. Johnson & Associates
Surveyor

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all by these present that we, the undersigned owners of this described tract of land and shown herein, having caused the same to be subdivided into lots to hereafter be known as The Cottages, do hereby dedicate for perpetual use of the public the easements as shown on this plat, EXCEPT for the 50 foot wide protective easement, and do warrant, defend and save Park City Municipal Corporation and Snyderville Basin Sewer Improvement District harmless against easements or other encumbrances on these easements.

William J. Enloe
William J. Enloe
Geraldine L. Enloe

Ballard F. Smith, Jr.
Ballard F. Smith, Jr., Trustee Under Declaration of Trust dated June 12, 1986
Linda Ardel Smith, Trustee Under Declaration of Trust dated June 12, 1986

James G. West
James G. West
James G. Johnson & Associates
Surveyor

Deer Valley Resort Company
Deer Valley Resort Company
By: *James G. West*
Vice President

Royal Street Corporation
Royal Street Corporation
By: *James G. West*
President

First Security Bank of Utah, N.A. Trustee
First Security Bank of Utah, N.A. Trustee
By: *James G. West*
Trust Officer

STATE OF Utah)
COUNTY OF Summit) ss.

On this 23 day of April, 1986, personally appeared before me *John E. Miller*, who being by me duly sworn, did say that he is Vice President of Royal Street of Utah, a Utah Corporation, which is the general partner of Deer Valley Resort Company, a Utah limited partnership, and that the within and foregoing Owner's Dedication and Acknowledgement was signed on behalf of said corporation as such general partner, and said *John E. Miller* duly acknowledged to me that said partnership executed the same.

John E. Miller
John E. Miller
Vice President

My Commission Expires: 7-6-86
Notary Public
Residing at: *Park City, UT 84060*

STATE OF UTAH)
COUNTY OF SUMMIT) ss.

On this 5th day of September, 1986, personally appeared before me *John E. Miller*, who being by me duly sworn, did say that he is Vice President of Royal Street of Utah, a Utah Corporation, which is the general partner of Deer Valley Resort Company, a Utah limited partnership, and that the within and foregoing Owner's Dedication and Acknowledgement was signed on behalf of said corporation as such general partner, and said *John E. Miller* duly acknowledged to me that said partnership executed the same.

John E. Miller
John E. Miller
Vice President

My Commission Expires: 7-6-86
Notary Public
Residing at: *Park City, Utah*

STATE OF UTAH)
COUNTY OF SUMMIT) ss.

On this 10th day of September, 1986, personally appeared before me *Edgar B. Stern, Jr.*, who being by me duly sworn, did say that he is President of Royal Street Corporation, a Louisiana Corporation, and that the within and foregoing Owner's Dedication and Acknowledgement was signed on behalf of said Corporation as such President, and said *Edgar B. Stern, Jr.* duly acknowledged to me that said Corporation executed the same.

Edgar B. Stern, Jr.
Edgar B. Stern, Jr.
President

My Commission Expires: 8-30-87
Notary Public
Residing at: *Park City, UT 84060*

STATE OF California)
COUNTY OF Orange) ss.

On this 27th day of August, 1986, personally appeared before me *Peter M. Ochs*, who being by me duly sworn, did say that he is President of the Fieldstone Company, a California Corporation, and that the within and foregoing Owner's Dedication and Acknowledgement was signed on behalf of said Corporation as such President, and said *Peter M. Ochs* duly acknowledged to me that said Corporation executed the same.

Peter M. Ochs
Peter M. Ochs
President

My Commission Expires: 9/3/87
Notary Public
Residing at: *Granite Valley, CA*

STATE OF California)
COUNTY OF Orange) ss.

On this 27th day of August, 1986, personally appeared before me *Peter M. Ochs*, who being by me duly sworn, did say that he is President of the Fieldstone Company, a California Corporation, and that the within and foregoing Owner's Dedication and Acknowledgement was signed on behalf of said Corporation as such President, and said *Peter M. Ochs* duly acknowledged to me that said Corporation executed the same.

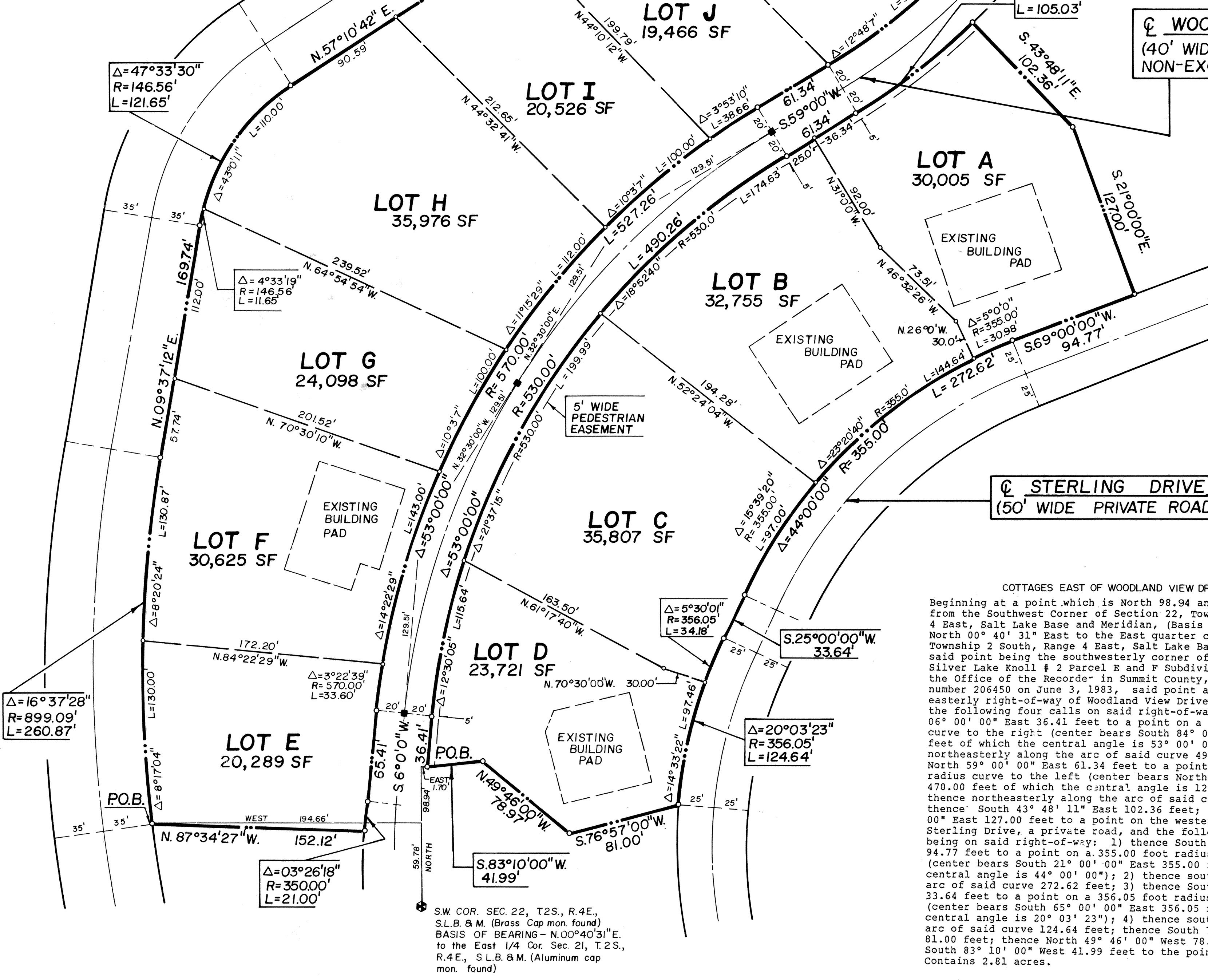
Peter M. Ochs
Peter M. Ochs
President

My Commission Expires: 9/3/87
Notary Public
Residing at: *Granite Valley, CA*

STATE OF California)
COUNTY OF Orange) ss.

On this 27th day of August, 1986, personally appeared before me *Peter M. Ochs*, who being by me duly sworn, did say that he is President of the Fieldstone Company, a California Corporation, and that the within and foregoing Owner's Dedication and Acknowledgement was signed on behalf of said Corporation as such President, and said *Peter M. Ochs* duly acknowledged to me that said Corporation executed the same.

Peter M. Ochs
Peter M. Ochs
President



COTTAGES EAST OF WOODLAND VIEW DRIVE

Beginning at a point which is North 98.94 and East 1.70 feet from the Southwest Corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian, (Basis of Bearing being North 00° 40' 31" East to the East quarter corner of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian); said point being the southwesterly corner of Parcel "C" of Silver Lake Knoll # 2 Parcel E and F Subdivision as recorded at the Office of the Recorder in Summit County, Utah as entry number 206450 on June 3, 1983, said point also being on the easterly right-of-way of Woodland View Drive, a private road and the following four calls on said right-of-way: 1) thence North 06° 00' 00" East 36.41 feet to a point on a 530.00 foot radius curve to the right (center bears South 84° 00' 00" East 530.00 feet of which the central angle is 53° 00' 00"); 2) thence northeasterly along the arc of said curve 490.26 feet; 3) thence North 59° 00' 00" East 61.34 feet to a point on a 470.00 foot radius curve to the left (center bears North 31° 00' 00" West 470.00 feet of which the central angle is 12° 48' 11"); 4) thence northeasterly along the arc of said curve 105.03 feet; thence South 43° 48' 11" East 102.36 feet; thence South 21° 00' 00" East 127.00 feet to a point on the westerly right-of-way of Sterling Drive, a private road, and the following four courses being on said right-of-way: 1) thence South 69° 00' 00" West 94.77 feet to a point on a 355.00 foot radius curve to the left (center bears South 21° 00' 00" East 355.00 feet of which the central angle is 53° 00' 00"); 2) thence northeasterly along the arc of said curve 121.65 feet; 3) thence South 25° 00' 00" West 33.64 feet to a point on a 356.05 foot radius curve to the left (center bears South 65° 00' 00" East 356.05 feet of which the central angle is 20° 03' 23"); 4) thence southwesterly along the arc of said curve 124.64 feet; thence South 78° 37' 00" West 81.00 feet; thence North 49° 46' 00" West 78.97 feet; thence South 83° 10' 00" West 41.99 feet to the point of beginning. Contains 2.81 acres.

COTTAGES WEST OF WOODLAND VIEW DRIVE

Beginning at a point which is North 59.78 and West 194.66 feet from the Southwest Corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian, (Basis of Bearing being North 00° 40' 31" East to the East quarter corner of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian); said point being the Southwest Corner of Parcel 6A of the Silver Lake Knoll # 2 Parcel E and F Subdivision as recorded in the Office of the Recorder of Summit County, Utah as entry number 206450 on June 3, 1983; said point also being on the easterly right-of-way at Royal Street West as dedicated and the following six calls being said right-of-way: said point also being on a 899.09 foot radius curve to the right (center bears North 82° 59' 44" East 899.09 feet of which the central angle is 16° 37' 28"); 1) thence northerly along the arc of said curve 260.87 feet; 2) thence North 9° 37' 12" East 169.74 feet to a point on a 146.56 foot radius curve to the right (center bears South 80° 22' 48" East 146.56 feet of which the central angle is 47° 33' 10"); 3) thence northeasterly along the arc of said curve 121.65 feet; 4) thence North 57° 10' 42" East 203.59 feet to a point on a 401.43 foot radius curve to the left (center bears North 32° 49' 18" West 401.43 feet of which the central angle is 20° 05' 43"); 5) thence northeasterly along the arc of said curve 140.79 feet to a point on a 356.58 foot radius compound curve to the left (center bears North 52° 55' 01" West 356.58 feet of which the central angle is 15° 55' 49"); 6) thence northeasterly along the arc of said curve 99.14 feet; thence South 43° 48' 11" East 253.27 feet to a point on the westerly right-of-way of Woodland View Drive, a private road, and the following five calls being on said right-of-way to a point on a 430.00 foot radius curve to the right (center bears North 50° 28' 46" West 430.00 feet of which the central angle is 19° 28' 46"); 1) thence southwesterly along the arc of said curve 146.19 feet; 2) thence South 59° 00' 00" West 61.34 feet to a point on a 570.00 foot radius curve to the left (center bears South 31° 00' 00" East 570.00 feet of which the central angle is 53° 00' 00"); 3) thence southwesterly along the arc of said curve 527.26 feet; 4) thence South 06° 00' 00" West 65.41 feet to a point on a 350.00 foot radius curve to the left (center bears South 84° 00' 00" East 350.00 feet of which the central angle is 03° 26' 18"); 5) thence southerly along the arc of said curve 21.00 feet; thence North 87° 34' 27" West 152.12 feet to the point of beginning. Contains 4.25 acres

CITY COUNCIL APPROVAL

PRESENTED TO THE BOARD OF
PARK CITY COUNCIL THIS 24TH DAY OF
APRIL A.D. 1986 AT WHICH TIME THIS
RECORD OF SURVEY WAS APPROVED

James G. West
MAYOR

ATTEST: CITY RECORDER

CITY ENGINEER

APPROVED AND ACCEPTED BY THE
PARK CITY CITY ENGINEERING DEPART-
MENT ON THIS 24TH DAY OF APRIL
A.D. 1986.

Orin W. DeHaan PE
CITY ENGINEER

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE
CITY PLANNING COMMISSION ON THIS 23rd
DAY OF April A.D. 1986

Brooklyn A. Allen
CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 18th
DAY OF September A.D. 1986.

J. C. Smith
CITY ATTORNEY

RECORDED

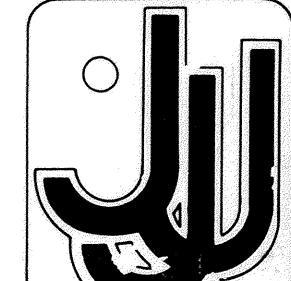
N# 259166
STATE OF Utah
COUNTY OF Summit
RECORDED AND FILED AT THE REQUEST OF:
Western States Title
35.8
FEES 10-10-86
COUNTY RECORDER

J.J. Johnson & Associates

Park Meadows Plaza,
Highway 248
P.O. Box 168
Park City, Utah 84060

(801) 643-9811

J.B. NO. 13-2-86 G.O.



1 of 2

OWNER'S DEDICATION AND CONSENT TO RECORD
Know all by these present that we, the undersigned owners of this described tract of land and shown herein, having caused the same to be subdivided into lots to hereafter be known as The Cottages, do hereby dedicate for perpetual use of the public the easements as shown on this plat, EXCEPT for the 50 foot wide protective easement, and do warrant, defend and save Park City Municipal Corporation and Snyderville Basin Sewer Improvement District harmless against easements or other encumbrances on these easements.

Imperial Savings Association

By Araceli R. Labrador Its Assistant Vice President
Araceli R. Labrador

Western Savings and Loan Company

By Samuel A. Smith Its Vice President

Citicorp Homeowners, Inc

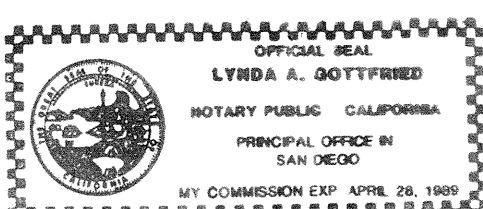
By David C. Smith Its S.R. Vice President

ACKNOWLEDGEMENT

STATE OF California)
COUNTY OF San Diego) ss.

On the 9th day of September, 1986, personally appeared before me Araceli R. Labrador who being by me duly sworn, did say that she is Asst. Vice President of Imperial Savings Assn., a California Corporation, and that the within and foregoing Owner's Dedication and Acknowledgement was signed on behalf of said Corporation as such _____, and said _____ duly acknowledged to me that said Corporation executed the same.

My Commission Expires: 4-28-89 Notary Public Lynnda A. Gottfried
Residing at: San Diego, CA

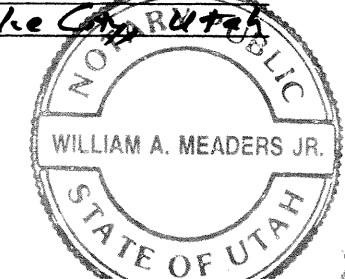


ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

On the 10th day of September, 1986, personally appeared before me Curtis S. Astin who being by me duly sworn, did say that he is a Vice President of Western Savings and Loan Company, a Utah corporation, and that the within and foregoing Owner's Dedication and Acknowledgement was signed on behalf of said Corporation as such _____, and said Curtis S. Astin duly acknowledged to me that said Corporation executed the same.

My Commission Expires: August 18, 1988 Notary Public William A. Meaders Jr.
Residing at: Salt Lake City, Utah

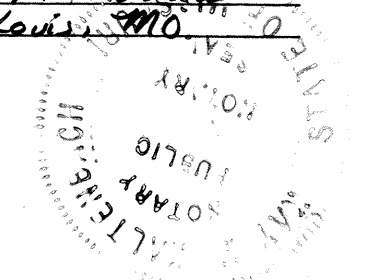


ACKNOWLEDGEMENT

STATE OF Missouri)
COUNTY OF St. Louis) ss.

On the 11th day of Sept, 1986, personally appeared before me David C. Smith who being by me duly sworn, did say that he is Sr. Vice President of Cit. Corp. Homeowner Inc., a Delaware Corp., and that the within and foregoing Owner's Dedication and Acknowledgement was signed on behalf of said Corporation as such _____, and said David C. Smith duly acknowledged to me that said Corporation executed the same.

My Commission Expires: 6-4-90 Notary Public Ray M. Peterson
Residing at: St. Louis, MO

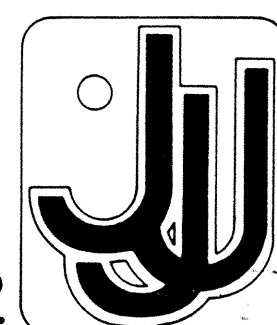


Entry No. 259166
REQUEST OF Madison States Title
S. 35 AN ORDER SUMMIT CO. RECORDER
RECORDED 10-10-96 1:52 PM

THE COTTAGES

A RESUBDIVISION OF SILVER LAKE
KNOLL NO. 2 PARCEL E & F
SUBDIVISION LOCATED IN PART OF
THE SOUTHEAST QUARTER OF
SECTION 21 AND THE SOUTHWEST
QUARTER OF SECTION 22, ALL IN
T.2S., R.4E., S.L.B. & M., PARK
CITY, SUMMIT COUNTY, UTAH

J.J. Johnson & Associates
Park Meadows Plaza,
Highway 248
P.O. Box 1661
Park City, Utah 84060



(801) 649-9811
2 of 2

Exhibit C - Silver Lake Knoll Cottages Phase I

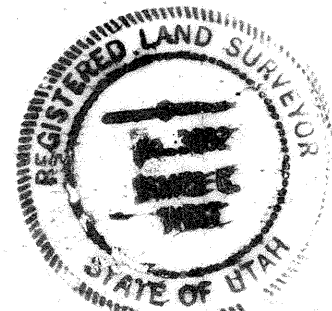
SURVEYOR'S CERTIFICATE

I, James G. West, do hereby certify that I am a registered land surveyor and that I hold certificate No. 3082, as prescribed under the laws of the State of Utah. I further certify that I have made a survey of the tract of land shown on this plat and described herewith, and have subdivided said tract of land into private lots numbered 1 through 7, both inclusive, limited common areas, and common areas, and that the same has been surveyed and staked on the ground as shown on this plat.

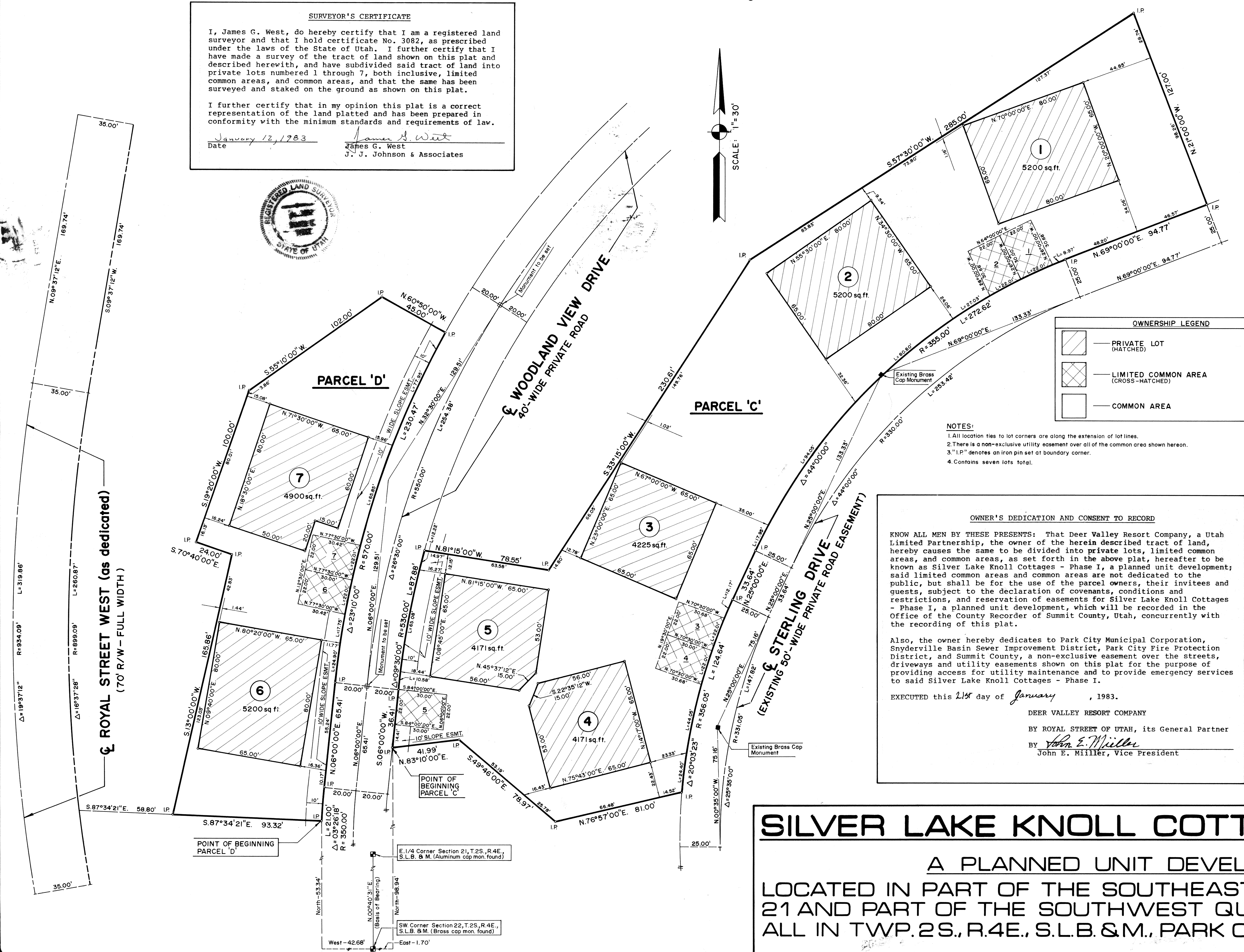
I further certify that in my opinion this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

January 12, 1983
Date

James G. West
J. J. Johnson & Associates



SCALE: 1"=30'



OWNERSHIP LEGEND

- PRIVATE LOT (HATCHED)
- LIMITED COMMON AREA (CROSS-HATCHED)
- COMMON AREA

NOTES:

- All location ties to lot corners are along the extension of lot lines.
- There is a non-exclusive utility easement over all of the common area shown hereon.
- "I.P." denotes an iron pin set at boundary corner.
- Contains seven lots total.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS: That Deer Valley Resort Company, a Utah Limited Partnership, the owner of the herein described tract of land, hereby causes the same to be divided into private lots, limited common areas, and common areas, as set forth in the above plat, hereafter to be known as Silver Lake Knoll Cottages - Phase I, a planned unit development; said limited common areas and common areas are not dedicated to the public, but shall be for the use of the parcel owners, their invitees and guests, subject to the declaration of covenants, conditions and restrictions, and reservation of easements for Silver Lake Knoll Cottages - Phase I, a planned unit development, which will be recorded in the Office of the County Recorder of Summit County, Utah, concurrently with the recording of this plat.

Also, the owner hereby dedicates to Park City Municipal Corporation, Snyderville Basin Sewer Improvement District, Park City Fire Protection District, and Summit County, a non-exclusive easement over the streets, driveways and utility easements shown on this plat for the purpose of providing access for utility maintenance and to provide emergency services to said Silver Lake Knoll Cottages - Phase I.

EXECUTED this 21st day of January, 1983.

DEER VALLEY RESORT COMPANY

BY ROYAL STREET OF UTAH, its General Partner

BY John E. Miller
John E. Miller, Vice President

BOUNDARY DESCRIPTION

Parcel "C" of Silver Lake Knoll No. 2 Subdivision, as dedicated, being part of the Southeast Quarter of Section 21 and part of the Southwest Quarter of Section 22, all in Township 2 South, Range 4 East, Salt Lake Base and Meridian, in Summit County, Utah, said Parcel "C" being more particularly described as follows:

Beginning at a point which is North 98.94 feet and East 1.70 feet from the Southwest corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence North 83° 10' 00" East 41.99 feet; thence South 49° 46' 00" East 78.97 feet; thence North 76° 57' 00" East 81.00 feet to a point on the northwesterly right-of-way line of a 50.00 foot wide private road easement, commonly known as Sterling Drive, said point also being on a 356.05 foot radius curve to the right (center bears South 85° 03' 23" East 356.05 feet of which the central angle is 20° 03' 23"); the following four courses being along said right-of-way line: 1) thence Northeasterly along the arc of said curve 124.64 feet; 2) thence North 25° 00' 00" East 33.64 feet to a point on a 355.00 foot radius curve to the right (center bears South 65° 00' 00" East 355.00 feet of which the central angle is 44° 00' 00"); 3) thence Northeasterly along the arc of said curve 272.62 feet; 4) thence North 69° 00' 00" East 94.77 feet; thence North 21° 00' 00" West 127.00 feet; thence South 57° 30' 00" West 285.00 feet; thence South 33° 15' 00" West 230.61 feet; thence North 81° 15' 00" West 78.55 feet to a point on the easterly right-of-way line of a 40.00 foot wide private road easement, commonly known as Woodland View Drive, said point also being on a 530.00 foot radius curve to the left (center bears South 74° 30' 00" East 530.00 feet of which the central angle is 9° 30' 00"); the following two courses being along said right-of-way line: 1) thence Southwesterly along the arc of said curve 87.88 feet; 2) thence South 6° 00' 00" West 36.41 feet to the point of beginning. (Basis of Bearing: North 00° 40' 31" East from said Southwest corner of Section 22 to the East quarter corner of Section 21.)

Contains 1.6670 acres, more or less

Also, Parcel "D" of Silver Lake Knoll No. 2 Subdivision, as dedicated, being part of the Southeast Quarter of Section 21 and part of the Southwest Quarter of Section 22, all in Township 2 South, Range 4 East, Salt Lake Base and Meridian, in Summit County, Utah, said Parcel "D" being more particularly described as follows:

Beginning at a point on the westerly right-of-way line of a 40.00 foot wide private road easement, commonly known as Woodland View Drive, said point also being North 53.34 feet and West 42.68 feet from the Southwest corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said beginning point also being on a 350.00 foot radius curve to the right (center bears South 87° 26' 18" East 350.00 feet of which the central angle is 03° 26' 18"); the following three courses being along said right-of-way line: 1) thence Northerly along the arc of said curve 21.00 feet; 2) thence North 6° 00' 00" East 65.41 feet to a point on a 570.00 foot radius curve to the right (center bears South 84° 00' 00" East 570.00 feet of which the central angle is 23° 10' 00"); 3) thence Northeasterly along the arc of said curve 230.47 feet; thence North 60° 50' 00" West 45.00 feet; thence South 55° 10' 00" West 102.00 feet; thence South 19° 20' 00" West 100.00 feet; thence South 70° 40' 00" East 24.00 feet; thence South 13° 00' 00" West 165.86 feet; thence South 87° 34' 21" East 93.32 feet to the point of beginning. (Basis of Bearing: North 00° 40' 31" East from said Southwest corner of Section 22 to the East quarter corner of Section 21.)

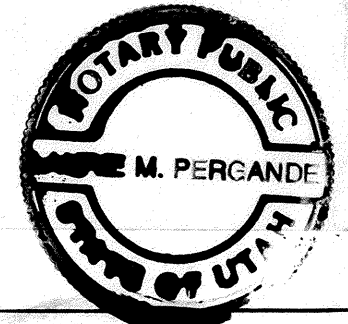
Contains 0.6438 acres, more or less.

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SUMMIT)

On the 21st day of January, 1983, personally appeared before me John E. Miller, who, being by me duly sworn, did say that he is a Vice President of Royal Street of Utah, a Utah Corporation, which is the general partner of Deer Valley Resort Company, a Utah Limited Partnership, and that the within and foregoing Owner's Dedication and Consent to Record was signed on behalf of said corporation as such general partner, and said John E. Miller duly acknowledged to me that said partnership executed the same.

Laurie M. Ingards
Notary Public
My Commission Expires 3-16-83
Residing at: Park City, Utah



SILVER LAKE KNOLL COTTAGES-PHASE I

A PLANNED UNIT DEVELOPMENT

LOCATED IN PART OF THE SOUTHEAST QUARTER OF SECTION 21 AND PART OF THE SOUTHWEST QUARTER OF SECTION 22, ALL IN TWP.2S.,R.4E., S.L.B.&M., PARK CITY, SUMMIT CO., UTAH

CITY COUNCIL APPROVAL

PRESENTED TO THE PARK CITY COUNCIL
THIS 21st DAY OF January, A.D. 1983, AT WHICH TIME THIS
PLANNED UNIT DEVELOPMENT WAS APPROVED

Mayor
ATTEST: CITY RECORDER

CITY ENGINEER

APPROVED AND ACCEPTED BY THE
PARK CITY ENGINEERING DEPARTMENT ON THIS 21st DAY OF January, A.D. 1983.

Eric W. DeHann, P.E.
CITY ENGINEER

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE
CITY PLANNING COMMISSION ON THIS 21st DAY OF January, A.D. 1983.

CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 3rd DAY OF January, A.D. 1983.

Thomas E. Doyle
CITY ATTORNEY

RECORDED

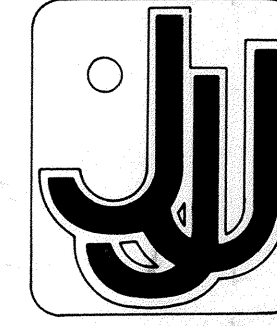
NO. 202077 recorded: 2-9-83
STATE OF UTAH at 4:02
COUNTY OF SUMMIT
RECORDED AND FILED AT THE REQUEST OF:
Western States Title

\$13.50 FEES
Alam Spriggs
COUNTY RECORDER

J.J. Johnson & Associates

Park Meadows Plaza,
Highway 248
Park City, Utah 84060

(801) 649-9811



JOB No. 20-2-82 RCK 1-12-83

Beginning at the southwest corner of Lot 6 within the Silver Lake Knoll No. 2 Parcel E and F Subdivision recorded June 3, 1983 in Park City, Summit County, Utah, entry No. 206450. Said point being on the westerly right-of-way line of Royal Street West; said point also being on a 899.09 foot radius curve to the right (center bears North 82° 59' 44" East 899.09 feet of which the central angle is 16° 37' 28"); thence Northwesterly along the arc of said curve 260.87 feet to a point of tangency; thence the following three calls being along said right-of-way line: 1) thence North 9° 37' 12" East 169.74 feet to a point on a 146.56 foot radius curve to the right (center bears South 80° 22' 48" East 146.56 feet of which the central angle is 47° 33' 30"); 2) thence Northeasterly along the arc of said curve 121.65 feet to a point of tangency; 3) thence North 57° 10' 42" East 98.00 feet; thence South 30° 30' 00" East 105.00 feet; thence North 52° 00' 00" East 220.00 feet; thence North 66° 00' 00" East 99.34 feet; thence South 43° 48' 11" East 91.49 feet to a point on the easterly side of a private drive known as Woodland View Drive, said point being on a 430.00 foot radius curve to the right (center bears North 43° 48' 11" West 430.00 feet of which the central angle is 12° 48' 11"); thence Southwesterly along the arc of said curve 96.09 feet; thence the next two calls being along said right-of-way: 1) thence South 59° 00' 00" West 61.34 feet to a point on a 570.00 foot radius curve to the left (center bears South 31° 00' 00" East 570.00 feet of which the central angle is 29° 50' 00"); 2) thence Southwesterly along the arc of said curve 296.79 feet; thence the following five calls being along Silver Lake Knoll Cottages - Phase I as recorded February 9, 1984 in Park City, Summit County, Utah, Entry No. 202077: 1) thence North 60° 50' 00" West 45.00 feet; 2) thence South 55° 10' 00" West 102.00 feet; 3) thence South 19° 20' 00" West 100.00 feet; 4) thence South 70° 40' 00" East 24.00 feet; 5) thence South 13° 00' 00" West 165.86 feet; thence the following call being along "The Enclave" condominium project as recorded February 9, 1983 in Park City, Summit County, Utah, Entry No. 202075; thence North 87° 34' 21" West 58.80 feet to the POINT OF BEGINNING. Contains 2.6043 acres, more or less.

SURVEYOR'S CERTIFICATE

I, W. Fred Lodman, do hereby certify that I am a registered land surveyor and that I hold certificate No. 6150, as prescribed under the laws of the State of Utah. I further certify that I have made a survey of the tract of land shown on this plat and described herewith, and said tract of land into private lots numbered 8 through 17, both inclusive, limited common areas, and common areas, and that the same has been surveyed and staked on the ground as shown on this plat.

I further certify that in my opinion this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

4 Jan 85
Date
W. Fred Lodman
J. J. Johnson & Associates
OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS: That Deer Valley Resort Company, a Utah Limited Partnership, the owner of the herein described tract of land, hereby causes the same to be divided into private lots, limited common areas, and common areas, as set forth in the above plat, hereafter to be known as Silver Lake Knoll Cottages - Phase II, a planned unit development; said limited common areas and common areas are not dedicated to the public, but shall be for the use of the parcel owners, their invitees and guests, subject to the declaration of covenants, conditions and restrictions, and reservation of easements for Silver Lake Knoll Cottages - Phase II, a planned unit development, which will be recorded in the Office of the County Recorder of Summit County, Utah, concurrently with the recording of this plat.

Also, the owner hereby dedicates to Park City Municipal Corporation, Snyderville Basin Sewer Improvement District, Park City Fire Protection District, and Summit County, a non-exclusive easement over the streets, driveways and utility easements shown on this plat for the purpose of providing access for utility maintenance and to provide emergency services to said Silver Lake Knoll Cottages - Phase II.

EXECUTED this 3rd day of JANUARY, 1985.
DEER VALLEY RESORT COMPANY
BY ROYAL STREET OF UTAH, its General Partner
By John E. Miller
Vice President

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SUMMIT)

On the 3rd day of JANUARY, 1985, personally appeared before me JOHN E. MILLER, who, being by me duly sworn, did say that he is a Vice President of Royal Street of Utah, a Utah Corporation, which is the general partner of Deer Valley Resort Company, a Utah Limited Partnership, and that the within and foregoing Owner's Dedication and Consent to Record was signed on behalf of said corporation as such general partner, and said JOHN E. MILLER duly acknowledged to me that said partnership executed the same.

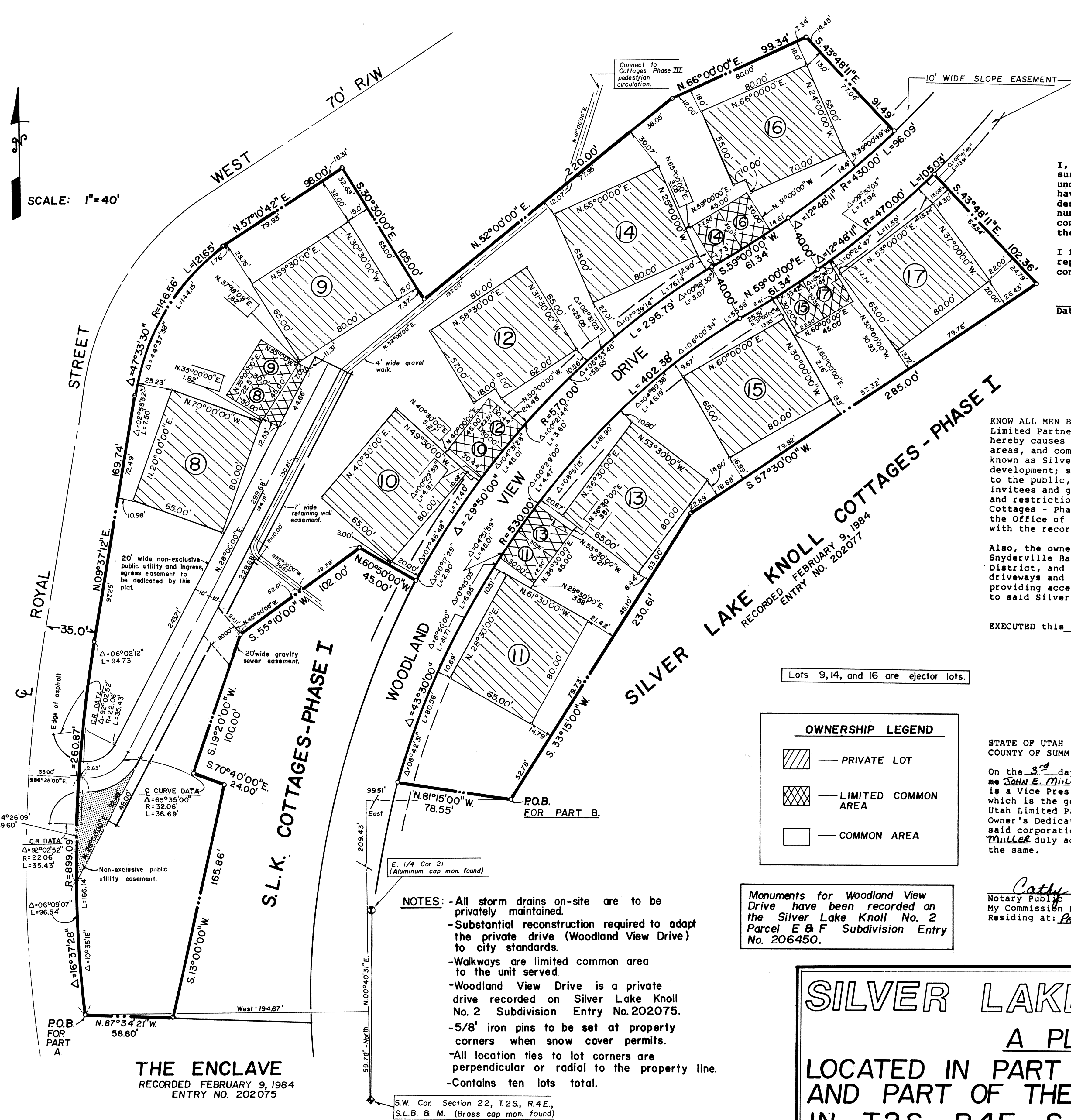
Cathy Downs
Notary Public
My Commission Expires 8-15-87
Residing at: Park City, UTAH

SILVER LAKE KNOLL COTTAGES - PHASE II

A PLANNED UNIT DEVELOPMENT

LOCATED IN PART OF THE SOUTHEAST QUARTER OF SECTION 21 AND PART OF THE SOUTHWEST QUARTER OF SECTION 22 ALL IN T.2S., R.4E., S.L.B. & M., PARK CITY, SUMMIT COUNTY, UTAH

LOT NO.	BLDG. PAD IN SQ. FT.
8	5200
9	5200
10	5200
11	5200
12	5096
13	5200
14	5200
15	5200
16	5100
17	5200



Lots 9, 14, and 16 are ejector lots.

OWNERSHIP LEGEND

- PRIVATE LOT
- LIMITED COMMON AREA
- COMMON AREA

Monuments for Woodland View Drive have been recorded on the Silver Lake Knoll No. 2 Parcel E & F Subdivision Entry No. 206450.

- NOTES:**
- All storm drains on-site are to be privately maintained.
 - Substantial reconstruction required to adapt the private drive (Woodland View Drive) to city standards.
 - Walkways are limited common area to the unit served.
 - Woodland View Drive is a private drive recorded on Silver Lake Knoll No. 2 Subdivision Entry No. 202075.
 - 5/8" iron pins to be set at property corners when snow cover permits.
 - All location ties to lot corners are perpendicular or radial to the property line.
 - Contains ten lots total.

CITY COMMISSION APPROVAL

PRESENTED TO THE PARK CITY CITY COMMISSIONERS THIS 10th DAY OF January, A.D. 1985, AT WHICH TIME THIS RECORD OF SURVEY MAP WAS APPROVED.

John E. Miller
MAYOR

C. J. Smith
ATTEST CITY RECORDER

CITY ENGINEER

APPROVED AND ACCEPTED BY THE PARK CITY CITY ENGINEERING DEPARTMENT ON THIS TENTH DAY OF JANUARY, A.D. 1985.

Eric W. DeHaan, P.E.
CITY ENGINEER

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE PARK CITY CITY PLANNING COMMISSION ON THIS TENTH DAY OF JANUARY, A.D. 1985.

Chairman

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 15 DAY OF January, A.D. 1985.

Thomas E. Clark
CITY ATTORNEY

RECORDED

No. 234361 recorded 1-5-22-85 at 12:45
STATE OF Utah
COUNTY OF Summit
RECORDED AND FILED AT THE REQUEST OF:
Western States Title
\$ 20.00
FEES

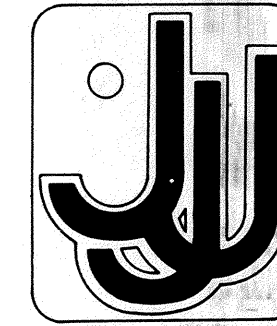
Alan Spriggs
COUNTY RECORDER

J.J. Johnson & Associates

Park Meadows Plaza,
Highway 248
P.O. Box 1661
Park City, Utah 84060

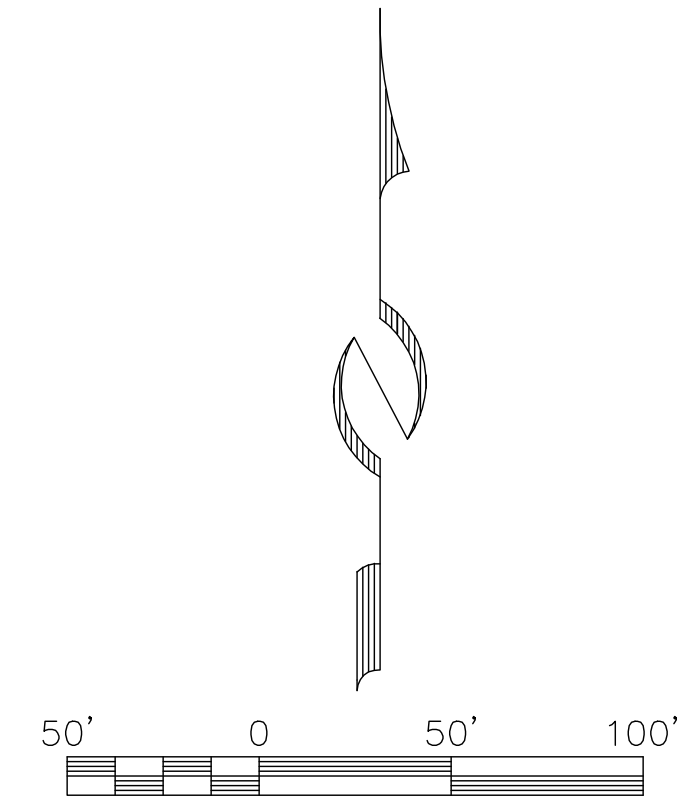
(801) 649-9811

JOB NO. 6-2-85 G.O.



JOB NO.: 8-9-16 1/31/17 temp.dwg X: \SilverLakeVillage\dwg\srv\topo2016\080916_LDD

Exhibit F - Aerial Photograph



 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	(435) 649-9467	STAFF: MARSHALL KING RYAN BETZ	AERIAL PHOTOGRAPH THE COTTAGES LOTS C & D	SHEET 1 OF 1
	DATE: 11/21/16	FOR: JOB NO.: 8-9-16 FILE: X:\SilverLakeVillage\dwg\Exhibits\Cottages C&D-ortho.dwg		

**Exhibit G - Aerial
Photograph**



The Cottages, Lots C & D – looking easterly



The Cottages, Lots C & D – looking northeasterly



The Cottages, Lots C & D – looking west



The Cottages, Lots C & D – looking northerly



The Cottages, Lots C & D – looking southerly



The Cottages, Lots C & D – looking southeasterly

**Exhibit H – Grant of Easement for
use of garage over property lines**

00781002 Bk01797 Pg01368-01371

ALAN SPRIGGS, SUMMIT CO RECORDER
2006 JUN 15 12:47 PM FEE \$16.00 BY BW
REQUEST: COALITION TITLE AGENCY, INC.
Electronically Recorded by Simplifile

WHEN RECORDED, PLEASE RETURN TO:

Thomas T. Billings, Esq.
VAN COTT, BAGLEY, CORNWALL & MCCARTHY
50 South Main, Suite 1600
Salt Lake City, UT 84144

**DECLARATION
AND
GRANT OF EASEMENT**

This DECLARATION AND GRANT OF EASEMENT (the "Agreement") is made and entered into as of the 26 day of May, 2006, by and between FRANCESCA B. OAKLEY and PETER G. DIAMANDIS (collectively, "Grantor"), whose address is 50 Rowayton Ave. Norwalk, CT 06853-1631, and FRANCESCA B. OAKLEY ("Grantee"), whose address is 2509 Myrtle Street
Monroe, LA 71201

RECITALS

WHEREAS, Grantor owns certain real property (the "Grantor's Property") located in Summit County, Utah, more particularly described as follows:

LOT C, THE COTTAGES SUBDIVISION, a resubdivision of Silver Lake Knoll No. 2 Parcel E & F Subdivision, located in Section 21 and 22, T2SR4E Salt Lake Base and Meridian, according to the official plat thereof on file and of record in the office of the Summit County Recorder.

Tax Serial Nos. COT-C; COT-C-1

WHEREAS, Grantee owns certain real property (the "Grantee's Property") located in Summit County, Utah, more particularly described as follows:

LOT D, THE COTTAGES SUBDIVISION, a resubdivision of Silver Lake Knoll No. 2 Parcel E & F Subdivision, located in Section 21 and 22, T2SR4E Salt Lake Base and Meridian, according to the official plat thereof on file and of record in the office of the Summit County Recorder.

Tax Serial No. COT-D

WHEREAS, there currently exists on a portion of Grantor's Property (the "Easement Property") a garage structure and certain landscaping maintained, used by, and belonging to Grantee. Said Easement Property is more particularly described as follows:

Part of Lot C THE COTTAGES, a subdivision located in Sections 21 and 22, Township 2 South, Range 4 East, Salt Lake Baseline and Meridian, Park City, Summit County, Utah, said part of Lot C being more particularly described as follows: beginning at the Easterly corner common to Lots C and D of The Cottages, thence N 70°30'00" W 30.00 feet, thence N 61°17'40" W 10.43 feet, thence N 19°30'00" E 32.83 feet, thence S 70°30'00" E 41.98 feet to a point on 356.05 foot radius curve, thence southerly along the arc of said curve a distance of 34.55 feet through a central angle of 5°33'38" to the point of beginning.

Containing 1401 square feet or 0.032 acres.

Tax Serial Nos. COT-C; COT-C-1

WHEREAS, Grantor desires to grant to Grantee an exclusive perpetual easement on, over, across, through and under the Easement Property, to use, maintain, repair and/or replace the garage structure and landscaping on the Easement Property and other lawful purposes.

NOW, THEREFORE, to that end and for and in consideration of the terms and conditions of this Agreement, as well as the mutual benefits to be derived herefrom and therefrom:

1. Grantor hereby GRANTS AND CONVEYS to Grantee, for good and valuable consideration, an exclusive perpetual easement on, over, across, through and under the Easement Property (the "Easement"), to use, maintain, repair and/or replace the garage structure and landscaping thereon and any other lawful purpose; TO HAVE AND TO HOLD said Easement unto the Grantee, and its successors and assigns. The Easement is for the benefit of and appurtenant to the Grantee's Property, and shall run with the land in the event of any transfer of Grantee's Property..

2. Exclusive use of Easement Property is hereby granted, and Grantor shall have no right no right to use the Easement Property in common with Grantee.

3. Grantee shall hold harmless and indemnify Grantor from and against any and all losses, claims, injuries, demands, judgments, or liabilities of any nature arising from, caused by, or related to, in whole or in part, Grantee, or Grantee's employees, agents, contractors, representatives, or invitees crossing over or being upon the Easement Property.

4. This Agreement may not be modified except with the consent of all of the record owners of the Grantee's Property and the Grantor's Property, and then only by written

instrument duly executed and acknowledged by all of the required owners duly recorded in the office of the County Recorder of Summit County, Utah.

5. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah. This Agreement shall be recorded in the records of the County Recorder of Summit County, Utah.

6. All of the provisions in this Agreement, including the benefits and burdens, shall be and are binding upon and inure to the benefit of the successors and assigns of the parties hereto.

"GRANTOR"

Francesca B. Oakley
FRANCESCA B. OAKLEY, an individual

Peter G. Diamandis
PETER G. DIAMANDIS, an individual

"GRANTEE"

Francesca B. Oakley
FRANCESCA B. OAKLEY, an individual

STATE OF LOUISIANA)
PARISH : ss.
~~COUNTY OF OUACHITA~~)

The foregoing instrument was acknowledged before me this 25th day of May, 2006, by Francesca B. Oakley, an individual.

RECORDERS NOTE
DUE TO THE COLOR OF THE INK
OF THE NOTARY SEAL AFFIXED
TO THIS DOCUMENT, THE
SEAL MAY BE UNSATISFACTORY
FOR COPYING.

Betty Green
NOTARY SIGNATURE AND SEAL
Betty Green RN: 068208

STATE OF *Connecticut*
COUNTY OF *Fairfield* ^{SS} *Darwin*

May The foregoing instrument was acknowledged before me this *26* day of
2006, by Peter G. Diamandis, an individual.

Lucy A Stuart

NOTARY SIGNATURE AND SEAL

LUCY A. STUART
NOTARY PUBLIC
MY COMMISSION EXPIRES APR. 30, 2010

Exhibit I - City Council Minutes of April 24,
1986

PARK CITY
CITY COUNCIL MEETING
APRIL 24, 1986

ROLL CALL

Mayor Hal Taylor called the meeting of the City Council to order at approximately 6:10 p.m. at the Marsac Municipal Building on Thursday, April 24, 1986. Members in attendance were Kristen Rogers, Jim Doilney, Ann MacQuoid, and Tom Shellenberger. Al Horrigan was absent and excused. Staff in attendance were Arlene Loble, City Manager; Tom Clyde, City Attorney; J. Craig Smith, Assistant City Attorney; Bill Ligety, Advanced Planning Administrator; Eric DeHaan, City Engineer; Jerry Gibbs, Public Works Director; and Frank Bell, Chief of Police.

PUBLIC INPUT

The Mayor invited the public to comment on any matter of City business.

China Bridge Parking Structure - Eric DeHaan, City Engineer, reported that the contractor will start earth work on the China Bridge parking structure, a 273 parking space project funded by the Redevelopment Agency, proposed to be completed October 9, 1986. The construction will make it inconvenient for those parking in Swede Alley behind the Egyptian Theatre, however, Swede Alley will be open to traffic.

Hearing nothing further, the Mayor closed the public input session.

PUBLIC HEARING

1. A Public Hearing Vacating a Portion of a 50 Foot Wide Non-Exclusive Utilities, Drainage, and Access Easement Located in Park Meadows Subdivision No. 5 - The Assistant City Attorney explained that this vacation is for 35 feet of an existing 50 foot easement. When other access to Park Meadows was obtained by the City, all except the utility portion of this easement became surplus. The homeowners have petitioned the City for this vacation.

With no comment from Council or the public, the public hearing on the vacation was closed.

2. Amendments to the Park City Sign Code - Bill Ligety explained the proposed amendments to the Sign Code involving the clarification of the size for nameplates for residential properties. The second change allows for outside menu displays. The third change would limit the maximum size of signs which is now 10% of the side of a building to 5% or a maximum of 45 square feet in area. For signs over 45 square feet, Planning Commission approval must be obtained. Another language change involves public necessity signs, which clears up the approval process. Special events fliers are addressed in the amendment, which restricts them to private property inside buildings and limits the period of time allowed for display. The section on temporary construction/real estate signs has been liberalized some to allow a longer period and to allow additional signage for initial marketing. There is clarification for materials for temporary signs, as plywood has always been allowed but the ordinance was unclear in that regard. Section 8 deals with variance for the placement of temporary signs, and is amended to reflect that Section 8 should be referenced rather than Section 7. The HRC zone was established after the Sign Code was adopted. The Sign Code is not generally specific by zones, but there

were three issues where clarification is in order with regard to compliance in the HRC zone. With regard to free standing signs, it is recommended that no change to the ordinance be made, meaning that free standing signs would be allowed as they are in other zones in town and would need to meet the setback and the size requirements of the zone. Secondly, with regard to neon signs, the recommendation from the Planning Commission and Historic District Commission, outlines that the within the HRC zone there are actually two subzones -- one is the commercial area at the bottom of Main Street allowing a wide range of commercial uses to the east of Main Street. The commercial uses there correspond with the commercial uses on Main Street, and neon signs are recommended to be allowed in that area. The other part of the HRC zone along Park Avenue has more limited uses because of its residential transient nature, and the recommendation there is that neon signs not be allowed because of the impact offsite on the areas that would be permanent residential as well as transient. The third section pertaining to the HRC has to do with vacancy signs. Vacancy signs are allowed in only a couple of zones, and this ordinance amendment would allow vacancy signs as a right by use in that zone.

The Mayor invited the Council or the public to comment.

Guy Hildebrand - Owner of the Rio Grande on Park Avenue in the HRC zone, commented on the proposed sign code amendment as it relates to neon signs in the HRC. He currently has two neon signs on the north and south ends of the building. Mr. Hildebrand contended that tourists and residents alike have appreciated the neon signs in the widows, alerting the public to the business. The neon signs are standard 12" x 18" Coors signs, along with a redwood sign well under the 5% proposed maximum. He felt that the signage is helpful and necessary for a business.

Tom Shellenberger commented that he is familiar with the building and the signage, and asked if it was possible to provide a variance allowing the neon signs until the building is torn down. He felt that the signs are necessary. Ann MacQuoid asked if there have been complaints on the signage. Bill Ligety indicated that he has received only one informal complaint.

Guy Hildebrand - Emphasized that the neon signs are installed on the north and south inside widow shelves (12" back from the window) and not viewed by Park Avenue.

Tom Shellenberger felt that the signage allowed in the HCB ought to extend to the HRC, because the uses are so similar. He continued to support the recommendation that neon signs be allowed in this zone, but not fronting on Park Avenue.

Jim Doilney suggested that the neon signs on the Rio Grande Building be grandfathered to the expiration of their lease in 3 1/2 years. Councilman Doilney continued that the neon signs would be less offensive than allowing the Rio Grande to erect signage 5% of the side of the building, and felt that the petitioners request should be granted in exchange for the 5% approach allowable by ordinance.

With no further comment, the public hearing on the amendments to the Sign Code was closed.

MINUTES OF MEETING OF APRIL 17, 1986

Kristen Rogers, "I move approval". Jim Doilney seconded. Motion carried.

Al Horrigan	Absent
Kristen Rogers	Aye
Jim Doilney	Aye
Ann MacQuoid	Aye
Tom Shellenberger	Aye

CONSENT AGENDA

Jim Doilney, "I move approval on Items 1 and 2". Tom Shellenberger seconded. Motion carried.

Al Horrigan	Absent
Kristen Rogers	Aye
Jim Doilney	Aye
Ann MacQuoid	Aye
Tom Shellenberger	Aye

1. A Resolution Welcoming the Utah Federation of Women's Clubs, Inc. a Member of the General Federation of Women's Clubs to Park City, Utah and Declaring the Week of April 27 to May 3, 1986 as "Appreciation of Women Volunteers Week" - The Mayor has been asked by several members of the Ladies Antheneum to welcome the Utah Federation of Women's Clubs, Inc. to Park City on May 1. This organization was founded in Salt Lake City in 1893 and is a member of the General Federation of Women's Clubs, the largest and oldest non-denominational, non-partisan, international service organization of volunteer women in the world. In light of the GFWC commitment to enhance communities by the efforts of its membership, it is appropriate to recognize the contributions of women volunteers.

2. Approval of Plat for The Cottages A Resubdivision of Silver Lake Knoll No. 2, Parcel E and F - The Cottages is an eleven lot subdivision proposed on Woodland View Drive and Sterling Drive, both of which are private streets in the Silver Lake area of Deer Valley. Lot sizes in The Cottages range from 19,466 square feet to 35,976 square feet.

The Cottages includes all of the area formerly approved as Silver Lake Knoll Cottages Phase II, a Planned Unit Development, resulting in the recent request to vacate that plat. The Cottages also contains portions of Silver Lake Knoll Cottages, Phases I and III, which accounts for the several owners' names on the plat in addition to Deer Valley Resort Company.

Through the course of reviewing The Cottages' resubdivision as a single-family subdivision, a number of key issues were identified by the participants in the Staff Review process.

Private Road - Woodland View Drive is a private roadway. The street does not meet the city standards for public roads from a number of standpoints, including right-of-way width, construction standards, and setbacks. Most subdivision lots in town front on a public street and there is a distinct possibility that at some future date the City may be requested to take over maintenance, snow removal, and undertake a substantial upgrading. The City Engineer has estimated a total cost in excess of \$100,000 to upgrade the existing street so it is proposed that the Woodland View Drive Road Association continue to maintain the road as a private street in perpetuity.

The staff has recommended that 5 foot easements be provided along both sides of Woodland View Drive. The additional 10 feet added to the existing 40 foot road

easement would provide a total 50 feet of right-of-way (the City's standard for residential streets). The plat reflects these additional easements.

Setbacks - Section 7.4 of the Land Management Code prescribes the minimum setbacks required for single family subdivisions typical in the RD zone. Originally, the staff recommended (as was discussed during a work session with the Planning Commission on April 9, 1986) that a 5 foot setback be provided in combination or addition to the 5 foot easement proposed. Due to slope considerations and the fact that the total number of access points along Woodland has been reduced, the staff now recommends that zero setbacks be approved for garages only. The minimum setback for the residences shall be 10 feet from the new expanded easement line. Staff is grateful to Bob Kammerle and Bill Coleman for their assistance in working out this compromise.

Trails - At the Planning Commission's work session, there was considerable discussion regarding trail connections through the proposed project. The consensus was to obtain the easement now, adjacent to and co-linear with the 5 foot easement on the east side of Woodland View, and that actual construction not be required at this time.

Staff recommends approval of the plat as submitted subject to completion of the vacation of the Silver Lake Knoll Cottages Phase II plat and subject to the condition that the plat not be recorded until all owners' signatures and notarizations thereof are present on the plat.

PUBLIC COMMUNICATIONS AND PETITIONS

1. Approval of Restaurant Liquor License Consent for Alex's Restaurant, 442 Main Street - These licenses have typically been scheduled under the Consent Agenda, but the Utah Liquor Commission has requested that the City Council take a closer look at consent letter requests. This restaurant was one that the Commission felt appropriate for a restaurant liquor license, and staff recommends approval. Jim Doilney suggested that the Mayor write the Liquor Commission indicating that this item has been reviewed and not casually passed. Tom Shellenberger, "I move approval". Ann MacQuoid seconded. Motion carried.

Al Horrigan	Absent
Kristen Rogers	Aye
Jim Doilney	Aye
Ann MacQuoid	Aye
Tom Shellenberger	Aye

2. Approval of Class "A" Beer License for Grand Hotel Galleria Partners, Located at 580 Main Street - The City Manager explained that this is a retail license and would be in conjunction with the State liquor store outlet that has been recently toured by the Liquor Commission. There was concern at the time that although the license was approved, it appeared to have almost no liquor available at the time. The Chief of Police reported that the store is now reasonably stocked.

Mike Troup - Owner of the building, emphasized that the reason the Galleria was not well stocked when the Commission visited, is that the Liquor Commission was delinquent in a delivery. Mr. Troup explained that they are expanding and there will be a full service delicatessen operated independently in conjunction with the liquor store. This will be located in the lower part of the building, encompass two store areas and

have Main Street access, and should be operating by the first of June. Directories will be installed within three weeks and the liquor outlet will be visible on Main Street.

Jim Doilney, "I move approval". Ann MacQuoid seconded. Motion carried.

Al Horrigan	Absent
Kristen Rogers	Aye
Jim Doilney	Aye
Ann MacQuoid	Aye
Tom Shellenberger	Aye

COMMUNICATIONS AND REPORTS FROM COUNCIL AND STAFF

1. Planning Commission Meeting - Craig Smith, Assistant Attorney, reported that the Commission approved the non-water portion of the Deer Valley Special Exception Permit. The golf course maintenance building was reviewed and metal materials were proposed, however, the Planning Commission preferred the original facade treatment. Both the proposed golf course hotel and the Empire/Park Avenue lodge were discussed.

2. Utah Safe Drinking Committee - Jerry Gibbs reported that he met with this Committee with regard to the \$2 million revenue bonds; \$500,000 of which for the refinancing and \$1.4 million for water improvements. The Committee funded in part the request -- providing an interest buy-down and credit enhancement for the water improvements, however they turned down the refinancing of the Farmers Home Administration loan. Arlene Loble clarified that the FHA requested that now that Park City's financial position is much stronger that we would seek alternative bond financing (recognizing that it would be at a higher interest rate), since the City was financially capable of doing that.

3. State Industrial Revenue Bond Committee - Jim Doilney, a member of the Committee, reported that tax exempt bonds are still available and there are funds available for applicants in Park City.

4. Indoor Recreation Task Force - Kristen Rogers reported that the Task Force has been working diligently on a recommendation on a new facility and have been visiting various cities, including Rock Springs, Green River, and Orem, and Logan for comparison purposes. Hopefully, by the end of May, there will be specific proposals and costs. Through the summer, public input will continue to be solicited, and the proposals will be refined.

5. County Revenue Sharing Plan - Mayor Taylor reported that he met with the Summit County Commission and the other five mayors in the County, vieing for the \$120,000 available in revenue sharing funds. The City was requesting \$35,000 for the bandstand project, and was granted \$14,000.

6. All-America Cities Award - The Mayor continued that last Friday, the City received the disappointing news that we were not selected as an All-America City. The Mayor emphasized that Park City, nonetheless, is an All-America City and thanked all involved who enthusiastically contributed their time, efforts and talents in the competition.

REPORTS FROM COMMISSIONS AND BOARDS

None before Council.

RESIGNATIONS AND APPOINTMENTS

None before Council.

ORDINANCES

None before Council.

OLD BUSINESS

Approval of Sales Agreement of War Veterans Memorial Building from Park City Municipal Corporation to MacQuoid Company and Related Agreements - The Mayor entertained a motion to table since the Legal Department has not received the necessary documents to proceed with the sale. Tom Shellenberger, "I so move". Jim Doilney seconded. Motion carried. Ann MacQuoid disclosed that she will abstain from voting and discussing this matter because her husband is the potential buyer of the building.

Al Horrigan	Absent
Kristen Rogers	Aye
Jim Doilney	Aye
Ann MacQuoid	Abstention
Tom Shellenberger	Aye

Tom Clyde clarified that the headline in the Park Record was totally misleading, alluding that he had problems with Mac MacQuoid's proposal. The problem was solely related to the form of the agreement prepared by MacQuoid's attorney. Important unaddressed specifics of the agreement included the lease agreement on the social center room and the terms of the facade easement. Those documents were received today, but Mr. Clyde felt that it should be reviewed further.

NEW BUSINESS

1. Adoption of Capital Improvement Budget for 1986 - The City Manager explained that the budget has been reviewed extensively by the City Council in work session. This budget is the smallest since the Capital Improvement Fund was created, reflecting the down-turn in impact fees, as the Capital Improvements Budget is designed by its very nature to adjust to that revenue. The total budget is \$1,796,400. There is an additional \$120,000 worth of projects considered in the hopes that should additional funds become available through increases in sales tax revenues, these could be considered again in the budget process. No projects would be funded automatically based on the availability of funding, and would require specific Council action. Ann MacQuoid, "I move approval of the Capital Improvements Budget". Kristen Rogers seconded. Motion carried.

Al Horrigan	Absent
Kristen Rogers	Aye
Jim Doilney	Aye
Ann MacQuoid	Aye
Tom Shellenberger	Aye

2. Mid-Year Budget Revision for Fiscal Year 1985-86 - The City Manager explained that this was discussed during the work session, reflecting a decrease in overall budgeted expenditures in order to balance the shortfall experienced in revenues, primarily related to planning and building fees. These may well be offset by increases in delinquent property taxes, sales tax, and Resort Cities Sales Tax, but the conservative recommendation of the Finance Director is that given the unknown of those additional revenues, that it would be appropriate to use the balance of contingency funds available to offset those revenue loses, and to reduce the overall budget of \$299,000. At the end of the year, if there are revenues available, as a part of the budgeting

process for the upcoming fiscal year, Council can consider making revisions at that time. Jim Doilney, "I move approval". Tom Shellenberger seconded. Motion carried. Jim Doilney added his appreciation in staff's conservative approach.

Al Horrigan	Absent
Kristen Rogers	Aye
Jim Doilney	Aye
Ann MacQuoid	Aye
Tom Shellenberger	Aye

3. Acceptance of Audit Report for Fiscal Year 1984-85
- The City Manager recommended tabling action on the audit report. The management letter, accompanying the audit report, was discussed during work session, but there was no opportunity to review the report itself and Council asked that they meet with the auditors. Jim Doilney, "I move we table". Ann MacQuoid seconded. Motion carried.

Al Horrigan	Absent
Kristen Rogers	Aye
Jim Doilney	Aye
Ann MacQuoid	Aye
Tom Shellenberger	Aye

4. Temporary Lease of the Lower Level of the Old Library Building (Formerly Leased by Snow Country Antiques) to the Park City Chamber Bureau for a Period of Four Months (May through August) - The Chamber/Bureau has requested to utilize this space on a temporary basis, as they had made arrangements to lease the Old Town Shoppes Building, but that space subsequently became unavailable. The Chamber is desperately short of space in their upstairs headquarters. Although they would only be charged \$600 a month, the City Manager suggested that Council accept the offer, because leasing the space during the summer is unlikely. In the meantime, the Chamber/Bureau would like to look at the space and see how it works in anticipation that they may well want to rent it on a long term basis in conjunction with their upstairs headquarters. If they decide not to remain in the building, they would probably be requesting that the Council release them from their contract, but the space they have that was anticipated for their office space, given their increase in staff, is inadequate for their purposes. The City Manager felt that this a good experiment for a long term rental, and also helps the Chamber/Bureau out in this interim period.

Kristen Rogers asked what their current rent totals. The City Manager responded that it is \$8 per square foot, which is a subsidized rate in exchange for their manning the Museum. The Museum expense is some \$15,000 per year, but again that is provided by a grant from the City. The proposed space downstairs would be \$6 per square foot. The previous tenant, Snow Country Antiques, was charged \$12 per square foot, which was reduced to \$10. This rental arrangement did not work out well. Kristen Rogers requested that an analysis be prepared of exactly what the City contributes. Arlene Loble pointed out that the grant request for the year will provide the contributions made by the City. Kristen Rogers, "I move approval". Ann MacQuoid seconded. Motion carried.

Al Horrigan	Absent
Kristen Rogers	Aye
Jim Doilney	Aye
Ann MacQuoid	Aye
Tom Shellenberger	Aye

5. Award of Bid for Three Police Department Vehicles
- Frank Bell, Chief of Police, commented that in order to take advantages of the 1986 model year, approval is required by May 1 since the factory will be closing for new orders. Chief Bell indicated that he has had a good experience with the four-door Jeep Cherokee models purchased in the past. It is his recommendation to award the bid to Dan Eastman AMC in the amount of \$12,888 per unit. The Mayor emphasized that the local dealership, Mawhinney Motors had submitted a bid on the Jeep vehicles, but their bid was somewhat higher.

Tom Shellenberger, "I move to award the bid to Dan Eastman AMC". Ann MacQuoid seconded. Motion carried.

With no further business, the regular meeting of the City Council was adjourned at approximately 7 p.m.

* * * * *

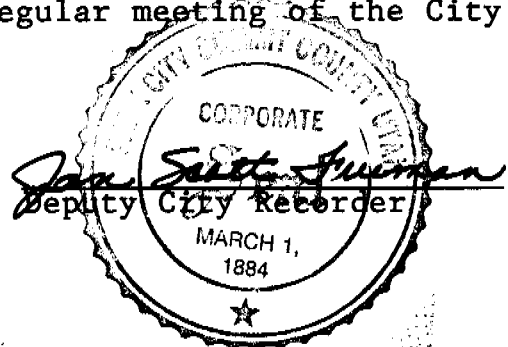
The meeting for which these minutes were prepared was noticed by posting 24 hours in advance and by delivery to the news media two days prior to the meeting.

* * * * *

MEMORANDUM OF CONVENING CLOSED SESSION

The City Council met in closed session at approximately 5:40 p.m. to discuss litigation and property matters. Members in attendance were Mayor Hal Taylor, Kristen Rogers, Jim Doilney, Ann MacQuoid, and Tom Shellenberger. Councilman Al Horrigan was absent. Staff in attendance were Arlene Loble, City Manager; Tom Clyde, City Attorney; and J. Craig Smith, Assistant City Attorney. Kristen Rogers, "I move to close the meeting". Ann MacQuoid seconded. Motion carried. The meeting was opened at approximately 6:15 p.m. and the regular meeting of the City Council conducted.

Prepared by Jan Scott Freeman



Planning Commission Staff Report



Subject: Park City Heights Design Guidelines
Author: Kirsten Whetstone, MS, AICP
Date: March 8, 2017
Type of Item: Ratification of amended Park City Heights Master Planned Development (MPD) Development Agreement Exhibit G – Park City Heights Design Guidelines

PLANNING DEPARTMENT

Summary Recommendations

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

Topic

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

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

Proposal

This is a request to ratify the Amended Park City Heights Development Agreement to amend Exhibit G (Park City Heights Design Guidelines) of the Agreement. Attached are the proposed amended Park City Heights Design Guidelines (clean) (Exhibit A) and (redlined version Exhibit E). Also attached are the amended Design Guidelines approved by the Planning Commission on November 6, 2013, at the same time the Park City Heights MPD Amendments were approved. The MPD Amendments changed the configuration and type of housing units, locations, and street patterns due to soil remediation work that required a soil repository to be provided on the property (Exhibit B). The Design Guideline changes reflect these changes.

The Planning Commission report from the November 6, 2013 packet (Exhibit C) and minutes of that meeting (Exhibit D) are attached. Also attached are Design Guideline amendments approved by the Planning Director in 2014 (Exhibit E), redlined, to address code issues that could be resolved administratively by the Planning Director that came up during review of building permit applications (such as setback exceptions for porches, decks, chimneys, etc.). Staff requests the Commission ratify the amended Park City Design Guidelines so that this document can be recorded as an amendment to the recorded Amended Park City Heights Development Agreement.

Background

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

On November 6, 2013, the Planning Commission approved amendments to the Park City Heights MPD and preliminary plat due to soil conditions discovered on the site that necessitated a re-design of the lower site plan and changed the configuration of Park Home and Cottage home units (see Exhibits C and D for the staff report from the Planning Commission packet as well as the minutes of that meeting). The Design Guidelines were amended at that time to reflect these changes and were also approved by the Commission on November 6, 2013. The amended MPD Development Agreement was ratified by the Commission on September 24, 2014 (that included Exhibit G-amended Design Guidelines) and recorded at Summit County on November 4, 2014. The Amended Design Guidelines (redlined) were recorded as Exhibit G to the Development Agreement.

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

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

On August 24, 2016, the Planning Commission reviewed the proposed amended Design Guidelines and opened a public hearing. No public input was provided at the meeting. The Planning Commission requested the item be continued to a date uncertain to allow the applicant additional time to prepare a redlined version with all proposed changes, as well as a clean version with redlines accepted (see Exhibits F and G from the August 24, 2016 Planning Commission packet and minutes).

On February 6, 2017, the applicant submitted the clean and redlined versions and requested to be put on a Planning Commission agenda as soon as possible, as they are preparing to submit additional building permit applications and desire to get started on construction of the Club House this Spring.

Analysis

The redlined Design Guidelines were recorded at Summit County as a black and white document that is barely legible. Additional administrative revisions were approved by

the Planning Director in September of 2014 after the Amended Development Agreement and Amended Guidelines were recorded at Summit County in response to Planning Department issues that came up during review of building permits.

These revisions provide clarity in terms of descriptions of lot types and street patterns to reflect the revised plat and the revised MPD site plan. Descriptions for the amended unit and lot types and configurations were corrected, the overall site plan and illustrations were amended to reflect the revised unit types and the following site and lot requirement items were amended and/or added for clarity:

- 1) Include setback exceptions (such as for corner lots, bay windows, eaves, porches, etc.) that apply per the CT zone and in compliance with the LMC that are consistent with the setbacks identified for the various lot types;
- 2) Include setbacks for the Clubhouse;
- 3) Include height exceptions common to other residential zones (such as 5' for pitched roofs of at least a 4:12 pitch) and also for accessory structures;
- 4) Revise the concept plan illustrations to match the amended MPD and plat (revised layout as approved with the amended MPD);
- 5) Change photos to be consistent with the amended MPD and new unit types;
- 6) Delete statements about requiring LEED construction, consistent with the MPD conditions that did not require LEED standards, but require "all units will be constructed to National Association of Builders National Green Building Standards Silver Certification (or other equivalent Green Building certification as approved by the Planning Director)";
- 7) Add language regarding façade variation, garage locations, garage doors, foundation treatments, storm doors, addressed flood lighting and moon lighting and add conformance with City's lighting requirements;
- 8) Clarified porch heights, depths, and overall size;
- 9) Clarified site grading language (as a majority of the site was mass graded after the soil remediation);
- 10) Clarified clearing and grubbing timeframes per MPD;
- 11) Removed references to gravel and rock as mulch; and
- 12) Other revisions as redlined comprehensively in Exhibit E.

Section 15-6-4 (G) of the Land Management Code states that once the Planning Commission has approved a Master Planned Development for a project (*or an amendment*), the approval shall be put in the form of a Development Agreement. The Development Agreement must be ratified by the Planning Commission and signed by the Mayor on behalf of the City Council prior to recordation at the Summit County Recorder's office.

These proposed changes to Exhibit G of the recorded Amended Development Agreement (Exhibit A- clean and Exhibit E redlined) are consistent with the approved amended Park City Heights Master Planned Development, the Park City Heights Subdivision plat, and the LMC for similar residential developments. These amendments are considered administrative and are consistent with the recorded Park City Heights Amended MPD Development Agreement.

Department Review

Planning, Engineering and Legal Departments have reviewed this staff report.

Recommendation

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

Exhibits

Exhibit A- Proposed Park City Heights Design Guidelines (clean version)

Exhibit B- Amended Park City Heights Design Guidelines approved by the Planning Commission on November 6, 2013 (as recorded with the Amended Development Agreement as Exhibit G on November 4, 2014)

Exhibit C- November 6, 2013 Planning Commission packet

Exhibit D- November 6, 2013 Planning Commission minutes

Exhibit E- Proposed Park City Heights Design Guidelines all amendments (redlined)

Exhibit F- August 24, 2016 Planning Commission report

Exhibit G- August 24, 2016 Planning Commission minutes



Park City Heights

N e i g h b o r h o o d D e s i g n G u i d e

F e b r u a r y , 2 0 1 7

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Area History

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

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

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



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

Design Philosophy

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

Applicability

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

The Design Guidelines are organized into six sections:

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

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

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

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

Lot Types

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



• Park Homes

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



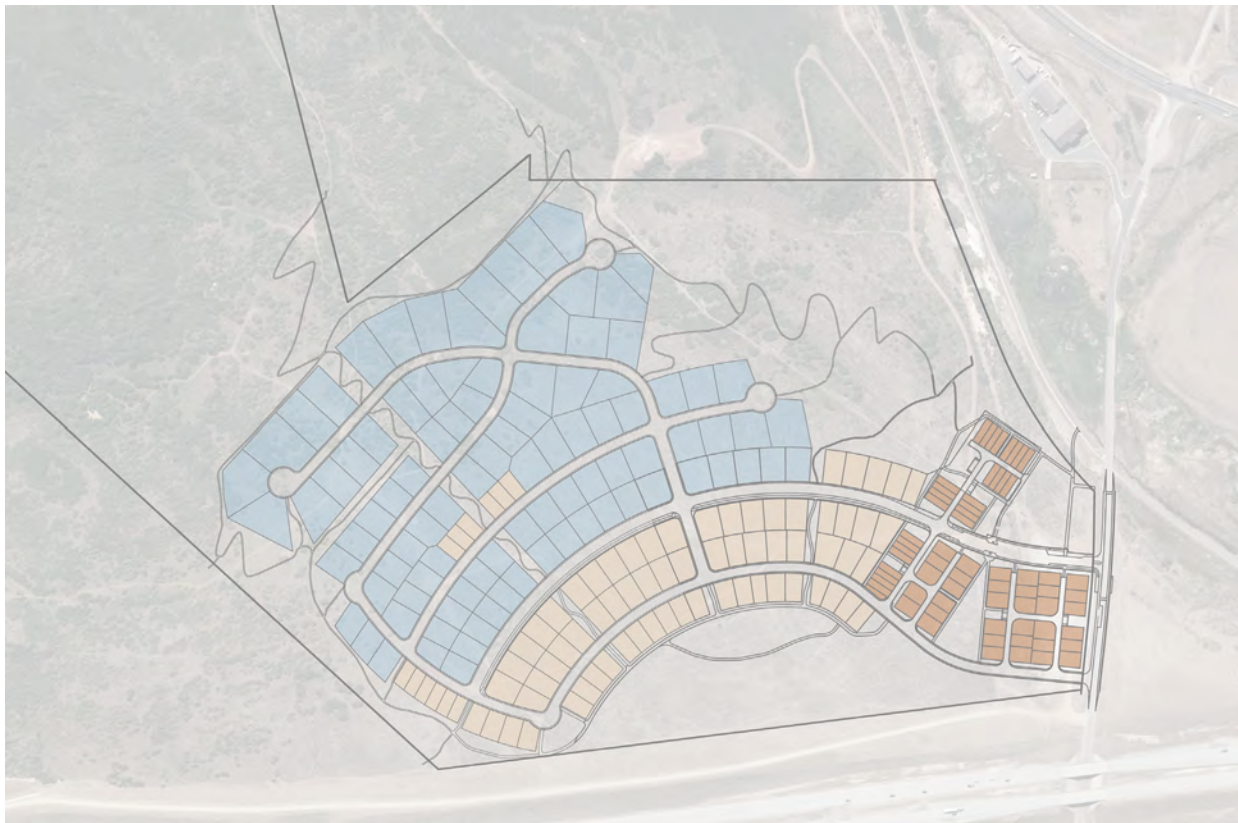
• Cottage Homes

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



• Homesteads

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



Park Homes

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

Street Patterns



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



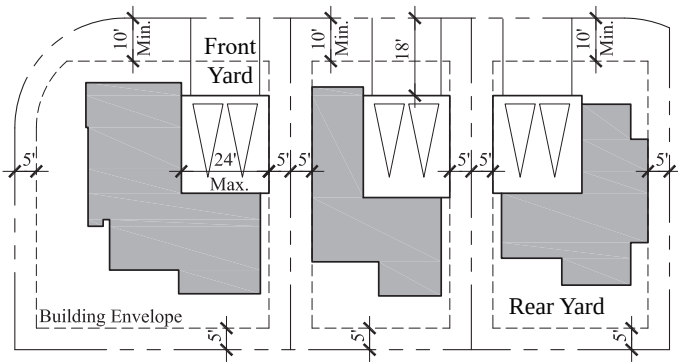
Small Lot Single Family
Park Home

Ledger Way

Neighborhood
Park

Park Homes

Building Placement



Small Lot Single Family Detached:

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

Small Lot Single Family Detached:

Front Yard Setback: Minimum 10'

Side Yard Setback: Minimum 5'

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

Rear Yard Setback: Minimum 5'

Multi-Family Attached:

Front Yard Setback: Minimum 5'

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

End Unit Side Yard Setback: Minimum 2'

Rear Yard Setback: Minimum 10'

Clubhouse/Amenity Structure(s):

Front Yard Setback: Minimum 3' for main Structure*

Side Yard Setback: No minimum

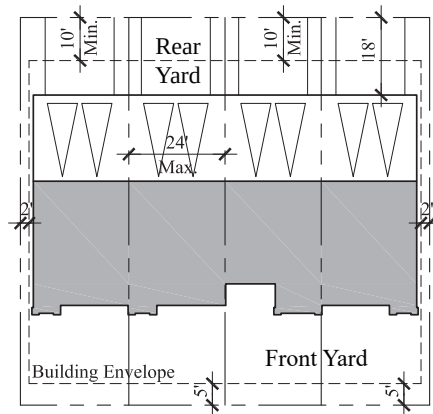
Side Yard Street Setback: No minimum

Rear Yard Setback: No minimum

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

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

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



Multi-Family Attached:

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

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

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

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

Park Homes

Massing & Composition

Scale of Buildings

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

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

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

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

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



Horizontal & vertical variation must occur

Repetition

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



Repetition of identical elevations is prohibited

Unit Size

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

Building Height

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

The following exceptions apply only to the Main Structure:

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

Park Homes

Walls

Foundation Walls

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

Building Walls

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

Approved materials are:

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



Vertical siding



Horizontal & vertical siding material combinations

Wall Appurtenances

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

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



Simple wall decoration



Shutters not prominent in Park Homes

Park Homes

Porches

Porches

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

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

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

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

Appropriate Porch flooring surfaces include:

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



Porches located at front setback



Properly detailed porch elements



Porch reduces impact of building mass to street



Porch height should vary

Park Homes

Windows & Doors

Windows

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

Windows may be constructed of the following materials:

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

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

Doors

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

Trim

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



Predominantly rectangular



Vertical proportion



Doorway is complimentary to materials of the home



Door is protected from weather



Trim proportion to the size of the openings



Expressive trim



Trim with simple profile

Park Homes

Garages & Garage Doors

Garages

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

Garage Doors

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

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

Driveways

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



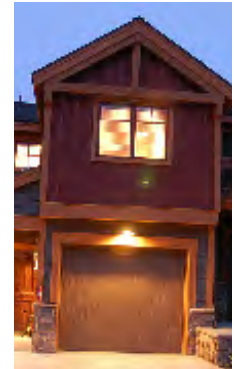
Paneled doors are encouraged to incorporate glass



Door is painted to match body of the home



Single doors are preferred where feasible



Living area overhangs garage to lessen visual impact



Segmented doors - help to visually appear as two separate doors

Park Homes

Roof Patterns & Materials

Roof Patterns

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

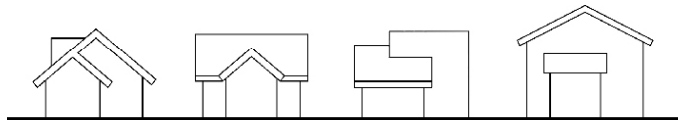
- Allowable roof pitches for sloped roofs are between 3:12 and 12:12 (roof pitch less than 4:12 may not extend up to five feet (5') above the twenty eight foot (28') Building Height)
- Allowable roof types are: gable, hip, partial hip and flat.
- Shed roofs may only be used as secondary roof forms (shed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

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

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

The following roof shapes are not permitted:

- Mansard, fake mansard, Gambrel or Domed



Variation in Roof Forms Contributes to a more Visually Rich Neighborhood

Roof Overhangs

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



Overhangs protect walls



Appropriate roof overhangs

Roof Materials

Allowed roofing materials are:

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

The following materials can be used with approved color selection:

- Aluminum
- Steel

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

The following roofing materials are not allowed:

- Wood Shakes
- Highly reflective metals
- Asphalt rolled roofing



Primary roof form broken up with secondary roof elements



Roof is broken up to relate to human scale

Park Homes

Roof Appurtenances

Roof Appurtenances

Approved Dormer Shapes:

- Shed Dormers
- Gable Dormers
- Hip Dormers

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

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

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

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

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

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

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

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

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

Gutters and Downspouts

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

Rain Storage Devices

All rain storage devices must be placed underground.



Mechanical vents reflect architectural style



Gutters match surface or trim color



Solar panels located to maximize effectiveness and minimize visual impact



Skylight placed flush to roof and color blends well with roof

Park Homes

Home Appurtenances

Mechanical Equipment

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

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

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

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

Lighting

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

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

Antennae and Satellite Dishes

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

Trash Containers

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

Accessory Structures

No accessory structures are permitted.



Lights should complement architectural style but remain simple in form

Park Homes

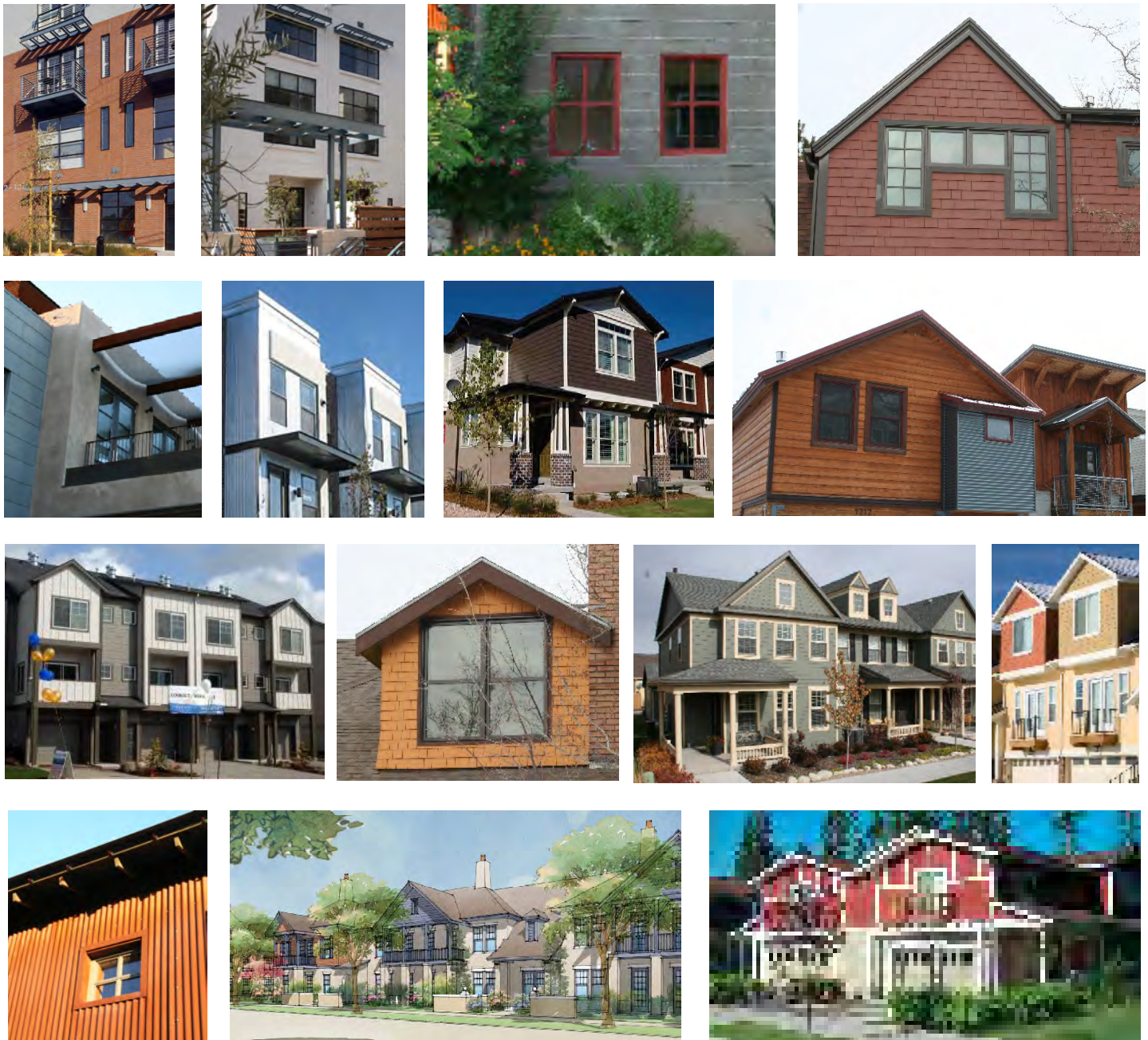
Example Gallery

Exterior Colors

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

Key Elements

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



Park Homes

Cottage Homes

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

Street Patterns



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



Piper Way

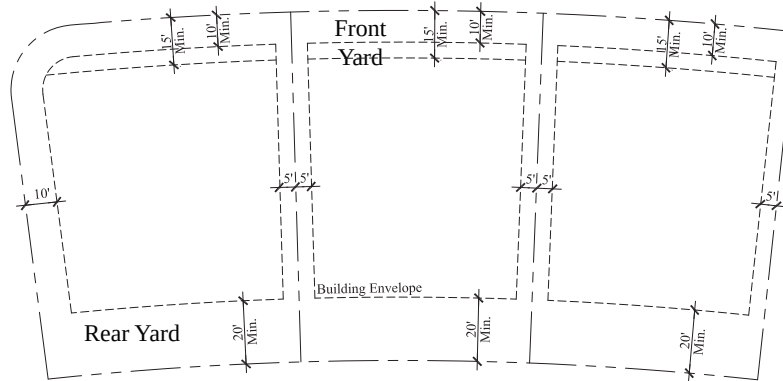
Cottage Home

Cottage Home

Ledger Way

Cottage Homes

Building Placement



Cottage Lots:

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

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

Side Yard Setback: Minimum 5'

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

Rear Yard Setback: Minimum 20'

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

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

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

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

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

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

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

Cottage Homes

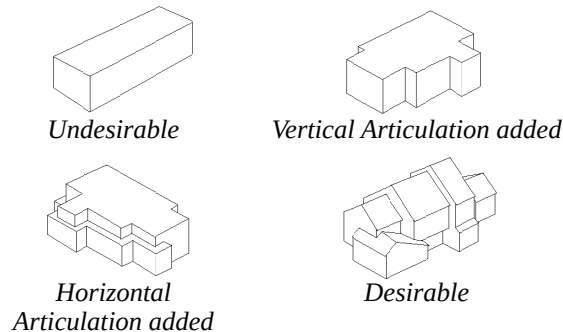
Massing & Composition

Built Forms Follow Contours

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

Scale of Buildings

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



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

Repetition

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

Cottage Homes

Residence Size

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

Building Height

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

The following exceptions apply only to the Main Structure:

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

Side Elevations

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



Avoid Consecutive Massing

Walls

Foundation and Retaining Walls

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



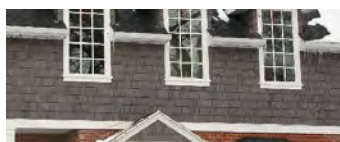
Foundation wall too exposed

Building Walls

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

Approved materials are:

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



Wall Appurtenances

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

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



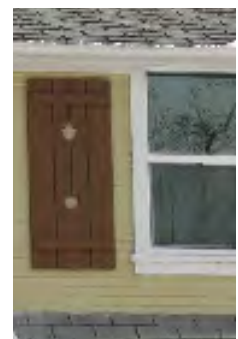
Shutters sized to match openings



Shutters are simple and straightforward



Simple Bay Window adds interest to home



Does not appear operable

Cottage Homes

Porches

Porches

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

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

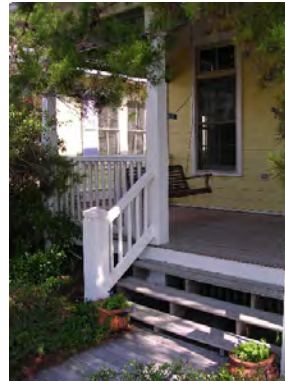
Integration of the front porch is required in the Cottage Homes area.

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

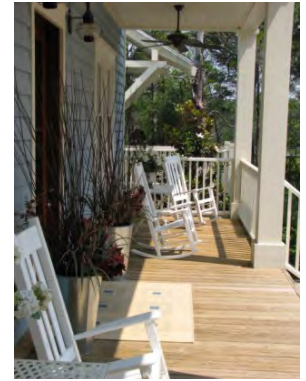
- All porches shall be properly detailed with authentic porch edge conditions, including a cantilevered "lip" or edge. If the porch surface is left as natural or colored concrete the face of the cantilevered lip must also remain as natural or colored concrete. If the porch surface is finished with another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

Appropriate Porch flooring surfaces include:

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



Appropriate porch detailing



Authentic flooring materials



Porch roof forms are consistent with home



Porches above grade

Cottage Homes

Windows & Doors

Windows

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

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

Windows may be constructed of the following materials:

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

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

Doors

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

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

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

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



Windows predominantly rectangular and vertical in proportion



Window heads must be level

Trim

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



Trim proportioned to size of opening



Trim should be simple, flat



Expressive trim



Doors should be colorful, architectural focal points

Cottage Homes

Garages & Garage Doors

Garages

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

Garage Doors

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

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

Driveways

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



Single garage doors are preferred



Front loaded garage is secondary to the home



Not this - door dominates visually



Paneled door incorporates glass



Not this - Garage door is dominant element



Segmented doors - help to visually appear as two separate doors

Cottage Homes

Roof Patterns & Materials

Roofing Patterns

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

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

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

The following roof shapes are not permitted:

- Mansard, Fake Mansard, Gambrel and Domed



Two story homes incorporate single story elements

Roof Overhangs

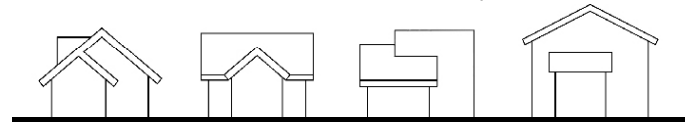
Roof overhangs protect walls and openings and contribute to the buildings character. Roofs should overhang walls a minimum of 12" and a max of 36". Roof overhangs less than 12" requires Design Review Board approval. Overhangs of 0" are allowed on flat roofs. Wood, composite and aluminum are allowed materials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



Flat roof elements are appropriate and encouraged



Metal as secondary roof element



Variation in roof forms contributes to a more visually rich neighborhood

Roof Materials

Allowed roofing materials are:

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

The following materials can be used with approved color selection:

- Aluminum
- Steel

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

The following roofing materials are not allowed:

- Wood Shakes
- Highly reflective metals
- Asphalt rolled roofing

Cottage Homes

Roof Appurtenances

Roof Appurtenances

Approved Dormer Shapes:

- Shed Dormers
- Gable Dormers
- Hip Dormers

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

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

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

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

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

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

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

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

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

Gutters and Downspouts

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

Rain Storage Devices

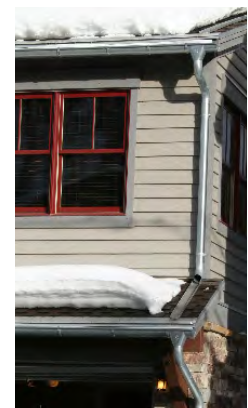
All rain storage devices must be placed underground.



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



Solar panels visual impacts are minimized



Gutters match trim or are appropriate for the architectural style

Cottage Homes

Home Appurtenances

Mechanical Equipment

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

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

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

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

Lighting

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

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

Antennae and Satellite Dishes

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

Trash Containers

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

Accessory Structures

No accessory structures are permitted.



Lights should complement architectural style but remain simple in form

Cottage Homes

Example Gallery

Exterior Colors

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

Key Elements

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



Cottage Homes

Homesteads

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

Street Patterns



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



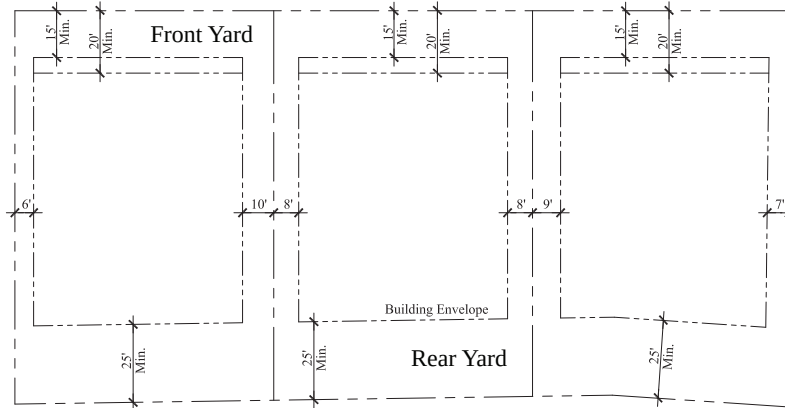
Homestead

Calamity Lane

Homestead

Homesteads

Building Placement



Homestead Lots:

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

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

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

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

Rear Yard Setback: Minimum 25'

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

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

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

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

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

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

Homesteads

Massing & Composition

Built Forms Follow Contours

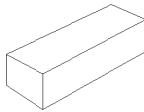
Building placement should respect existing land forms. Structures should follow contours and fit into existing land massing, rather than ignore or dominate these forms.



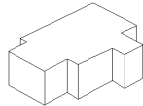
Home responds to natural grade

Scale of Buildings

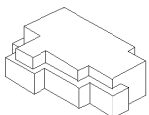
It is important that the massing of the buildings be scaled in such a way that it relates to the people living there and harmonizes with the area and its natural features. No unbroken expanse of building mass may exceed 45' in length on any side elevation and 25' on front and rear elevations without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



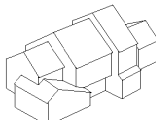
Undesirable



Vertical Articulation added



*Horizontal
Articulation added*



Desirable

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

Repetition

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

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



Not this - Similar two-story homes repeated too often

Residence Size

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

Building Height

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

The following exceptions apply only to the Main Structure:

(1) A gable, hip or similar pitched roof may extend up to five feet (5') above Building Height, if the roof pitch is 4:12 or greater.

(2) Chimneys, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building.

Side & Rear Elevations

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

Homesteads

Walls

Foundation and Retaining Walls

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



Stone wall matches home



Not this

Building Walls

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

Approved materials are:

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

* Stucco may only be used as an accent material.

Homesteads

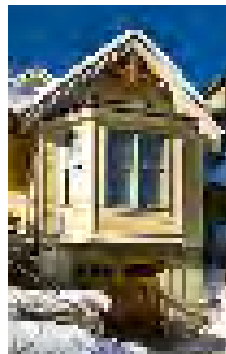


Varied wall materials provide interest and distinction to wall planes

Wall Appurtenances

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

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



Window bay extends over garage to minimize visual impact



Flower boxes detail and charm

Porches

Porches

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

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

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

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

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

Appropriate Porch flooring surfaces include:

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



Columns and posts are an integral part of architectural style



Front steps are integral part of home



Porch roof breaks up two story element



Porch raised above finished grade

Homesteads

Windows & Doors

Windows

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

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

Windows may be constructed of the following materials:

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

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

Doors

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

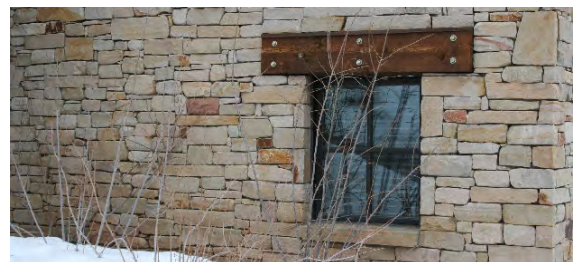
Doorways should be rectangular in shape. They should be made of a material and finished in a manner that is complimentary to the other exterior materials being used.

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

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



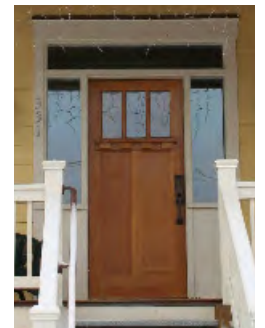
Windows are rectangular and window heads must remain level



Window is a feature element within this wall plane

Trim

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



Doors should be significant architectural features of the Homestead homes

Homestead Homes

Garages & Garage Doors

Garages

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

Garage Doors

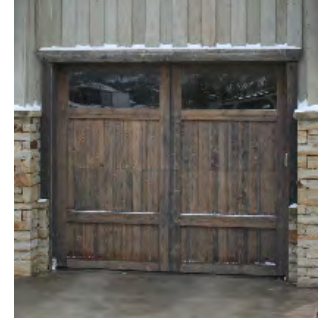
- Garage doors must be provided with detailing that is tied to the homes overall design themes.
- Doors should be paneled and may incorporate glass.
- Doors are encouraged to be painted or stained colors similar to the body of the home to lessen their visual impact.
- Single-car garage doors are preferred.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



Segmented doors - help to visually appear as two separate doors



Patio over garage lessens its visual impact



Door stain compliments the homes architectural style



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

Driveways

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

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

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

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

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

Homesteads

Roof Patterns & Materials

Roofing Patterns

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

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

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

The following roof shapes are not permitted:

- Mansard, Fake Mansard, Gambrel and Domed



Roof dormer punctuates second story mass



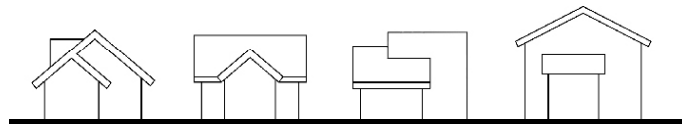
Simple roof forms

Roof Overhangs

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



Prominent overhangs contribute to a home's character



Variation in roof forms contributes to a more visually rich neighborhood

Roof Materials

Allowed roofing materials are:

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

The following materials can be used with approved color selection:

- Aluminum
- Steel

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

The following roofing materials are not allowed:

- Wood Shakes
- Highly reflective metals
- Asphalt rolled roofing

Homesteads

Roof Appurtenances

Roof Appurtenances

Approved Dormer Shapes:

- Shed Dormers
- Gable Dormers
- Hip Dormers

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

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

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

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

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

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

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

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

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

Gutters and Downspouts

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

Rain Storage Devices

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



Chimneys enclosed with stone and wood provide architectural feature



Solar panels visual impacts are minimized



Gutters must complement the homes style

Homesteads

Home Appurtenances

Mechanical Equipment

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

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

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

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

Lighting

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

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

Antennae and Satellite Dishes

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

Trash Containers

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

Accessory Structures

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



Lights should complement architectural style but remain simple in form

Homesteads

Example Gallery

Exterior Colors

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

Key Elements

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



Homesteads

Landscape Guidelines

Landscape Appurtenances

Paths, Outdoor Stairs and Terraces

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

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

Outdoor Fireplaces

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

Lighting

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

Fences, Garden Walls and Gates

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



Fences should be open picket or rail fences

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

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

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

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

Trellises

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

Trellises provide visual interest to the home and landscape



Landscape Appurtenances

Play Structures

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

Tennis, Sports Courts and Basketball Standards

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

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

Address Markers

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

Sound Barriers

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

Pools, Spas and Water Features

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

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

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

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

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



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

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

Grading and Retaining

Site Grading

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

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

Clearing and Grubbing

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

Roadway Retaining Walls

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



Wall Color

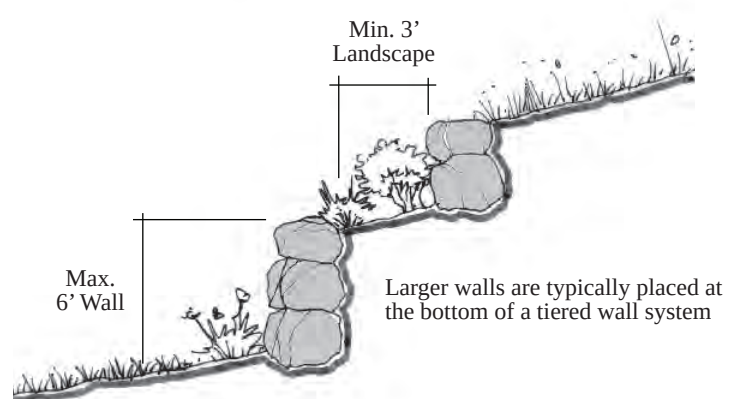


Minimum 3' landscaped shelf between walls

Site/Lot Retaining Walls

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

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



Tiered Retaining Wall Section

Grading and Retaining

Driveways

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

Lot Grading

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

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

Revegetation

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

Noxious Weeds

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

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



Dyer's Woad



Thistle

General Landscape Guidelines

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

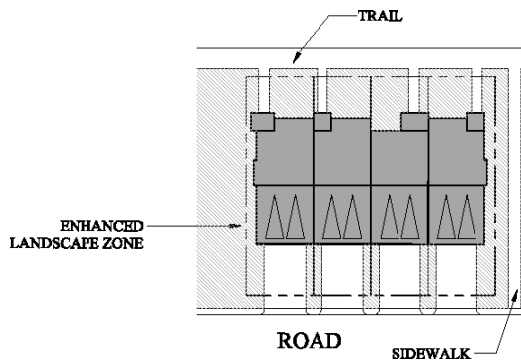
New trees and shrub plantings are to be a mix of sizes that will blend naturally into the surrounding vegetation near the developments edges.

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

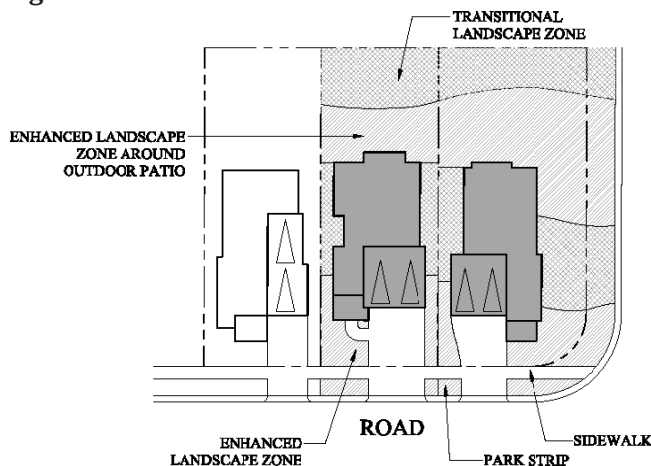
Three Landscape Zones have been created within the development areas:

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

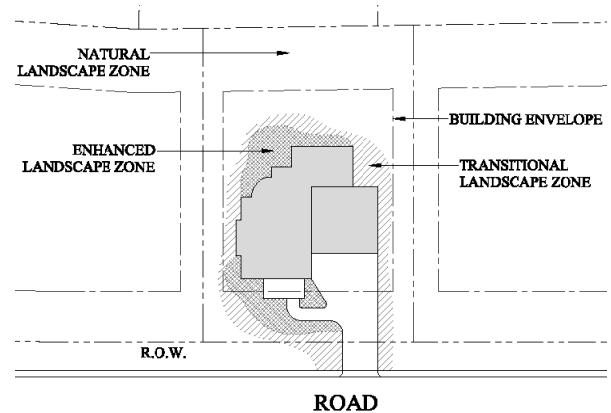
Park Home Lot



Cottage Home Lot



Homestead Lot



Wildlife

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

Approved Plant List

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



Diverse landscape with minimal irrigation needs



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

Enhanced Landscape Zone

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

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

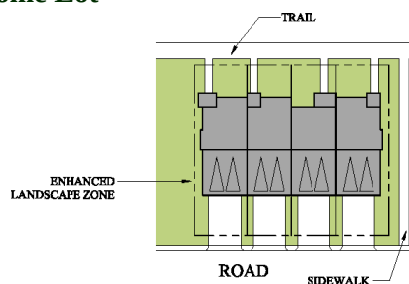


Enhanced landscaping around porches should be emphasized

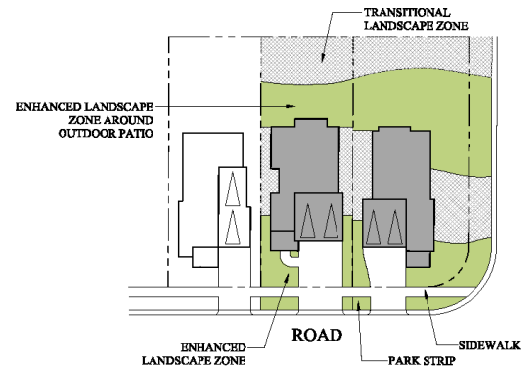
New plantings are to be used to frame important viewsheds, reduce the visual impact of the residence, and screen outdoor service areas and other improvements from adjacent Homesites and off-site views. Larger scale planting materials including trees and large shrubs are to be planted adjacent to buildings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

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

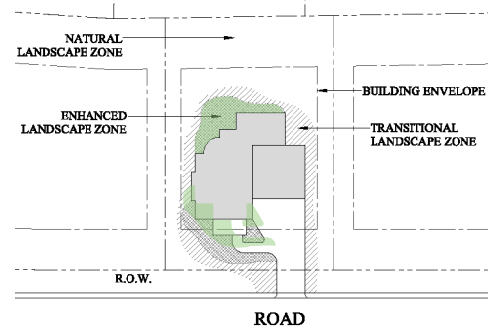
Park Home Lot



Cottage Home Lot



Homestead Lot



Park Strip Landscaping

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

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

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

Transitional Landscape Zone

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

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

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

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

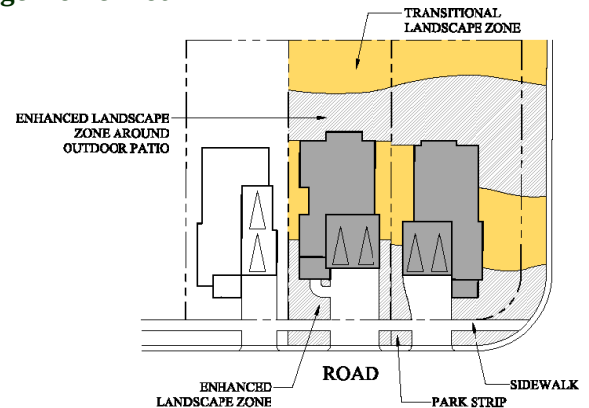
Plant material and irrigation in the ROW shall be installed and maintained by the Lot Owner.

Only Drip Irrigation is allowed in the Transitional Zone.

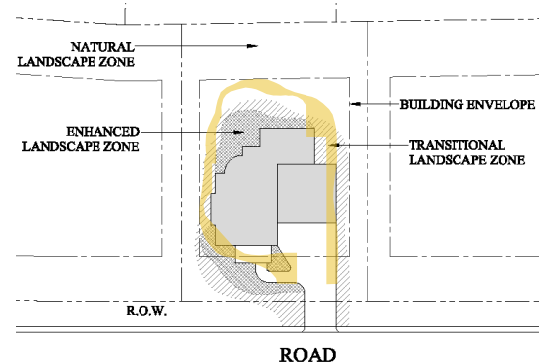


Landscaping should transition from enhanced plantings to adjacent homes or native areas

Cottage Home Lot



Homestead Lot



Park Strip Landscaping

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

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

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

Natural Landscape Zone

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

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

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

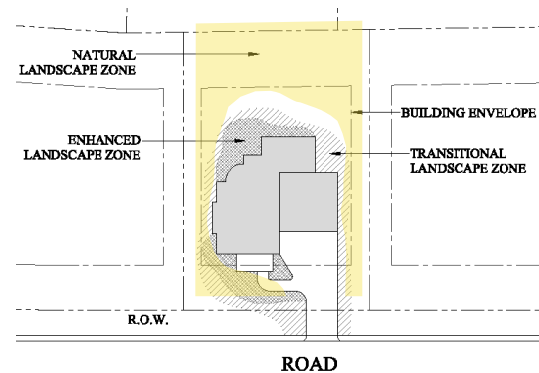
Landscape transitions to existing open spaces should be carefully planted so as to best create a seamless revegetated landscape. In addition, the density and mix of any added plant material in the Natural Landscape Zone will be required to approximate the density and mix found in the general area.

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

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

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

Homestead Lot



Plant List A

Trees

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

Shrubs

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

Perennials

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

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

Grasses

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

Groundcover

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

Vines

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

Plant List B

Trees

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

Shrubs

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

Perennials

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

Bulbs - As appropriate for Region

Plant List C

Trees

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

Shrubs

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

Perennials

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

Grasses

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

Native Grass Seed Mix

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

Seeding Rate

Broadcast - 30 pls pounds per acre

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

Seeding shall occur only during the following seasons:

Spring - Spring thaw to May 1st

Fall - September 15th until consistent ground freeze.

Sustainability

Building Sustainability

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

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

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

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

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



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

IN ADDITION

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

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



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

- Building Sustainability
- Community Sustainability
- Landscape Sustainability

Building Sustainability

Home Size

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

Building Materials

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

Alternative (Renewable) Energy Sources

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

Solar

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

Geothermal

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

Wind

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

Construction Waste Mitigation & Recycling

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



Solar placement may vary to maximize effectiveness

Building Sustainability

In-Home Recycling

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



ENERGY STAR®

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



Skylights

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

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

Fireplaces

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

Non Air-Conditioned Homes

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

Heated Driveways

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

Lighting

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

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



Community Sustainability

Transportation

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

Open Space

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

Topography

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

Water Conservation

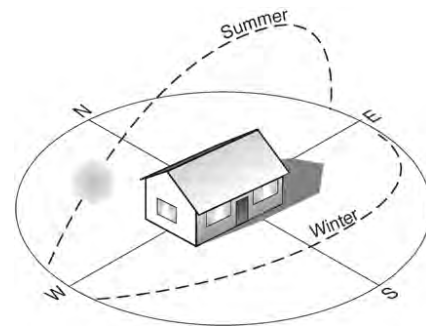
Incorporate the installation of low flow toilets and flow reducers on faucets and shower heads. Flow reducers can cut water usage of faucets by as much as 40% with little noticeable effect. Park City Heights has defined the minimum Low Flow as:

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

Solar Orientation

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

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



Proper Home Orientation can substantially reduce Energy Consumption

Stormwater Management

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



Permeable pavement options should be explored

Community Sustainability

Fire Protection

Roofing Materials & Fire Sprinklers

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

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

Fires

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

Defensible Space

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

Landscape Sustainability

Hydrozoning

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

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



Turf not a dominate component of the landscape

Turf

Turf, when used, must not be a dominant component of the landscape. Individual homesites in the Park Home and Cottage Home lots shall not contain turf areas greater than 20% of the total lot area. Individual homesites in the Homestead lots shall not contain turf areas greater than 15% of the homes total lot area. All turf area must be located within the Enhanced Landscape Zone.

Irrigation

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

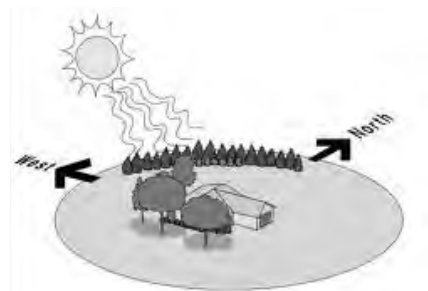
All irrigation systems shall be controlled by an automatic controller which includes a rain sensor. Rain sensors should be utilized to detect the presence of rainfall and disable the irrigation controller from operating during periods of wet weather. Rain Sensors should be adjusted to suit the requirements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

Rain Harvesting

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

Shade Trees/Heat Gain

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



Properly placed trees can reduce energy consumption throughout the year

Disclaimers

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

Park City Heights

N e i g h b o r h o o d D e s i g n G u i d e

(change map after approval)

~~July, 2011~~

August, 2013



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Area History

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

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

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



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

Design Philosophy

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

Applicability

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

The Design Guidelines are organized into six sections:

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

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

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

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

Lot Types

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



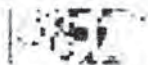
Park Homes

~~Park Homes consist of various attached housing types with varying lot sizes to accommodate these home types~~ small lot single family homes and 4-unit multi family buildings. All Park Homes front or are adjacent to a park or open space and are accessed by rear lanes and rear garages providing a focus on the front doors and front porches.



Cottage Homes

~~Cottage Homes consist of smaller single family homes on lots that range in size from 40' to 70' in width and 90' to 120' in depth 4,200 square feet to 10,500 square feet. The majority of Cottage Homes are accessed from local drives at the rear of the homes with an emphasis on orienting front doors and porches to the residential street or open space.~~ Prominent street oriented entry's and front porches along with semi-recessed or detached garages are used to provide an emphasis on placing people near the street.



Homesteads

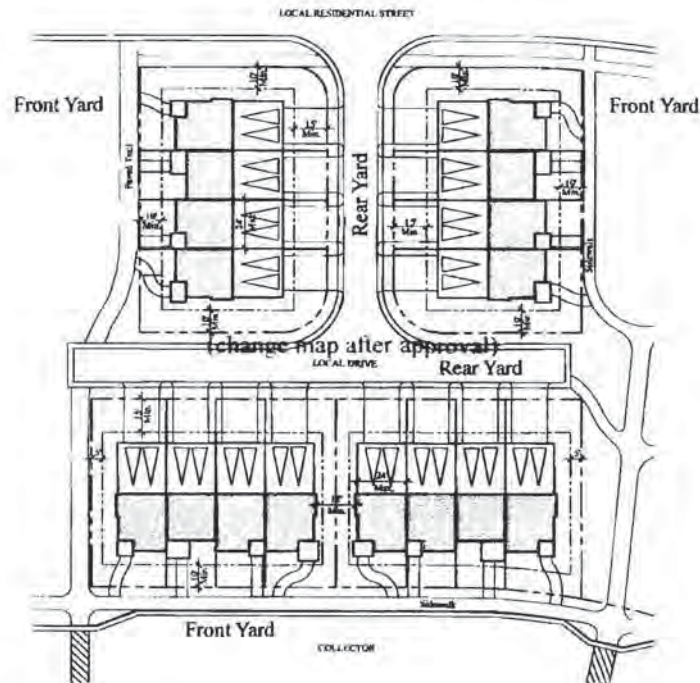
Homesteads consist of larger single family homes generally on lots ranging in size from ~~6,500~~ 8,000 square feet to 25,000 square feet. Homesteads are located across the upper slopes of the development and these lots will form the visual transition to the surrounding open space and will require the most sensitive placement to respect and respond to the existing terrain



Park Homes

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

Building Placement



Park Homes consist of small lot single family homes and ~~vary from 2-unit to 15-unit~~ 4-unit Multi-Family buildings.

Front Yard Setback: Minimum ~~40' 5'~~ 5' to Main Structure or Front Porches.

Side Setback: Minimum side separation to any adjacent Structure shall be ~~42' 10'~~ 10'.

Side Street Setback (Corner Lot): 10' to all structures.

Side Open Space Setback (Lot adjacent to Open Space): 5' to all structures.

Rear Yard Setback: Minimum setback to Main structure shall be ~~45' 0'~~ 5'.

Front Facade: At least 40% of the Primary Facade must be placed within 10' of the required minimum Front Yard Setback.

Local Drive Accessed Garages: Shall be a maximum of 24' wide. Garage doors must be placed at either ~~5' 7'~~ 7' from the edge of the Local Drive Right-of-way or a minimum of ~~20' 18'~~ 18' from the edge of the Local Drive Right-of-way.

Local Residential Street Accessed Garages: Shall be a ~~maximum of 24' wide.~~

Garage Doors: ~~Must be oriented to the Local Drive.~~ Two (2) car garage doors may be a maximum 18' wide. Single doors may be a maximum of 10' wide.

Parking: ~~Owner and guest parking located to the rear of homes is to be screened from off-site views, to the extent possible, through the use of proper placement, architectural screens and/or landscape planting.~~ No enclosed structures for the storage of boats and/or motor homes are permitted.

Park Homes

COMMUNITY PATTERNS

Street Patterns

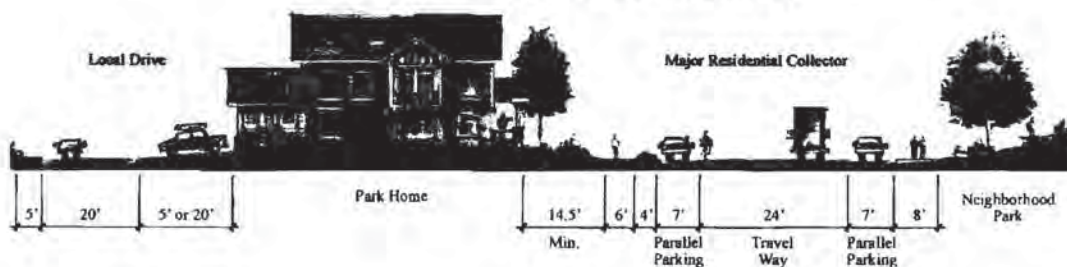


All Park Homes front or are adjacent to a park or open space and have garages or structured parking behind the homes. The front facades of these homes are oriented to walkways and trails providing great access to the neighborhood amenities surrounding them. Front porches are critical elements of these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

(change map after approval)



(change drawing after approval)



Park Homes

COMMUNITY PATTERNS

Massing & Composition

Scale of Buildings

It is important that the massing of the buildings be scaled in such a way that it relates to the people living there and harmonizes with the area and its natural features. This is especially true in the Park Home area where some of the buildings may be larger than in other areas of the development. Park Homes range in size from ~~two (2)~~ small lot single family units to ~~fifteen (15)~~ four (4) unit multi family buildings.

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

~~a. Buildings with between two and four units must comply with the following requirement:~~

- No unbroken expanse of building mass may exceed 25'. If the 25' is reached the wall line must step a minimum of 3'.

~~b. Buildings housing more than four (4) units must meet the following requirements:~~

- No unbroken expanse of building mass may exceed 35'. If the 35' is reached the wall line must step a minimum of 3' and one of the following must occur:

- The building mass should bend
- The roof line should shift up or down at least 3' or take on a different ridge alignment.
- Roof areas must provide variation in roof shape. No single roof shape may cover more than 2/3 the total roof area.



Horizontal & vertical variation must occur

Repetition

Buildings of similar plans must offer up differentiation in elevation. Repetition of like elevations will not be permitted. The Design Review Board shall approve exterior elevations of multi family buildings and require variation between building facades to ensure diversity within the development. These requirements are applied so that the building mass does not become overpowering. Changing the planes of walls, changing direction, and providing some variety in the roof form yields diversity and visual interest.



Repetition of like elevations is prohibited

Unit Size

Units in the Park Homes area will have a minimum square footage of 800 sq ft. The first floor area shall not be less than ~~800~~ 470 sq. ft. for two story units. The maximum square footage for any unit is ~~2,500~~ 2,700 sq. ft.

Note: All areas noted are gross living areas and exclude porches, decks, garages and uninhabitable basements as defined by Park City Municipal Code.

Building Height

The intent of the height guideline is to present an appropriately scaled roofscape that is compatible with its use and placement.

Allowable building heights are limited by Park City Municipal Code. Generally building heights cannot exceed 28' as measured from existing natural grade at any point, excluding chimneys.

Park Homes

ARCHITECTURAL PATTERNS

Walls

Foundation Walls

Foundation walls form the base or grounding element of the structure. These walls should be a continuation of the building wall. Foundation walls must step down with the grade change so that their exposed surface is covered. All exposed concrete must be clad or finished for appearance with an approved exterior wall material, see Building Walls for approved materials.

Building Walls

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

Approved materials are:

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



Vertical siding



Horizontal & vertical siding material combinations



Wall Appurtenances

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

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



Simple wall decoration



Shutters not prominent in Park Homes

Park Homes

Porches

Porches

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

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

- Porches are usually located at the front setback line, but may also be located at the side setback line.
- Porches often will have deep eaves repeating the same rafter treatment as the main roof.
- Porch roof forms shall be consistent with the architectural style of the home.
- Porches must be a minimum of $\pm 8''$ 8" above finished grade unless ADA access is required to the home. The front porch steps must be designed as an integral element to the design and style of the home and not just "stuck on" the front of the home.
- Porches can be used to wrap the corner of a house or fill the void created by an "L" shaped plan. Wrapped porches are strongly recommended for Corner Lots.
- Creativity consistent with the architectural style of the house shall be used in designing columns, posts, brackets, railing, trim and molding.
- Columns, where provided, must terminate at the porch deck or extend to within 4" of finished grade.
- Minimum porch depth is $6'-5"$ with a minimum of ± 8 40 square feet.

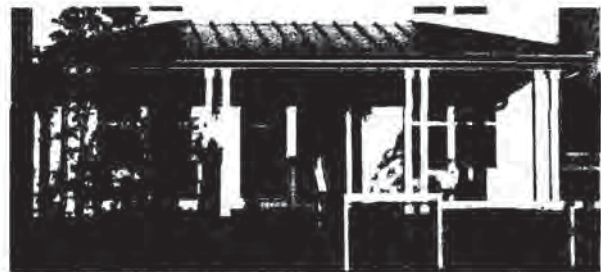
- All porches shall be properly detailed with authentic porch edge conditions, including a cantilevered "lip" or edge. If the porch surface is left as natural or colored concrete the face of the cantilevered lip must also remain as natural or colored concrete. If the porch surface is finished with another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

Appropriate Porch flooring surfaces include:

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



Porches located at front setback



Properly detailed porch elements



Porch reduces impact of building mass to street



Porches $\pm 8''$ 8" above grade

Park Homes

ARCHITECTURAL PATTERNS

Windows & Doors

Windows

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

Windows may be constructed of the following materials:

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

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

Doors

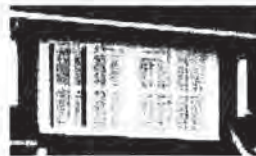
Door openings should be protected from weather. Porches, overhangs and other architectural features can shield openings and add interest. Doorways should be rectangular in shape. They should be made of a material and finished in a manner that is complimentary to the other exterior materials being used.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

Trim

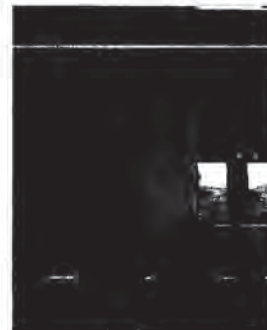
Within the Park Home product expressive trim is identified as a key architectural element. Trim shall be proportioned to the size of the opening. Trim shall project a minimum of one-half inch past the leading edge of the adjacent siding. Most trim shall be flat. Any shapes must have a simple profile.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



Predominantly rectangular



Vertical proportion



Doorway is complimentary to materials of the home



Door is protected from weather



Trim proportion to the size of the openings



Expressive trim



Trim with simple profile

Park Homes

Garages & Garage Doors

Garages

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

Garage Doors

Garage doors must be provided with detailing that is tied to the homes overall design themes. Garage doors must appear as traditional swinging, folding or sliding doors. Segmented doors are only permitted if they are constructed to appear to be one of these traditional door types and are subject to Design Board approval.

- Doors should be paneled and may incorporate glass.
- Doors should be painted colors similar to the body of the home to lessen their visual impact.
- Single garage doors are preferred. The use of single doors allows for more variety in the garage elevation.
- Garages for an individual unit are limited to 2 garage doors in the Park Home area. A 2 car tandem garage is allowed.
- No garage door over 9' high will be approved.

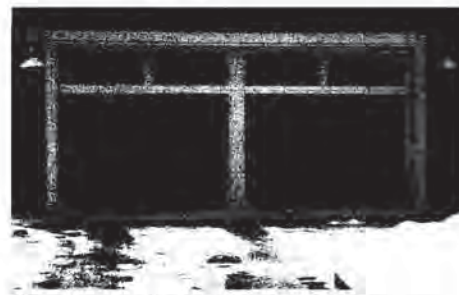
Driveways

Shared Driveways are allowed and encouraged but their width at the curb must be minimized.

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



Paneled doors are encouraged to incorporate glass



Door is painted to match body of the home



Single doors are preferred where feasible



Living area overhangs garage to lessen visual impact



Not this - Garage door is dominant element

Park Homes

Roof Patterns & Materials

Roofing Patterns

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

- Allowable roof pitches for sloped roofs are between 4:12 and 8:12
- Allowable roof types are: gable, hip, partial hip and flat.
- Shed roofs may only be used as secondary roof forms.

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

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

The following roof shapes are not permitted:

- Mansard, fake mansard, Gambrel or Domed

Roof Overhangs

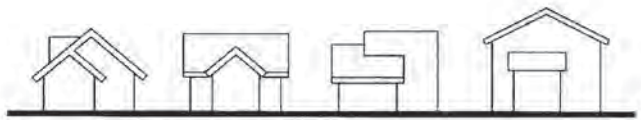
Roof overhangs protect walls and openings from weather and contribute to the buildings character. Roofs should overhang walls a minimum of 12" and a max of 24". Roof overhangs less than 12" requires review committee approval.



Roof overhangs protect walls



Flat roof elements are appropriate and encouraged



Variation in Roof Forms Contributes to a more Visually Rich Neighborhood

Materials

Allowed roofing materials are:

- Architectural composition shingles, minimum 30 year
- Copper, must be allowed to oxidize and turn bronze
- Zinc, flat finish
- Cor-ten steel
- Self adhering single ply membrane roofing, at flat roofs
- Solar Shingles
- Green roofs

The following materials can be used with approved color selection:

- Aluminum
- Steel

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

The following roofing materials are not allowed:

- Wood Shakes
- Highly reflective metals
- Asphalt rolled roofing



Primary roof form broken up with secondary roof elements



Roof is broken up to relate to human scale

Park Homes

Roof Appurtenances

Roof Appurtenances

Approved Dormer Shapes:

- Shed Dormers
- Gable Dormers
- Hip Dormers

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

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

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

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

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

• Chimneys must be enclosed in a chase. The chase may be clad with wood siding, stucco, stone or approved metal. Chimney caps are required and must be constructed of approved material. Exposed metal chimneys and spark arrestors are not permitted.

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

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

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

Gutters and Downspouts

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

Rain Storage Devices

All rain storage devices must be placed underground.



Mechanical vents reflect architectural style



Gutters match surface or trim color



Solar panels located to maximize effectiveness and minimize visual impact



Skylight placed flush to roof and color blends well with roof

Park Homes

Home Appurtenances

Mechanical Equipment

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

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

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

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

Lighting

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

The light source must conform to Park City Municipal Code standards. Floodlighting and moonlighting are prohibited.

Antennae and Satellite Dishes

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

Trash Containers

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

Accessory Structures

No accessory structures are permitted.



Lights should complement architectural style but remain simple in form

Park Homes

Example Gallery

Exterior Colors

The Park Homes have a diverse range of building size. With this diversity comes an opportunity to introduce color ranges seen in other phases of the development. Smaller buildings, such as duplex & fourplex buildings, should follow the standard established by the Cottage Homes guidelines & utilize primary colors. White & light gray are not considered primary colors. Buildings larger than four units must utilize colorful earth tones in an effort to lessen their visible mass.

Key Elements

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



Park Homes

Cottage Homes

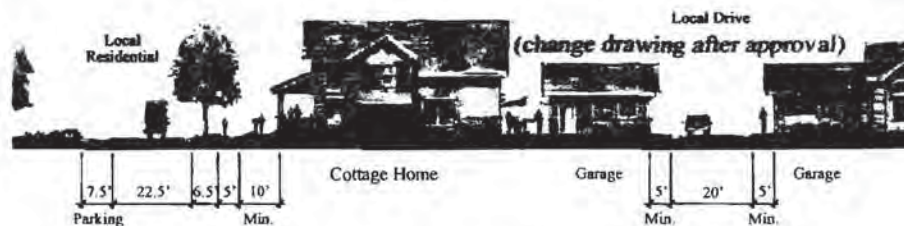
C o m m u n i t y & A r c h i t e c t u r e
P a t t e r n s

Street Patterns



Typical Cottage Homes are single story, story and a half and two story homes placed on small traditional lots located in the heart of the neighborhood. The Cottage Homes are ~~primarily accessed from Local Streets~~ placing an emphasis on the homes front facade with prominent street oriented entry's and front porches and ~~de-emphasizing garages~~ by incorporating semi-recessed or detached garages. The Cottage Homes are placed close to the Street and Sidewalks creating an intimate setting that should include appropriate front yard landscaping and garden fencing common to traditional neighborhoods while still providing on street parking and sufficient snow storage areas.

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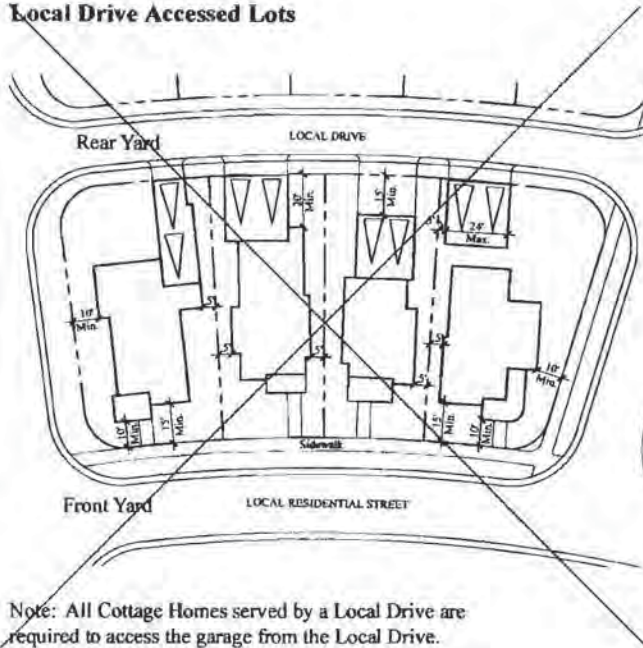


Cottage Homes

COMMUNITY PATTERNS

Building Placement

Local Drive Accessed Lots



Cottage Homes Lots are typically 35 feet to 60 feet wide by 85 feet to 130 feet deep consist of smaller single family homes on lots that range in size from 4,200 square feet to 10,500 square feet

Front Yard Setback: 15' to Main House. Front Porches or Single Story Bays may extend to within 10' of the Sidewalk or Street ROW.

Side Yard Setback: Minimum setback for all homes is 5'.

Side Street Setback (Corner Lot): 10' for all structures.

Rear Yard Setback: 20' to Main House.

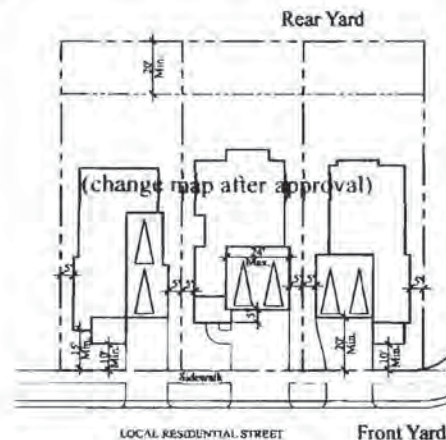
Front Facade: At least 40% of the Primary Facade must be within 5' of the required minimum Front Yard Setback.

Local Drive Accessed Detached Garages: Shall be a maximum of 24' wide. Garages must be placed at either 5' from the edge of the Local Drive or a minimum of 20' from the edge of the Local Drive but must be placed within the Lot.

Cottage Homes

COMMUNITY PATTERNS

Local Minor & Major Residential Street Accessed Lots



Single Story Detached Garages with Local Drive access — May be placed at 3' from the side property line. **Two Story or attached Local Drive accessed Garages must be placed at 5 feet from the side property line.** Shall be a maximum of 12' in height.

Local Residential Street Accessed Attached Garages: Garage width must not exceed 55% of the width of the front facade of the house. Shall be a maximum of 24' wide. Garages at front or side yard shall be setback 20' or 5' behind front or side Facade (Whichever is greater). Garages must be placed a minimum of 5' from the Side Property Line.

Garage Doors: May be oriented perpendicular to the Local Drive. On Corner Lots with Local Drive access provided, garage doors shall not face Local Streets. Two (2) car wide garage doors may be a maximum 18' wide. Single doors may be a maximum of 10' wide.

Parking: Owner and guest parking located to the rear of homesites are to be screened from off-site views, to the extent possible, through proper placement, the use of architectural screens and/or landscape planting. No enclosed structures for the storage of boats and/or motor homes are permitted.

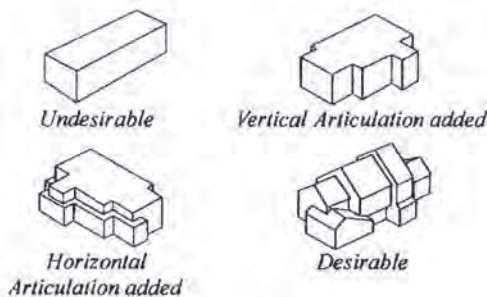
Massing & Composition

Built Forms Follow Contours

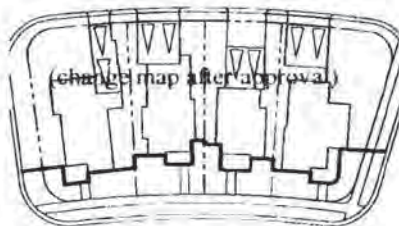
Building placement should respect existing land forms. Structures should follow contours and fit into existing land massing, rather than ignore or dominate these forms.

Scale of Buildings

It is important that the massing of the buildings be scaled in such a way that it relates to the people living there and harmonizes with the area and its natural features. No unbroken expanse of building mass may exceed 35' in length on all side elevations and 25' on all front and rear elevations. If the maximum length is reached the wall line must step a minimum of 4'.



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



Variation in individual structures contribute to a varied streetscape.

Repetition

Repetitive massing is prohibited. There should be substantial variation in individual building forms. Homes with similar heights may only occur consecutively along a street three times before a change in massing is required. For example, three adjacent two-story homes must be followed by a one and a half story or one-story home. Also, no more than 2 similar floor plans may occur consecutively along a street. The Design Review Board shall review these requirements on a case-by-case basis per specific site conditions.



Avoid Consecutive Massing

Residence Size

Residences in the Cottage Homes area will have a minimum square footage of 900 sq ft for single story structures. The first floor area (defined as that floor that is accessed by the front door) shall not be less than 800 (900) sq. ft. for two-story structures. The maximum square footage for any residence is 3,500 sq. ft.

Note: All areas noted are gross living areas and exclude porches, decks, garages and uninhabitable basements as defined by Park City Municipal Code.

Building Height

The intent of the height guideline is to present a human-scale roofscape, one that steps with the contours of the terrain and recalls the natural setting.

Allowable building heights are limited by Park City Municipal Code. Generally building heights can not exceed 28' as measured from existing natural grade at any point, excluding chimneys.

Side Elevations

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

Cottage Homes

ARCHITECTURAL PATTERNS

Walls

Foundation and Retaining Walls

Foundation walls form the base or grounding element of the structure. These walls should be a continuation of the building wall. Foundation walls must step down with the grade change so that the exposed surface is limited. All exposed concrete must be clad or finished for appearance with stone veneer, board formed concrete or concrete with an exposed aggregate. Retaining Walls should appear to be an extension of the foundation walls of the structure. Retaining Wall materials may include stacked rock or materials to match foundation wall material. No Retaining Walls may be placed within the side yard setbacks unless they are placed perpendicular to the lot line.



Foundation wall too exposed

Building Walls

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

Approved materials are:

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



Wall Appurtenances

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

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



Shutters sized to match openings



Shutters are simple and straightforward



Simple Bay Window adds interest to home



Does not appear operable

Cottage Homes

Porches

Porches

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

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

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

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

Appropriate Porch flooring surfaces include:

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



Appropriate porch detailing



Authentic flooring materials



Porch roof forms are consistent with home



Porches are elevated $\pm 8''$ above finished grade

Cottage Homes

ARCHITECTURAL PATTERNS

Windows & Doors

Windows

Windows should be predominantly rectangular in shape and vertical in orientation.

Windows are often single, paired or in strips of 3 or more.

Octagonal, circles, arched and hexagon shaped windows will not be approved. Window heads must be level.

Windows should not be placed within 12" of any building corner.

Windows may be constructed of the following materials:

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

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

Doors

Door openings should be protected from weather. Porches, overhangs and other architectural features can shield openings and add interest.

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

Doors are encouraged to be colorful architectural focal points.

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

Cottage Homes

ARCHITECTURAL PATTERNS



Windows predominantly rectangular and vertical in proportion



Window heads must be level

Trim

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



Trim proportioned to size of opening



Trim should be simple, flat



Expressive trim



Doors should be colorful, architectural focal points

Garages & Garage Doors

Garages

Garages are required in the Cottage Homes area of the development. They can be attached or detached and must accommodate at least one car. Garages must not dominate the residence when viewed from the street, especially in areas visible from right-of-ways, common areas and adjacent home sites. All garages accessed from the street must either be side entry designs or if parallel to the street, setback a minimum of 5' from the front entry elevation of the main structure. ~~Alley loaded garages may face the alleyway and must meet all site design standards.~~

The use of overhangs and significant architectural details are encouraged to visually lessen the impact of the garage entrance.

Garage Doors

Garage doors must be provided with detailing that is tied to the homes overall design themes. Garage doors must appear as traditional swinging, folding or sliding doors. Segmented doors are only permitted if they are constructed to appear to be one of these traditional door types and are subject to Design Review Board approval.

- Doors should be vertical paneled or planked and may incorporate glass.
- Doors may not include Diagonal, X-Bracing or Z-Braced Planks or Panels.
- Doors should be painted or stained colors similar to the body of the home to lessen their visual impact.
- Single car garage doors are preferred. The use of single doors allows for more variety in the garage elevation.
- Three car garages are permitted in the Cottage Homes area but must incorporate a tandem garage or a front and side entry garage combination to do so. ~~Garages may only have a maximum of 2 garage doors.~~
- No garage door over 9' high will be approved.



Single garage doors are preferred



Front loaded garage is secondary to the home



Not this - door dominates visually



Paneled door incorporates glass

Driveways

Shared Driveways are allowed and encouraged but their width at the curb must be minimized.

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

Cottage Homes

ARCHITECTURAL PATTERNS

Roof Appurtenances

Roof Appurtenances

Approved Dormer Shapes:

- Shed Dormers
- Gable Dormers
- Hip Dormers

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

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

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

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

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

• Chimneys must be enclosed in a chase. The chase may be clad with wood siding, stucco, stone or approved metal. Chimney caps are required and must be constructed of approved material. Exposed metal chimneys and spark arrestors are not permitted.

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

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

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

Gutters and Downspouts

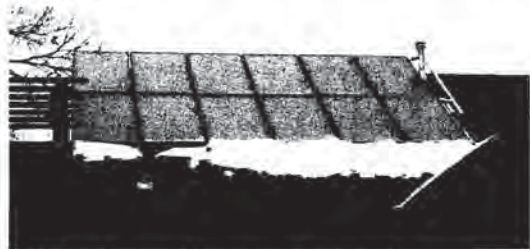
Gutters and downspouts should be metal or copper, have a factory finished metallic patina or painted to match the surface to which they are attached.

Rain Storage Devices

All rain storage devices must be placed underground.



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



Solar panels visual impacts are minimized



Gutters match trim or are appropriate for the architectural style

Cottage Homes

Home Appurtenances

Mechanical Equipment

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

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

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

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

Lighting

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

The light source must conform to Park City Municipal Code standards. Floodlighting and moonlighting are prohibited.

Antennae and Satellite Dishes

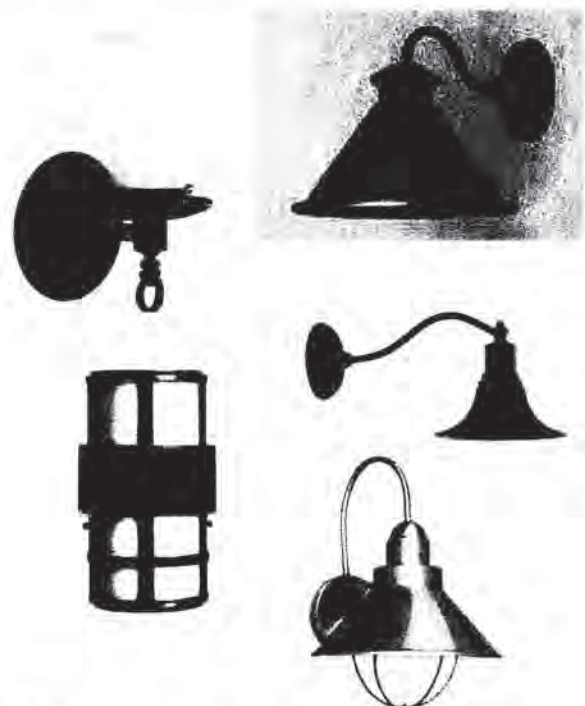
When possible, satellite dishes, television or radio aerials or antennas should be installed so as to be screened from the road, adjacent home sites or public areas. No satellite dish may be installed that is larger than 39" in diameter. Removal of trees to improve reception is prohibited. The screen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

Trash Containers

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

Accessory Structures

No accessory structures are permitted.



Lights should complement architectural style but remain simple in form

Cottage Homes

Roof Patterns & Materials

Roofing Patterns

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

- Allowable sloped roof pitches are between 6:12 and 12:12.
- Allowable roof types are; gable, hip, partial hip and flat.
- Shed roofs and flat roofs may be used as secondary forms.
- Roof dormers are encouraged to punctuate second story roof mass.

Roof forms should remain simple.

All two story homes need to incorporate single story or secondary elements which will help the overall forms to sit within the topography better. Generally roof structures and roof lines should step with the topography of the site creating the appearance that the homes mass steps with and follows the slope of the site. Flat roofs should be incorporated into the Cottage Homes where feasible and utilized for snow storage, water collection, reduced roof impacts and the creation of "green" landscaped roofs, roof gardens or patio spaces.

Home designs will incorporate a primary roof form (roof area in excess of 250 sq. ft.) with secondary elements (roof area less than 250 sq. ft.) attached to the primary form.

The following roof shapes are not permitted:

- Mansard, Fake Mansard, Gambrel and Domed



Two story homes incorporate single story elements

Cottage Homes

ARCHITECTURAL PATTERNS

Roof Overhangs

Roof overhangs protect walls and openings from weather and contribute to the buildings character. Roofs should overhang walls a minimum of 12" and a max of 24". Roof overhangs less than 12" requires review committee approval.



Appropriate roof overhangs



Metal as secondary roof element



Variation in roof forms contributes to a more visually rich neighborhood

Materials

Allowed roofing materials are:

- Architectural composition shingles, min. 40 year
- Copper, must be allowed to oxidize and turn bronze
- Zinc, flat finish
- Cor-ten steel
- Self adhering single ply membrane roofing, at flat roofs
- Solar Shingles
- Green roofs

The following materials can be used with approved color selection:

- Aluminum
- Steel

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

The following roofing materials are not allowed:

- Wood Shakes
- Highly reflective metals
- Asphalt rolled roofing

Example Gallery

Exterior Colors

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

Key Elements

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



Cottage Homes

Homesteads

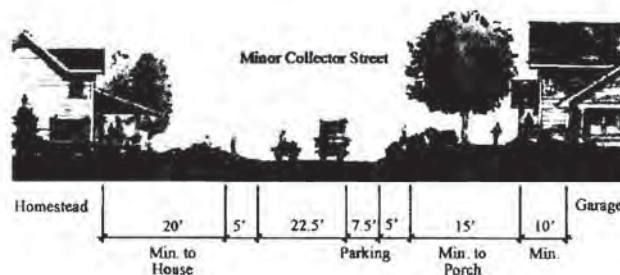
C o m m u n i t y & A r c h i t e c t u r e P a t t e r n s

Street Patterns



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

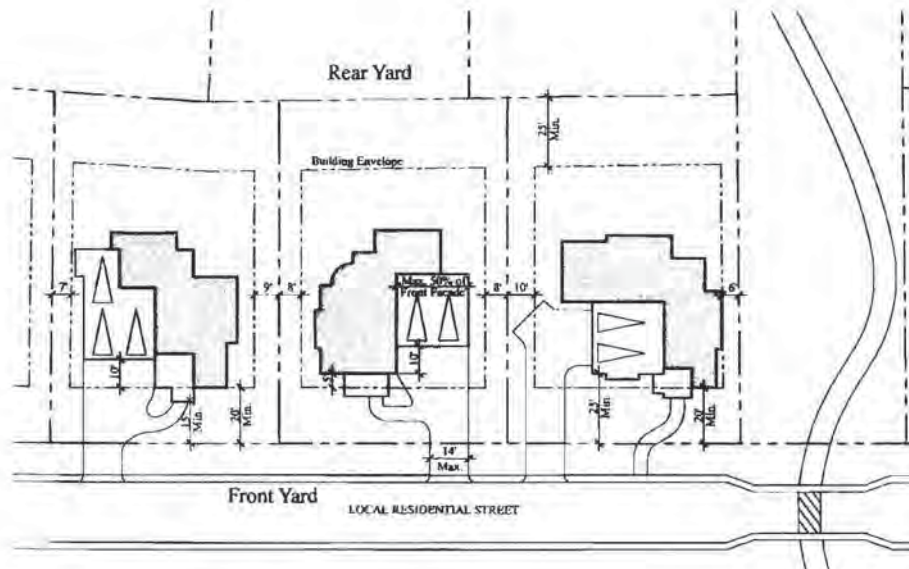
(change map after approval)



Homesteads

COMMUNITY PATTERNS

Building Placement



Homesteads Lots consist of larger single family homes on lots that range in size from 60' to 195' wide by 110' to 200' deep 8,000 square feet to 25,000 square feet.

Front Yard Setback: 20' to Main House. Front Porches or Single Story Bays may extend to within 15' of the Sidewalk or Street ROW.

Side Yard Setback: Total side setbacks shall equal 16' with a minimum setback for all homes is 6'.

Side Street Setback (Corner Lot): 15' for all structures.

Rear Yard Setback: 25' to Main House.

Front Facade: Where possible it is encouraged to place the Primary Facade within 5' of the required minimum Front Yard Setback.

Street-Accessed Garages: Garage width must not exceed 50% of the width of the front facade of the house. Front-loaded garages at front yard shall be setback 25' from the property line or 10' behind the Home Facade at the front setback, whichever is greater. Side loaded garages may be placed at the 25' setback.

Garage Doors: Two-Car Garage doors may be 18' wide. Individual Garage Doors are encouraged and may be a maximum of 10' wide.

Homesteads

COMMUNITY PATTERNS

Massing & Composition

Built Forms Follow Contours

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



Home responds to natural grade

Scale of Buildings

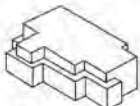
It is important that the massing of the buildings be scaled in such a way that it relates to the people living there and harmonizes with the area and its natural features. No unbroken expanse of building mass may exceed 35' in length on all side elevations and 25' on all front and rear elevations. If the maximum length is reached the wall line must step a minimum of 4'.



Undesirable



Vertical Articulation added



Horizontal Articulation added



Desirable

This requirement is applied to ensure that building mass does not become overpowering. Changing the planes of walls, changing direction, and providing some variety in the roof form yields diversity and visual interest.

Additive building volumes give the home an appearance that it was built over time.

Repetition

Repetitive massing is prohibited. There should be substantial variation in individual building forms. Homes with similar heights may only occur consecutively along a street three times before a change in massing is required. For example, three adjacent two-story homes must be followed by a one and one-half story or one story home. Also, no more than two similar floor plans may occur consecutively along a street.

The Design Review Board shall review these requirements on a case-by-case basis per specific site conditions.



Not this - Similar two-story homes repeated too often

Residence Size

Residences in the Homesteads will have a minimum square footage of 2,000 sq ft for single story structures.

The first floor area shall not be less than 1,500 sq. ft. for two story structures and the second level shall be no more than 2/3 the main floor area.

The maximum square footage for residences varies throughout the Homesteads. Refer to the recorded community plat for individual lot requirements.

Note: All areas noted are gross living areas and exclude porches, decks, garages and uninhabitable basements as defined by Park City Municipal Code.

Building Height

The intent of the height guideline is to present a human-scale roofscape, one that steps with the contours of the terrain and recalls the natural setting.

Allowable building heights are limited by Park City Municipal Code. Generally building heights can not exceed 28' as measured from existing natural grade at any point, excluding chimneys.

Homesteads

Walls

Foundation and Retaining Walls

Foundation walls form the base or grounding element of the structure. These walls should give the building the impression of solidity and repose. Foundation walls must step down with the grade change so that their exposed surface is limited. All exposed concrete must be clad or finished for appearance with a durable material such as stone veneer, board formed concrete, or concrete with an exposed aggregate. These treatments will protect the lower wall from impact and snow damage.

Under no circumstances should lower walls be surfaced with wood, plywood, aluminum siding, steel or plastic siding, asphalt composition or brick. Retaining Walls should appear to be an extension of the foundation walls of the structure.



Stone wall matches home



Not this

Building Walls

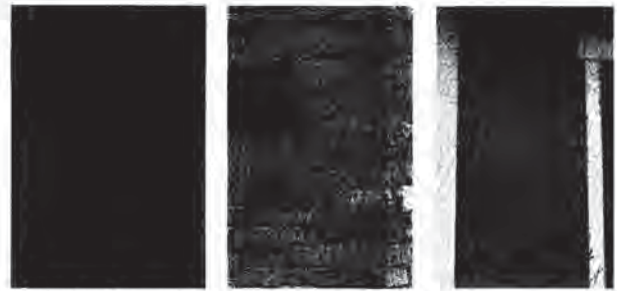
Building walls are those walls above the foundation walls that form the middle of the structure. The treatment of these walls provides an opportunity to visually unify this phase of the development. The use of different materials is encouraged to give distinction to the varied forms of the building.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

Approved materials are:

- Wood shingles and wood siding
- Composite Board siding or approved similar
- Natural Stone Veneer - Rectilinear stone only (No river rock)
- Stucco (as approved by the Review Board) *
- Steel (as approved by the Review Board)
- Exposed aggregate concrete
- Board formed concrete

* Stucco may only be used as an accent material.

Homesteads



Varied wall materials provide interest and distinction to wall planes

Wall Appurtenances

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

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



Window bay extends over garage to minimize visual impact



Flower boxes detail and charm

Porches

Porches

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

- Porches shall usually be located at the front setback line.
- Porches will often have deep eaves repeating the same rafter treatment as the main roof.
- Porch roof forms shall be consistent with the architectural style of the home.
- Porches must be a minimum of 18" 8" above finished grade unless ADA access is required to the home. The front porch steps must be designed as an integral element to the design and style of the home and not just "stuck on" the front of the home.
- Porches can be used to wrap the corner of a house or fill the void created by an "L" shaped plan. Wrapped porches are strongly recommended for Corner Lots.
- Creativity consistent with the architectural style of the house shall be used in designing columns, posts, brackets, railing, trim and molding.
- Columns, where provided, must terminate at the porch deck or extend to within 4" of finished grade.
- Minimum porch depth is 8' with a minimum of 80 square feet.

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

Appropriate Porch flooring surfaces include:

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



Columns and posts are an integral part of architectural style



Front steps are integral part of home



Porch roof breaks up two story element



Porch raised a minimum of 18" above finished grade

Homesteads

ARCHITECTURAL PATTERNS

Windows & Doors

Windows

Windows should be predominantly rectangular in shape and may be square, horizontal or vertical in orientation.

Octagonal, circles, arched and hexagon shape windows will not be approved.

Window heads must remain level.

Windows should not be placed within 12" of any building corner.

Windows should be utilized as a feature element within a wall plane.

Windows may be constructed of the following materials:

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

Note: If divided light windows are proposed the window must be a true divided light. Snap in grids, or grids between glass panes will not be approved.

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

Doors

Door openings should be protected from weather. Porches, overhangs and other architectural features can shield openings and add interest. Door ways should be rectangular in shape. They should be made of a material and finished in a manner that is complimentary to the other exterior materials being used.

Doors are encouraged to be architectural focal points.

Homestead Homes



Windows are rectangular and window heads must remain level



Window is a feature element within this wall plane



Doors should be significant architectural features of the Homestead homes

Garages & Garage Doors

Garages

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

Garage Doors

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



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



Patio over garage lessens its visual impact



Door stain compliments the homes architectural style

Driveways

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

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

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

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

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

Homesteads

Roof Patterns & Materials

Roofing Patterns

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

- Allowable sloped roof pitches are between 4:12 and 8:12.
- Allowable roof types are; gable, hip, partial hip and flat.
- Shed roofs and flat roofs may be used as secondary forms.
- Roof dormers are encouraged to punctuate second story roof mass.

Roof forms should remain simple.

Roof forms need to be broken down to address human scale so as not to become boxy. To that end, all two-story homes need to incorporate single story or secondary elements which will help the overall forms to sit within the topography better. Generally roof structures and roof lines should step with the topography of the site creating the appearance that the homes mass steps with and follows the slope of the site. Flat roofs should be incorporated into the Homesteads where feasible and utilized for snow storage, water collection, reduced roof impacts and the creation of "green" landscaped roofs, roof gardens or patio spaces.

Home designs will incorporate a primary roof form (roof area in excess of 250 sq. ft.) with secondary elements (roof area less than 250 sq. ft.) attached to the primary form.

The following roof shapes are not permitted:

- Mansard, Fake Mansard, Gambrel and Domed



Roof dormer punctuates second story mass



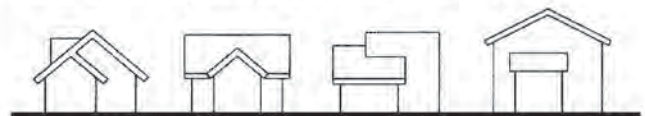
Simple roof forms

Roof Overhangs

Roof overhangs protect walls and openings from weather and contribute to the buildings character. Roofs should overhang walls a minimum of 24". Roof overhangs less than 24" require Design Review Board approval.



Prominent overhangs contribute to a home's character



Variation in roof forms contributes to a more visually rich neighborhood

Materials

Allowed roofing materials are:

- Architectural composition shingles, min. 40 year
- Copper, must be allowed to oxidize and turn bronze
- Zinc, flat finish
- Cor-ten steel
- Self adhering single ply membrane roofing, at flat roofs
- Green roofs
- Solar Shingles

The following materials can be used with approved color selection:

- Aluminum
- Steel

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

The following roofing materials are not allowed:

- Wood Shakes
- Highly reflective metals
- Asphalt rolled roofing

Homesteads

Roof Appurtenances

Roof Appurtenances

Approved Dormer Shapes:

- Shed Dormers
- Gable Dormers
- Hip Dormers

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

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

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

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

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

• Chimneys must be enclosed in a chase. The chase may be clad with wood siding, stucco, and stone or approved metal. Chimney caps are required and must be constructed of approved material. Exposed metal chimneys and spark arrestors are not permitted.

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

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

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

Gutters and Downspouts

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

Rain Storage Devices

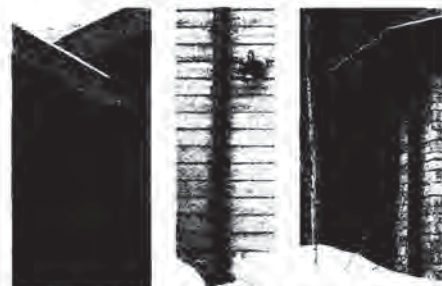
Any above ground rain storage devices should be appropriately screened from neighboring properties and roadways. All devices should be painted to match the building color or be of similar materials to limit the visual impacts. Below grade devices are encouraged where possible.



Chimneys enclosed with stone and wood provide architectural feature



Solar panels visual impacts are minimized



Gutters must complement the homes style

Homesteads

Home Appurtenances

Mechanical Equipment

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

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

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

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

Lighting

Front porch lights should be a primary architectural focus. Outdoor and indoor lighting will be carefully reviewed to assure that neighboring properties are protected from light sources. The intent is to produce an enticing low level throughout the community that creates a warm ambience while maintaining views of the night sky and stars.

Exterior lighting shall be kept to a minimum and shall be limited to porches, courtyards, garage entries, addresses and to mark paths.

The light source must conform to Park City Municipal Code standards. Floodlighting and moonlighting are prohibited.

Antennae and Satellite Dishes

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

Trash Containers

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

Accessory Structures

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



Lights should complement architectural style but remain simple in form

Homesteads

Example Gallery

Exterior Colors

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

Key Elements

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



Homesteads

Landscape Appurtenances

Paths, Outdoor Stairs and Terraces

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

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

Outdoor Fireplaces

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

Lighting

All outdoor landscape lighting should be low voltage lighting and should meet all night sky requirements within Park City. All lighting must be controlled with a timer or motion sensor to limit lighting use and shall conform to LMC sections 15-5-5(i) and 15-3-3(c) and these design guides.

Fences, Garden Walls and Gates

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



Fences should be open picket or rail fences

No fences are allowed within the Homestead Lots or within those Cottage lots placed among the Homestead lots with the exception of pet enclosures or pool fencing.

All fences should be open picket or rail fencing to provide physical separation but not complete visual separation. Additional screening may be achieved through the use of landscape screens.

Pool fences shall be a minimum of 6 feet in height as required by Code. Pool and spa fences may require additional detailing and landscape treatments, as specified by the Design Review Board, to mitigate off-site visibility.

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

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

Trellises

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



Trellises provide visual interest to the home and landscape

Landscape Appurtenances

Play Structures

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

Tennis, Sports Courts and Basketball Standards

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

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

Address Markers

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

Sound Barriers

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

Pools, Spas and Water Features

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

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

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

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

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



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

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

Grading and Retaining

Site Grading

The objective in site grading shall be to preserve the integrity and form of the natural landscape by responding sensitively to existing topography and maintaining the natural drainage patterns and to conserve the general visual character of grading/clearing sites and settings. All work on roads, driveways or lots must be done in a manner that minimizes disruption and alteration of existing topography. Grading, clearing and retaining activities shall be in accordance with Park City standards. Over-excavation or excessive clearing of cut and fill slopes will not be allowed.

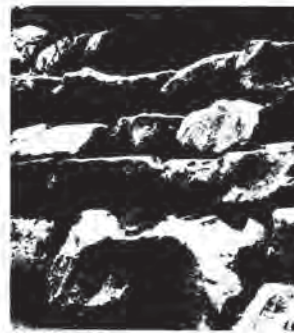
Grading must be limited to what is reasonably necessary for the construction of roads, driveways and homes. The maximum gradient allowed on cut and fill slopes shall not exceed 2:1. However, because soil on fill slopes as steep as 2:1 is difficult to protect from erosion, it is recommended that these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

Clearing and Grubbing

Clearing and grubbing of vegetation and soils shall be minimized from April thru July to avoid disturbance of nesting birds, unless a detailed search for active nests is conducted and submitted to the Planning Commission for review by a certified wildlife biologist.

Roadway Retaining Walls

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



Wall Color

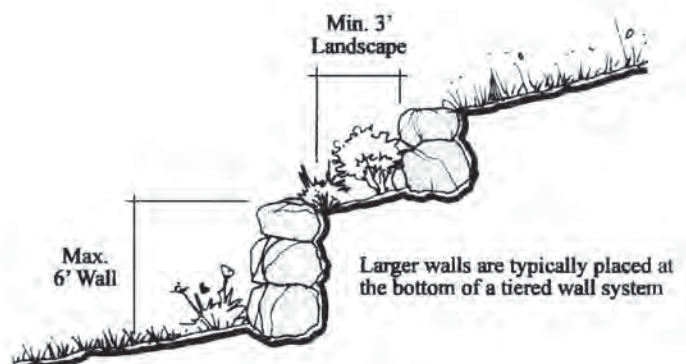


Minimum 3' landscaped shelf between walls

Site/Lot Retaining Walls

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

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



Tiered Retaining Wall Section

Grading and Retaining

Driveways

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

Lot Grading

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

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

Revegetation

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

Noxious Weeds

Noxious weeds must be managed consistent with the Park City Municipal Code, Title 6, Section 6-1-1 and the Summit County Weed Management Plan.

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



Dyer's Wood



Thistle

General Landscape Guidelines

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

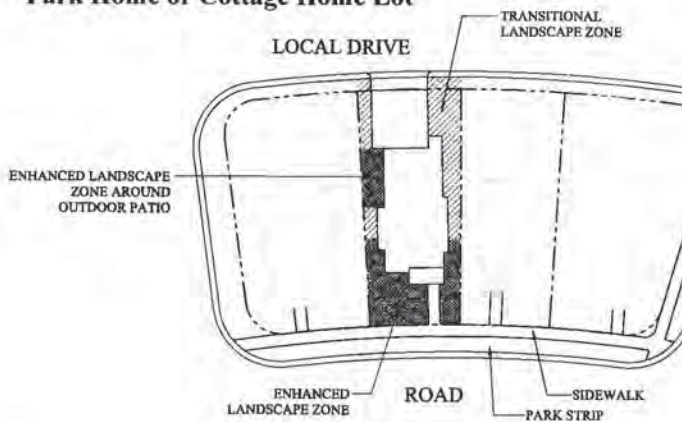
New trees and shrub plantings are to be a mix of sizes that will blend naturally into the surrounding vegetation near the developments edges.

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

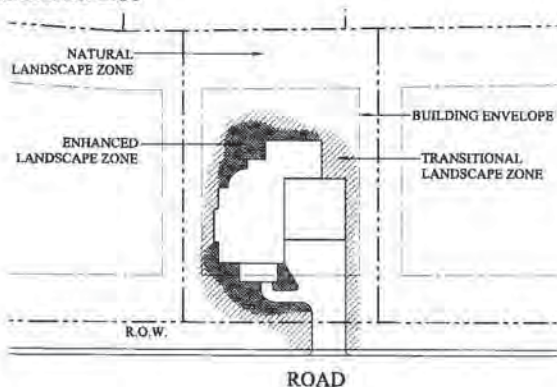
Three Landscape Zones have been created within the development areas.

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

Park Home or Cottage Home Lot



Homestead Lot



Wildlife

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

Approved Plant List

The Design Review Board has approved a list of plants and trees deemed to be inherently compatible with the natural Park City Heights landscape, including indigenous and non indigenous species. Such plants are listed in Plant Lists A, B and C of this Design Guide.

Proposed plant materials that are not on the Approved Plant List are to be identified on all landscape submissions with a full description of the plant and the intent of its proposed use.



Diverse landscape with minimal irrigation needs



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

Enhanced Landscape Zone

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

Plant materials may be planted in more formal planting patterns within the Enhanced Landscape Zone adjacent to the home (generally within 10' of the structure). Planting beyond this area should begin to transition to a more natural and random planting pattern.

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

Larger scale planting materials including small trees and large shrubs are to be planted adjacent to building walls to help soften the architectural edge and to blend buildings with the landscape.

Manicured or groomed yards shall only be located within the Enhanced Landscape Zones.

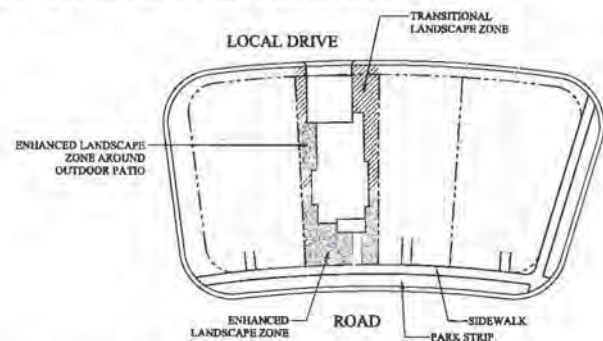
Grasses are to be used only as specimen plants.

Plant material and irrigation in the ROW and/or park strip shall be installed and maintained by the Lot Owner and is subject to any requirements of Park City Municipal Code.



Enhanced landscaping around porches should be emphasized

Park Home or Cottage Home Lot



Homestead Lot



Park Strip Landscaping

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

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

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

Transitional Landscape Zone

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

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

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

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

No manicured or groomed yards shall be located within the Transitional Landscape Zone.

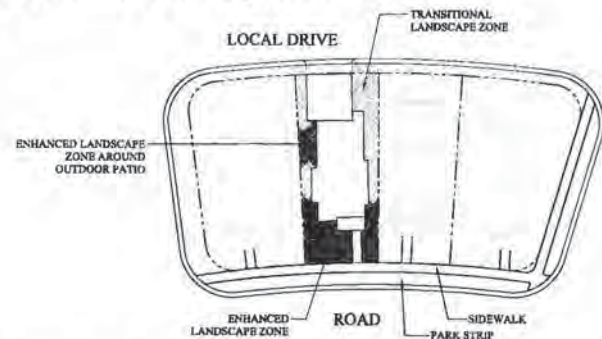
Plant material and irrigation in the ROW shall be installed and maintained by the Lot Owner.

Only Drip Irrigation is allowed in the Transitional Zone.

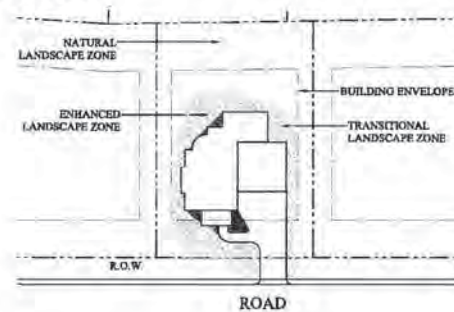


Landscaping should transition from enhanced plantings to adjacent homes or native areas

Park Home or Cottage Home Lot



Homestead Lot



Park Strip Landscaping

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

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

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

Natural Landscape Zone

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

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

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

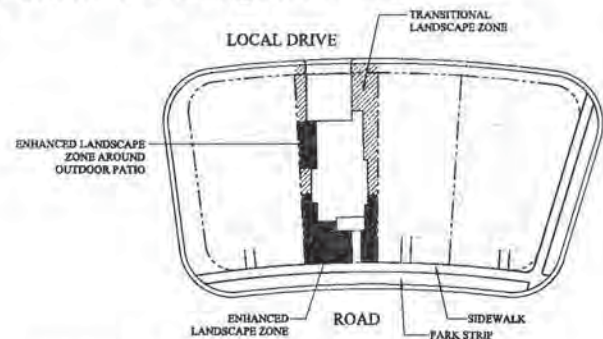
Landscape transitions to existing open spaces should be carefully planted so as to best create a seamless revegetated landscape. In addition, the density and mix of any added plant material in the Natural Landscape Zone will be required to approximate the density and mix found in the general area.

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

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

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

Park Home or Cottage Home Lot



Homestead Lot



Plant List A

Trees

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

Shrubs

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

Perennials

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

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

Grasses

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

Groundcover

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

Vines

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

Plant List B

Trees

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

Shrubs

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

Perennials

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

Bulbs - As appropriate for Region

Plant List C

Trees

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

Shrubs

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

Perennials

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

Grasses

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

Native Grass Seed Mix - Granite Seed (801)-768-4422

20.0% Slender Wheatgrass
 (Elymus trachycaulus ssp. trachycaulus)
 26.25% Western Wheatgrass
 (Pascopyrum smithii)
 22.5% Bluebunch Wheatgrass
 (Pseudoroegneria spicata ssp. spicata)
 5.0% Sheep Fescue
 (Festuca ovina)
 3.75% Sandberg Bluegrass
 (Poa sandbergii)
 22.5% Indian Ricegrass
 (Achnatherum hymenoides)

Seeding Rate

Broadcast - 30 lbs pounds per acre

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

Seeding shall occur only during the following seasons:

Spring - Spring thaw to May 1st

Fall - September 15th until consistent ground freeze.

Building Sustainability

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

The Leadership in Energy and Environmental Design (LEED™) Green Building Rating System represents the U.S. Green Building Council's effort to provide a national standard for green building. By using established and innovative practices, standards and technologies, LEED provides common design guidelines and a third-party certification tool.

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

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



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

Each home must meet the LEED for Homes Silver Rating but owners are strongly encouraged to achieve a higher LEED for Homes rating when physically and economically viable establishing Park City Heights as the leading example in Park City's sustainability goals and objectives.

AND

Each home must achieve a combined 10 points within the Sustainable Sites Landscaping and the Water Efficiency sections of LEED for Homes Checklist.

Points achieved in this Landscaping and Water Efficiency section will count towards the overall score.

A Third Party Inspection is required to ensure that the home meets the LEED for Homes Silver rating. An industry standard third party inspector shall be selected by the Park City Chief Building official prior to permit issuance.



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

- Building Sustainability
- Community Sustainability
- Landscape Sustainability

Building Sustainability

Home Size

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

Building Materials

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

Alternative (Renewable) Energy Sources

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

Solar

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

Geothermal

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

Wind

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

Construction Waste Mitigation & Recycling

Builders are required to reduce, reuse and recycle construction waste to include wood, drywall, metals, concrete, dirt and cardboard. A project construction recycling center will be established on ~~Parcels 1 or 2~~ ^{Site}. Separate recycling bins will be provided for different materials and it will be the responsibility of each contractor to ensure that jobsite material is recycled to the greatest extent possible. Builders are to incorporate strategies such as “efficient framing” techniques and “optimum value engineering” that reduces the amount of wood used in the framing process without compromising structural integrity. Framing with engineered lumber rather than dimensional lumber is encouraged. Engineered lumber makes good use of small trees and wood chips, where dimensional lumber comes from big trees and represent more raw material than alternatives such as roof trusses, I-joists (floor trusses), laminated veneer lumber (LVL), and structural insulated panels (SIPs).

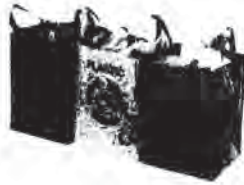


Solar placement may vary to maximize effectiveness

Building Sustainability

In-Home Recycling

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



ENERGY STAR®

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



Skylights

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

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

Fireplaces

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

Non Air-Conditioned Homes

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

Heated Driveways

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

Lighting

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

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



Community Sustainability

Transportation

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

Open Space

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

Topography

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

Water Conservation

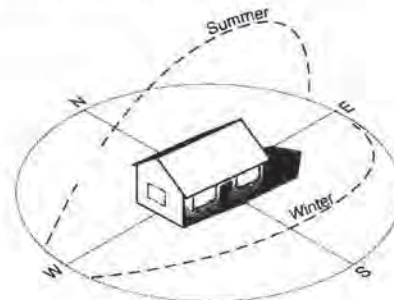
Incorporate the installation of low flow toilets and flow reducers on faucets and shower heads. Flow reducers can cut water usage of faucets by as much as 40% with little noticeable effect. Park City Heights has defined the minimum Low Flow as:

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

Solar Orientation

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

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



Proper Home Orientation can substantially reduce Energy Consumption

Stormwater Management

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



Permeable pavement options should be explored

Community Sustainability

Fire Protection

Roofing Materials & Fire Sprinklers

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

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

Fires

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

Defensible Space

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

Landscape Sustainability

Hydrozoning

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

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



Turf not a dominate component of the landscape

Turf

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

Irrigation

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

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

Rain Harvesting

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

Shade Trees/Heat Gain

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



Properly placed trees can reduce energy consumption throughout the year

Disclaimers

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

Planning Commission Staff Report



Subject: Park City Heights MPD
Author: Kirsten Whetstone, MS, AICP
Date: November 6, 2013
Project #: PL-13- 02009
Type of Item: Amendments to approved MPD and extension

Summary Recommendations

Staff recommends the Planning Commission discuss the applicant's proposed amendments to the approved Park City Heights MPD and preliminary subdivision plat, conduct a public hearing and consider approving the proposed MPD amendments and the extension of approval, based on the revised (marked in blue or red below) Park City Heights MPD findings of fact, conclusions of law, and conditions of approval as stated below, or as amended at the meeting.

Topic

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

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

Proposal

This is a request for amendments to the approved Park City Heights Master Planned Development as well as for corresponding amendments to the overall preliminary plat approved at the time of the Park City Heights Master Planned Development (MPD), in order to address soil mitigation issues. Please see the October 9, 2013 Staff Report for more detailed description of the changes (Exhibit A) as well as Exhibits.

On October 9, 2013, the Planning Commission discussed proposed amendments to the Park City Heights MPD and preliminary overall subdivision plat (see Minutes in this packet). Staff has amended the findings of fact, conclusions of law, and conditions of approval based on Planning Commission discussion at the meeting.

Discussion

Staff requests discussion of the following items:

1. Design **Guideline** changes to accommodate the new dwelling type- the Small Lot Park Homes concept (see Exhibits B and C of this report) for an updated detailed lot

layout).

2. Specifics of the **street and lot layout** regarding location of lots and streets, retaining walls, grading, and drainage issues. If these amendments are approved, the applicant will return to the Commission with a more detailed subdivision plat for phase one.

3. Whether the proposed MPD amendments are consistent with the Park City Heights **Development Agreement findings of fact, conclusions of law, and conditions of approval** (see redlines at the end of this report).

Items discussed at the October 9th meeting include:

1. Amended **site plan** and relocation of lots and streets.
2. Use of **Parcels I and J** for deed restricted “Small Lot Park Homes” and introduction of this fourth type of housing unit instead as future neighborhood support/daycare uses.
3. Relocation of **Community Gardens** or replacement of Community Gardens with a future site for neighborhood support commercial. Relocation of the Gardens to the Park area would decrease the size of the Park.
4. **Increase size of club house** to accommodate a neighborhood support day care center or support commercial (address maximum size of club house and support commercial/day care uses in conditions). Increasing the size of the club house would decrease the size of the Park.
5. Decrease size **of Neighborhood Park** on the west side of entry road. Increase overall size of dedicated Park area by including an area of open space on the east side of the entry road as dedicated Park land. Total park area increases, however it is not one contiguous area.
6. Plat notes regarding **Green Construction** requirements to allow requirements to evolve with the Green Building industry and regulations, use language from the Annexation Agreement, as was proposed by the development.
7. Easement for **secondary access to adjacent property** to the south, as requested by the Fire District, should be allowed only if that property is annexed into Park City. This access would provide two points of access to Richardson Flats Road for the adjacent property.
8. **Design of soil repository** and **disclosure of soil history** to prospective buyers.

Analysis

The applicants provided a summary of the proposed changes both in graphic form and by reviewing and annotating the approved Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the Park City Heights Development Agreement (Exhibits E and F of October 9th packet).

Staff has reviewed the proposed and existing subdivision plats and MPD concept plans, as well as the approved MPD findings of fact, conclusions of law, and conditions of approval, and finds that the overall concept and density approved with the Park City Heights MPD is not significantly changed when viewed in the broader scope of the overall MPD.

Key elements of the MPD, such as location of development and open space, general street pattern, location of the Public Park, trail system and connection to the Rail Trail, clubhouse and community gardens, remain essentially as approved in concept, though revised slightly in location. The affordable housing elements of the MPD continue as proposed, and enhanced by the designation of all 79 affordable units on a specific platted lot. There is no change to density proposed. An added community benefit is the clean- up of historic mine soils left behind others.

Approved MPD, Development Agreement, and extension of approval

The MPD expires on October 26, 2013 (2 years from the date of ratification) and therefore Staff recommends amending the conditions to allow a one year extension to October 26, 2014. Additionally, if the Planning Commission approves the MPD amendments the applicant will need to revised the Development Agreement (by inserting revised conditions and amended dates) and have the Planning Commission ratify those changes so it can be recorded as an amended Development Agreement. Approval of the MPD amendments and revised site plan allows the applicant to prepare the Final Subdivision plat and adjust the utilities for Phase One.

In summary, these amendments do not change the overall density of 239 units on the 239 acre property. The overall concept of a mix of housing type's remains, with affordable/attainable units integrated into the overall development, although primarily within the lower area of mixed housing types and neighborhood amenities. The key elements of the MPD remain, though modified in location. The Design Guidelines continue to apply for all housing types, with additional language added for the new concept housing type, known as the "small lot Park Homes".

Notice

The property was posted and notice of the public hearing was mailed to property owners within 300 feet of the property, according to requirements of the Land Management Code (LMC). Legal notice of the hearing was published in the Park Record according to requirements of the LMC.

Public Input

Staff received verbal public input regarding the two upper lots adjacent to the Royal Oaks subdivision requesting that there be language specifically prohibiting further subdivision of those lots and allowing only one single family house per lot. Staff has received numerous calls regarding the timeframe for completion of the affordable units and when they would be available for purchase and occupancy. Staff also received a call with questions regarding the soil remediation work and whether the actual work to remediate the soil would create hazardous dust in the area. Staff recommends conditions of approval that both the remediation plan and the plan to do the work be

reviewed and approved by appropriate State agencies to ensure that public health and safety is not compromised.

Future Process

Approval of the MPD amendments by the Planning Commission is considered final action. Appeals of final action by the Planning Commission are heard by the City Council according to LMC Section 15-1-18.

Summary Recommendations

Staff recommends the Planning Commission discuss the applicant's proposed amendments to the approved Park City Heights MPD and preliminary subdivision plat, conduct a public hearing and consider approving the proposed MPD amendments and the extension of approval, based on the revised (marked in blue or red below) Park City Heights MPD findings of fact, conclusions of law, and conditions of approval as stated below. (Generally, the light blue is the proposed changes from the October 9th staff report, and the dark blue and red are new proposed changes based on comments from the October 9th meeting.)

Findings of Fact

1. The Park City Heights MPD includes the following:

- a. 160 market rate units distributed in a mix of: cottage units on smaller lots (lots are approximately 6,000 to 8,600 sf in size); single-family detached units on approximately 8,000 sf to 27,000 sf lots; and single family detached on two upper lots which are approximately 44,000 and 48,000 sf each. The approximate distribution of types of product is identified in the Design Guidelines.
- b. 28 deed restricted townhouse units (44.78 affordable unit equivalents or AUE). These 28 units meet the required IHC affordable units under their affordable housing obligation and are configured as seven four-plexes.
- c. 16 deed restricted units (32 AUE). These 16 units meet the affordable housing required by the CT zone (LMC 15-2.23-4(A) (8)) and the Affordable Housing Resolution 17-99. These units are configured as a mix of single-family detached, cottage homes, and townhouse units. **These units will be configured as Single Family Detached Cottage Homes and dispersed throughout the cottage homes area.**
- d. 35 additional non-required deed restricted affordable units in a mix of unit types. **These units will be configured as small lot Single Family Detached Park Homes.**
- e. All units (including all deed restricted units) will be constructed to ~~LEED for Homes Silver rating~~, National Association of Home Builders National Green Building Standards Silver Certification (or other equivalent Green Building certification approved by the Planning Director) OR reach LEED for Homes Silver

Rating (minimum 60 points). Green Building Certification or LEED rating criteria to be used shall be those applicable at the time of the building permit submittal. as stated in the Annexation Agreement. In addition to meeting Green Building or LEED for Homes checklists and in order to achieve water conservation goals, each house must either: 1) achieve at a minimum, the Silver performance Level points within Chapter 8, Water Efficiency, of the National Association of Home Builders National Green Building Standards; OR 2) achieve a minimum combined 10 points within the 1) Sustainable Sites (SS2) Landscaping and 2) Water Efficiency (WE) categories of the LEED for Homes Checklist. Points achieved in these resource conservation categories will count towards the overall score. with each unit also achieving a minimum combined 10 points for water efficiency/conservation. Third party inspection will be provided. An industry standard Third Party inspector shall be mutually agreed upon by the Chief Building Official and the applicant prior to building permit issuance.

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

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

h. A dedicated 5.703-55 acres (155,000-) of public neighborhood parklands City Park, with fields, tot lot and playground equipment, shade structure, paths, natural areas, and other amenities to be designed and constructed by the developer and maintained by the City. This parkland is included in the open space calculations. Bathrooms are proposed in the club house with exterior access for the public park users. Community gardens may be developed by the HOA in close proximity to the parkland within open space areas adjacent to the small lot Park Homes or the Park Homes.

i. intentionally left blank

A 15,000-sf (approx.) community gardens area within the PC Heights neighborhood. This area is included in the open space calculations.

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

k. Trail connections to the Rail Trail and Quinn's trail, including trail on the north side of Richardson Flat Road from the 248 underpass to the Rail Trail and trail on the south side of the Road from the project to the Rail Trail. Trail connections to

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

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

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

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

o. A 3,000 sf community center/club house area to be constructed by the developer, with future expansion to 5,000 sf, to accommodate future neighborhood support uses, such as a daycare center, café, or other support commercial/offices. with dedicated future ancillary support uses or possible daycare center parcels (Parcels I and J as shown on the preliminary plat). Exterior access bathrooms will be available for park users. Construction of a daycare facility would be by the owner of the daycare facility and not by the Park City Heights development.

p. Water infrastructure improvements that enhance the City’s overall water system and provide redundancy as required by the Water Agreement executed as part of the Annexation Agreement. Water shares were dedicated to the City as part of a pre-annexation agreement.

q. Transportation improvements to the Richardson Flat/248 intersection including lane improvements and installation of a traffic signal to provide intersection safety (controlled left turn) and putting the Park and Ride facility and Park City Heights on the City bus route. These transportation improvements meet the requirements in the Annexation Agreement.

r. Following Wildlife recommendations as identified in the Biological Resources Overview prepared by Logan, Simpson Design, Inc. amended March 17, 2011.

s. Design Guidelines approved as part of this MPD apply to all lots, with the exception of the 2 upper lots proposed to be subject to the CCRs for the Oaks at Deer Valley, or equivalent.

t. No sound barrier walls or structures along US 40 within or related to the MPD.

2. The Park City Heights MPD is subject to the Park City Heights Annexation Agreement approved by the City Council on May 27, 2010. The Annexation Agreement sets forth terms and conditions of annexation, zoning, affordable housing, land use, density, transportation and traffic, phasing, trails, fire prevention, road and road design, utilities and water, fiscal impact analysis, snow removal, fees, and sustainable

development requirements for the 239 acre Park City Heights MPD. The MPD as conditioned is in compliance with the requirements of the Annexation Agreement.

3. The Park City Heights Annexation Agreement includes a Water Agreement as an integral component. The Water Agreement sets forth terms and conditions related to water facilities, restrictions regarding water, and phasing of development as it relates to completion of water infrastructure. The MPD as conditioned is in compliance with the Water Agreement.

4. On June 17, 2010, the applicants submitted a pre-MPD application based on the annexation approval and agreement. The Planning Commission reviewed the pre-MPD application at two (2) meetings (July 14 and August 11, 2010) and found the application to be in initial compliance with applicable elements of the Park City General Plan.

5. On June 30, 2010, the applicants submitted a complete MPD application.

6. The property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record as required by the Land Management Code.

7. Public hearings on the MPD were held on October 13th, November 10th, and December 8th, 2010 and on February 9th, February 23rd, March 9th and March 23rd, 2011 and on April 27, 2011.

8. The property is located within the Community Transition (CT) zone. The MPD is in compliance with all applicable requirements of the CT zone, including density, uses, building setbacks, building height, parking, open space, affordable housing, and sustainable development requirements.

9. Access to the site is from Richardson Flat Road, a public road previously known as Old Dump Road. No access is proposed to the currently unimproved US 40 frontage road (UDOT) along the east property line. No roads are provided through the Park City Heights MPD to the Oaks, Royal Oaks, or any other neighborhood within the Deer Valley MPD, consistent with the Annexation Agreement. A new access easement has been requested by the Fire District to provide a possible future link for the Parcel to the south to be determined at the time of the Final plat for Phase 2. Only if the parcel is annexed will the easement be granted. This will enable the Parcel to the south to have two (2) ingress/egress points from Richardson Flat Road, in the event the parcel is annexed to Park City in the future.

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

phasing plan shall be consistent with conditions of the Annexation Agreement related to provision of public services and facilities.

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

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

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

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

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

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

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

18. A wildlife study was conducted and a report (December 2010) was prepared by Logan Simpson Design, Inc. A revised report was prepared on March 17, 2011. The wildlife study addresses requirements of the Land Management Code and provides recommendation for mitigation of impacts on wildlife. An updated report was submitted by Logan Simpson Design, Inc on July 7, 2011. The purpose of the updated report was to provide additional recommendations on mitigating impacts of the development on the

wildlife in the area; to validate the observations of the earlier biological reports; to further study and identify wildlife movement corridors, evidence of species of high public interest such as Elk, Moose, Deer, and other small mammals; locations of dens or nesting sites; and to identify any areas of high native species diversity.

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

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

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

~~22. Structures containing more than four units and future non-residential structures on Parcels I and J will be more visible due to the location along Richardson Flat Road and the potential massing. Additional review through the conditional use process is warranted for these parcels and uses.~~

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

24. A comprehensive traffic study and analysis of the Property and surrounding properties, including existing and future traffic and circulation conditions was performed by the Applicant's traffic consultant, Hales Engineering, dated June 7, 2007, on file at the Park City Planning Department. An updated traffic volume and trip generation report was provided by Hales Engineering on September 27, 2010. An additional traffic update was provided in 2008 by InterPlan Co at the request of the City Transportation Department. The Hales Engineering study was utilized during the annexation process in the determination of density and requirements for traffic and transportation related impact mitigations. The City's Transportation Department ~~is preparing~~ prepared a Short Range Transit Development Plan to studying demand for transit, routes, efficiency of the transit system, etc. ~~to be completed in 2 July of 2011.~~ This Transit Plan will addresses the timeline for bus service in the Quinn's Junction area. The City's Transportation Master Plan update will include the projected traffic from Park City Heights MPD in the recommendations for transportation improvements within the City.

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

26. A Geotechnical Study for the Park City Heights Development was provided by Gordon, Spilker Huber Geotechnical Consultants, Inc. (June 9, 2006). Expansive clay

soils were encountered across the site in the upper two and one-half to nine and one-half feet. Shallow bedrock was found within portions of the site. Special construction methods, removal of these unsuitable soils, and other mitigations are spelled out in the Study. Further soils investigation work was conducted and a Site Characterization Report was prepared by IHI Environmental (May 6, 2013) to identify and locate historic mine soils and to draft a remediation plan to submit to the State Department of Environmental Quality as part of the Voluntary Cleanup Program.

27. A Fire Protection Report (March 2011) identifies potential Wildland urban interface areas within the MPD. Prior to issuance of building permits the Building Department will review individual building fire protection plans for compliance with recommendations of the Fire Protection Report and applicable building and fire codes. The fire protection component of the plan shall ensure that Park City's ISO rating is not negatively affected by development of the site.

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

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

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

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

31. Utilities must be extended to the site to sustain the anticipated uses. Thirty (30') foot wide non-exclusive utility easements are generally necessary for long term maintenance

and shall be dedicated on the final subdivision plats. Off-site improvements are necessary to serve the site with utilities.

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

33. A Construction Mitigation Plan (CMP) is necessary to identify impacts and propose reasonable mitigation of these impacts on the site, neighborhood, and community due to construction of this project. The CMP shall include information about specific construction phasing, traffic, parking, service and delivery, stock-piling of materials and staging of work, work hours, noise control, temporary lighting, trash management and recycling, mud and dust control, construction signs, temporary road and/or trail closures, limits of disturbance fencing, protection of existing vegetation, erosion control and storm water management.

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

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

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

37. Parcels I and J ~~were are~~ identified on the [original](#) preliminary subdivision plat as potential future [support](#) commercial and/or child care center or similar uses pad sites. These parcels are currently used as a temporary, dirt parking lot. Construction of a daycare center is not the responsibility of the applicant/developer of Park City Heights. [The required repository does not leave sufficient room for these parcels as support commercial and/or child care center as well as the proposed 35 attainable small lot Park Homes and they have been deleted as future support commercial and/or daycare center development sites. These parcels are the location of the Small Lot Park Homes.](#)

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

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

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

41. The applicant stipulates to the conditions of approval.

42. The discussion in the Analysis sections of this report and the Analysis sections of the March 23, 2011 Planning Commission Staff Report (Exhibit A) are incorporated herein.

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

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

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

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

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

48. The MPD provides direct connection to and critical improvements of the Rail Trail and provides alternative transportation opportunities for recreation and commuting, such as biking, walking, in-line skating, and cross country skiing to Park City's business district at Prospector Square (within 2 miles) and to the IHC medical complex.

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

Conclusions of Law

1. The amended MPD, as conditioned, complies with all requirements outlined in the applicable sections of the Land Management Code, specifically Chapter 6- Master Planned Developments Section 15-6-5 as stated in Exhibit A, March 23, 2011 Planning Commission Staff Report.
2. The amended MPD, as conditioned, is compatible with surrounding structures in use, scale, mass, and circulation.
3. The amended MPD, as conditioned, is consistent with the Park City General Plan.
4. The amended MPD, as conditioned, is consistent with the Park City Heights Annexation Agreement in terms of uses, density, housing types, site plan, affordable housing, open space, trail connections, road and intersection improvements, interconnectivity within the neighborhood, and provided neighborhood amenities.
5. The amended MPD, as conditioned, strengthens and enhances the resort character of Park City by providing a residential neighborhood of mixed housing types and prices connected by trails to parks, schools, recreation facilities, employment centers, medical facilities, and commercial areas and that is buffered by larger interconnected areas of open space that preserve entry corridor views of the resort areas and provide wildlife movement corridors.
6. The amended MPD, as conditioned, is Compatible in use, scale and mass with adjacent properties, and promotes neighborhood Compatibility.
7. The amended MPD provides amenities to the community so that there is no net loss of community amenities in that trail improvements, parkland, affordable housing, potential for neighborhood support daycare/commercial are provided, and remediation of historic mine soils on the site will be undertaken at a benefit to the community at large.
8. The amended MPD is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time the Application was filed. Additional affordable house, above that required is provided within the neighborhood.
9. The amended MPD has been designed to place Development on the most Developable Land and preserves significant features and vegetation to the extent possible. Seventy percent of the property remains in open space, with much of the undeveloped land containing significant vegetation and characterized by steeper slopes, visible hillsides, and sensitive ridgeline areas.
10. The amended MPD promotes the Use of non-vehicular forms of transportation through the pedestrian friendly site design and by providing trail connections, sidewalks, access to the Rail Trail, and easy access to parks and open space areas.

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

Conditions of Approval

1. All standard project conditions shall apply (Attached).
2. A final subdivision plat for each phase, or sub phase, of development shall be submitted for review by the Planning Commission and City Council and shall be recorded prior to issuance of building permits for individual units within that plat. The plats shall be consistent with the LMC, preliminary plat and the PC Heights site plan and documents reviewed and approved by the Planning Commission during the MPD approval. Final street design, including final cut and fill calculations and limit of disturbance areas, shall be submitted with all final subdivision plats to be reviewed and approved by the Planning Commission during final subdivision review. Off-street guest parking areas shall be identified on the final plats.
3. A limit of disturbance area (LOD), maximum building footprint and/or house size limitation and a setback requirement table for the lots shall be included on the final plats consistent with the Park City Heights Design Guidelines.
4. A note shall be added to the final plats stating that a landscape plan shall be submitted for City review and approval for each lot, prior to building permit issuance for that lot.
5. A note shall be added to the final plats stating that all units (including all deed restricted units) shall be constructed to, National Association of Home Builders National Green Building Standards Silver Certification (or other equivalent Green Building certification approved by the Planning Director) OR reach LEED for Homes Silver Rating (minimum 60 points). Green Building Certification or LEED rating criteria to be used shall be those applicable at the time of the building permit submittal.

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

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

~~shall be constructed to LEED for Homes Silver rating, as stated in the Annexation Agreement, with each unit also achieving a minimum combined 10 points for water efficiency/conservation. Third party inspection will be provided to confirm compliance with the standards. An industry standard Third Party inspector shall be mutually agreed upon by the Chief Building Official and the applicant prior to building permit issuance.~~

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

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

8. All exterior lighting, including any street and/or path lighting shall designed to limit the trespass of light into the night sky as much as possible and shall conform to the LMC Sections 15-5-5-(I) and 15-3-3(c) and the Park City Heights Design Guidelines.

9. All exterior lighting, with the exception of bollard lighting at the park shall be privately maintained.

10. A Construction Mitigation Plan (CMP) shall be submitted and approved by the City for compliance with the Municipal Code, as a condition precedent to issuance of any grading or building permits. The CMP shall address construction phasing, staging, storage of materials, circulation and traffic, parking, service and delivery, re-vegetation of disturbed areas, temporary signs and construction lighting, hours of operation, dust and mud control, storm water management, and other items as may be required by the Building Department. The immediate neighborhood and community at large shall be provided notice at least 24 hours in advance of construction work impacting private driveways, street closures, and interruption of utility service. The CMP shall include a site and landscape plan for the sales office building (either within the clubhouse or within a finished unit) to address landscaping, lighting, and parking for the sales office. Construction Mitigation Plans shall provide mitigation measures for traffic delays and potential detours, short term access and private driveway blockage, increased transit time, parking inconveniences, and other impacts on the adjacent neighborhoods and to the community in general.

11. The CMP shall address disposal and treatment of all excavated materials. The capping of exposed soils within the City's Soils Ordinance Boundary is subject to all applicable regulations and requirements of the Park City Soils Ordinance Title 11, Chapter 15- Park City Landscaping and Maintenance of Soil Cover. A detailed Limit of

Disturbance (LOD) plan shall be submitted as part of the CMP. The Limits of Disturbance for the entire site shall be minimized to the greatest extent possible, using best construction practices, and shall include the use of additional low retaining walls and steeper slopes to prevent unnecessary disturbance of native vegetation.

12. A construction recycling area and an excavation materials storage area shall be provided within the development to reduce the number of construction trips to and from the development. This condition applies at a minimum to the first two phases of development and may be waived for subsequent phases of development upon request by the applicant and upon review by the Planning, Building, and Engineering Departments.

13. A storm water run-off and drainage plan shall be submitted with the building plans and approved prior to issuance of any building permits. The plan shall follow Park City's Storm Water Management Plan and the project shall implement storm water Best Management Practices. Post development drainage shall not exceed pre-development drainage conditions and special consideration shall be made to protect the wetlands delineated on and adjacent to the site.

14. Maintenance of sidewalks (including, without limitation, snow removal), trails, lighting, and landscaping within the rights-of-way and common areas, with the exception of the Public Park and public trails, shall be provided by the HOA, unless otherwise agreed upon by the City Council. Language regarding ownership and maintenance of the open space and common areas shall be included on the final subdivision plats.

15. A financial guarantee, in a form and amount acceptable to the City and in conformance with the LMC Subdivision Regulations, for the value of all public improvements, pedestrian amenities and trails, sidewalks, bus stop amenities, landscaping (including landscaping to re-vegetate and re-landscape areas disturbed by construction related to the MPD) to be completed according to the final approved plans shall be provided to the City prior to building permit issuance for new construction within each phase of construction. All public improvements shall be completed according to City standards and accepted by the City Council prior to release of this guarantee.

16. Final utility plans, consistent with preliminary utility plans reviewed by the Planning Commission during the MPD review, shall be submitted with the final subdivision plats. Utility plans shall be reviewed by the Interdepartmental staff members and the utility service providers as the Development Review Team. Utilities for the MPD shall be placed underground.

17. The City Engineer shall review and approve all associated utility and public improvements plans (including streets and sidewalks, grading, drainage, trails, public necessity signs, street signs and lighting, and other required items) for compliance with the LMC and City standards as a condition precedent to final subdivision plat recordation. This shall include phasing plans for street construction to ensure adequate fire turn-around that minimize disturbance of native vegetation. Due to expansive soils

in the area, grading and drainage plans shall include a comprehensive lot drainage plan for the entire phase of each final subdivision plat.

18. Above ground utility boxes must be shown on the final utility plans. The location of these boxes shall comply with best practices for the location of above ground utility boxes. These boxes shall be located in the most efficient, logical, and aesthetic locations, preferably underground. If located above ground the boxes shall be screened to minimize visual impacts and locations shall be approved by the City Engineer.

19. The Snyderville Basin Water Reclamation District's review and approval of the utility plans and final subdivision plats, for conformance with the District's standards for review, is a condition precedent to plat recordation and building permit issuance.

20. All construction, including grading and trails, within the Park City Soils Ordinance area shall comply with restrictions and requirements of the Park City Soils Ordinance (Municipal Code Title 11, Chapter 15).

21. Trail improvements necessary to connect the Rail Trail to the Hwy 248 tunnel trail on the north side of Richardson Flat Road, as well as the trail connection from the Rail Trail to the public park on the south side of Richardson Flat Road, will likely impact the wetlands in this area. Precedent to issuance of a building permit for these trails a wetlands impacts and enhancements plan shall be reviewed by the Planning Staff. All required wetlands permits shall be obtained from the required agencies.

22. Mitigation for the disturbance of any wetland areas shall be identified on the trail construction plan and shall include enhancements of wetlands as an amenity feature for users of the trail system.

23. Enhancements to wetland areas and other disturbed areas within the MPD could include but are not limited to educational signs, such as identification of plants and animals, ecological processes, wetlands ecology, and insights into seasonal changes to the landscape; plantings that encourage and/or provide food sources for wildlife; additional on-site water sources; clean up of degraded areas; and new nesting habitat/bird and small mammal boxes.

24. Lots 89 and 90 of the amended preliminary subdivision plat ~~have been~~ shall be shifted to match the trail phasing plan to locate the trail connection on the open space.

25. All construction, including streets, utilities, and structures shall comply with recommendations of the June 9, 2006, Geotechnical Study for the Park City Heights Development provided by Gordon, Spilker Huber Geotechnical Consultants, Inc. Special construction methods, removal of unsuitable soils, and other mitigation measures are recommended in the Study. Additional soils studies and geotechnical reports may be required by the Building Department prior to issuance of building permits for streets, utility installation, and structures.

26. A detailed review against the Uniform Building and Fire Codes in use at the time of building permit submittal is a condition precedent to issuance of full building permit.

27. Fire protection and emergency access plans shall be submitted prior to the issuance of any building permits and shall be consistent with applicable building and fire codes and shall take into consideration the recommendations of the Fire Protection Report (March 2011). The fire protection plans shall include any required fire sprinkler systems and landscaping restrictions within the Wildland interface zones. The plans shall ensure that Park City's ISO rating is not negatively affected by the development.

28. A limit of disturbance area shall be identified during the building permit review and construction fencing will be required to mitigate construction impacts. Silt fencing is required during construction in areas where run-off and construction may impact adjacent wetlands, water ways, and undisturbed areas as determined by the Building Department.

29. Trail easements for all proposed trails in the MPD shall be platted on the final recorded subdivision plats. All trails shall be constructed consistent with the Park City Trails Master Plan and the Snyderville Basin Trails Master Plan. Connections to undeveloped property to the south providing future connections to the Wasatch County shall be consistent with the Wasatch County Trails Plan.

30. Construction of the public park, trails within the first phase, trail connections to the Rail Trail on both the north and south sides of Richardson Flat road, as described in the findings, and other neighborhood amenities associated with the first phase, shall commence upon issuance of the 40th building permit for Phase I (as described in the Annexation Agreement) and shall be complete within 9 months from commencement of construction, unless otherwise directed by City Council. In subsequent phases, trails, amenities, and other improvements shall be completed prior to issuance of 50% of the certificates of occupancy for the units within that phase, or as otherwise stated in the Development Agreement.

31. The neighborhood public park shall be developed in accordance with standards set forth and required by the City Council, Recreation Advisory Board and city standards. A minimum area of 100 by 80 yards shall be initially free from fixed improvements until final field design is approved or further conditioned at subdivision approval. The park will include bathrooms in the club house with exterior access for park users.

32. An Affordable Housing Plan, consistent with the Park City Heights Annexation Agreement and as required by LMC Section 15-6-5 (J), shall be reviewed by the Planning Commission and a recommendation shall be forwarded to the Park City Housing Authority. The Park City Housing Authority shall approve the final Park City Heights Affordable Housing Plan prior to issuance of any building permits for units within the MPD.

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

34. A master sign plan for the neighborhood shall be submitted, reviewed for compliance with the Park City Sign Code, and approved by the City, as a condition precedent to issuance of any individual sign permits.

35. No sound barrier walls or structures along Hwy 40 are permitted within the MPD. To the extent sound mitigation measures are utilized within the MPD, such measures shall be limited to landscaping and berms, energy efficient housing design and insulation, and sound mitigation constructed as part of the design of the dwelling units and shall be reviewed by the Planning Department for compliance with the Design Guidelines.

36. Approval of this Master Planned Development is subject to LMC Chapter 6- Master Planned Developments and shall expire ~~two years from the date of execution of the Development Agreement on October 26, 2014,~~ unless Construction, as defined by the Uniform Building Code, has commenced on the project.

37. Pursuant to Section 15-6-4 (G) of the LMC, once the Planning Commission has approved an MPD, the approval shall be put in the form of a Development Agreement. The Development Agreement must be ratified by the Planning Commission within 6 months of this approval. The Development Agreement shall be signed by the Mayor on behalf of the City Council and recorded with the Summit County Recorder.

38. The Park City Soils Boundary shall be identified on the final plats (if applicable).

39. Timing of completion of all required items and public benefits shall be further described and stated in the Development Agreement.

40. No through roads may be provided through the Park City Heights MPD to the Deer Valley MPD subdivisions.

41. A re-vegetation plan for ~~all disturbed areas (existing and newly disturbed) that are not landscaped with finished landscaping~~ ~~Parcels I and J and the open space parcel at the northeast corner of the development area of Phase I~~ shall be submitted with the final road and utility plans ~~for each phase~~. Re-vegetation ~~of all disturbed areas within Phase One, that are not planned to be landscaped with finished landscaping, such as road and utility installation, soil remediation, other existing disturbed areas, of these parcels~~ shall be completed prior to issuance of the 28th certificate of occupancy for the Park City Heights MPD. If this area is used as a construction staging, construction recycling area, and excavated materials storage area, a new construction staging area will need to be approved by the Planning Department for the remainder of Phase I and for subsequent phases and shall be re-vegetated in a like manner with the issuance of certificates of occupancy for the final units in the respective phase.

42. Noxious weeds shall be managed per the Summit County noxious weeds ordinances during construction and in perpetuity by including regulations in the CMP, Design Guidelines, and CCRs.

43. One additional site visit ~~is was~~ required by certified biologists during May or June 2011 to: a) validate the observations of the preliminary biological report and, b) to further study and identify wildlife movement corridors, evidence of species of high public interest (Elk, Moose, Deer, and other small mammals), locations of den or nesting sites, and any areas of high native species diversity. The report, provided to the Planning Department by Logan Simpson Design Inc. on July 7, 2011, included additional recommendations on mitigating impacts of the development on wildlife and wildlife corridors. The report ~~shall was be~~ provided to the Planning Department on July 7, 2011. prior to issuance of any grading or building permits.

44. Clearing and grubbing of vegetation and soils shall be minimized from April through July to avoid disturbance of nesting birds, unless a detailed search for active nests is conducted and submitted to the Planning Director for review by a certified wildlife biologist and any active nests are protected during construction.

45. ~~As a condition precedent to building permit issuance for any structure containing more than 4 units, and for any non-residential structure proposed to be constructed on Parcels I and J of the preliminary subdivision plat, a conditional use permit shall be approved by the Planning Commission. Condition of approval stricken with the amendment as Parcels I and J are eliminated.~~ Left blank intentionally.

46. Due to the visual exposure of these lots on the minor ridge, as a condition precedent to building permit issuance for construction of a house on the western perimeter lots, namely Lots 23, 24, 30, 31, 66, 67, 76 and 77 of the preliminary subdivision plat prepared by Ensign and dated 1/17/11, a conditional use permit shall be obtained if proposed building heights are greater than 28 feet. Lots 23, 24, 30, 31, 66 and 67 have been moved down the hill farther away from the minor ridge as much as possible and the concern for visual exposure is lessened with the revised plan. Lots 76 and 77 remain the same.

47. The applicants shall approach the adjacent property owner to the west to explore a mutually agreeable plan for incorporating the parcel into the Park City MPD and transferring density to the Park City Heights neighborhood in exchange for open space designation of this highly sensitive and visible parcel of land and the potential to relocate the upper western cul-de-sac to a less visible location.

48. All work within the Rail Trail ROW requires review by and permits issued by the Utah State Parks/Mountain Trails Foundation, in addition to the City. The Rail Trail shall remain open to pedestrians during construction to the extent possible.

49. High energy use amenities, such as snow melt systems, heated driveways, exterior heated pools and fireplaces, shall require energy off-sets and/or require the power to be

from alternative energy sources, as described in the Park City Heights Design Guidelines.

50. All conditions, requirements, and stipulations of the Park City Heights Annexation Agreement and Water Agreement continue to apply to this MPD.

51. The final MPD phasing plan shall be consistent with conditions of the Water Agreement as to provision of public services and facilities.

52. All transportation mitigation requirements, as stated in the Annexation Agreement, continue to apply to this MPD.

53. The Applicant must meet all applicable bonding requirements.

54. Bus shelters on both the north and south sides of Richardson Flat Road shall be constructed within 60 days of issuance of the 40th certificate of occupancy. The shelter design and location shall be approved by the City Planning, Engineering, Building, and Transportation Departments and shall include a sign with the phone number of the Park City Bus service dial-a-ride. Information regarding the dial-a-ride service shall be posted within the shelters.

55. Sheet c4.0 (LOD Erosion Control Plan) shall be amended as follows: Note 1 shall read that the LOD for roadways is not to extend beyond 3' from the cut/fill limits as shown on the plan. Note 2: A 4 to 6 foot engineered wall shall be used in areas outside the limits of future home and driveway construction and where proposed cut/fill is in excess of 10' vertical as measured from the top back of curb to cut/fill catch point. Note 3: Proposed retaining walls shall not exceed 6 feet where they are necessary. A system of 4' to 6' walls with no individual wall exceeding 6', (i.e. tiered walls) may be used. The walls shall be separated by a 3' landscaped area from top back of lower wall to toe of upper wall. Note 4: Exceptions to these standards may be granted by the Planning Commission at the time of final subdivision plat review as necessary to minimize overall total disturbance.

56. House size limitations for all lots within the MPD shall be identified in the Design Guidelines subject to further appropriate reduction if found necessary during the final subdivision plat process, taking into consideration the size of the lots, visibility of the lots from the LMC Vantage Points, solar access of adjacent lots, onsite snow storage, and ability to achieve LEED for Homes Silver rating to meet the applicable standards of LMC 15-7.3-3.

Nothing herein shall preclude the applicant from proposing alternative methods of mitigation. Specifically, and without limitation, the Design Guidelines shall provide that house sizes of the Homestead lots shall be no greater than the following: (as delineated below by lot numbers per the preliminary plat prepared by Ensign and dated 1/17/11)

Lots 58 thru 66- 4000 square feet

Lots 130 thru 154- 4000 square feet

Lots 163 thru 164- 4000 square feet
Lots 70 thru 72- 5000 square feet
Lots 105 thru 129- 5000 square feet
Lots 155 thru 156- 5000 square feet
Lots 77 thru 98- 6000 square feet

The Design Guidelines shall reflect a preference for smaller homes consistent with (a) “best practices” in sustainable design and development to address the materials and energy impacts of larger homes and (b) the historic pattern of residential development in Old Town.

57. The Park City Heights Design Guidelines ~~were~~ shall be approved by the Planning Commission prior to ~~the submittal~~ ratification of the Development Agreement ~~to by~~ the Planning Commission and shall be used to review all before any activity ~~under~~ permits ~~can be pulled for compliance with the MPD. for the MPD. No pre-development work, including grading, clearing, etc. can occur prior to approval of the Design Guidelines by the Planning Commission.~~

58. The Park City Heights Design Guidelines are an integral component of the Park City Heights MPD and substantive amendments to the Design Guidelines require Planning Commission approval. Minor amendments shall be reviewed by the Planning Director for consideration and approval.

59. Adequate snow storage easements, as determined in consultation with the Park City Public Works, will be granted to accommodate for the on-site storage of snow. Snow storage shall not block internal pedestrian sidewalks and circulation trails. Removal of snow from the Park City Heights MPD is discouraged with the final decision to haul snow from this area to be made by the City’s Public Works Director. The soil repository shall not be utilized for snow storage. Stormwater detention areas to the west of the designed repository shall be allowed to be utilized for snow storage as well as stormwater.

60. To further encourage non-vehicular transportation, trail maps will be posted in the clubhouse for the benefit of future residents. There will also be a ride-share board located within the clubhouse that residents may utilize in order to plan carpooling which will further limit trips from the development. The dial-a-ride phone number shall be posted at the ride-share board. The HOA shall post information and consider a bike-share program.

61. The Park City Heights Design Guidelines and CCRs shall include information related to the history of the site and Quinn’s Junction region.

62. All transportation mitigation elements, as required by the Park City Heights Annexation Agreement (July 2, 2010) continue to apply to this MPD. The Applicants, as required by the Annexation Agreement, shall complete, with the first Phase (first 90 UEs) of the MPD (as described in the Annexation Agreement), the SR248/Richardson Flat intersection improvements with all required deceleration and acceleration lanes;

and shall include the required infrastructure (fiber optic, control boxes, computer links, etc.) to synchronize this traffic signal with the UDOT coordinated signal system on SR 248, within the Park City limits at the time of this MPD. At the time the traffic signal is installed, the Applicants shall request in writing that UDOT fully synchronize signals along SR 248, with supporting data as applicable. Required improvements to Richardson Flat Road, including 5' wide bike lanes, as stated in the Annexation Agreement, shall be complete with the first Phase (first 90 UEs) of the MPD. The cost sharing methodology between the Applicants and any assigns, for these mitigation elements, shall be detailed in the Park City Heights Development Agreement. The Applicant shall provide an annual assessment of traffic counts and bus needs generated by the MPD for five (5) consecutive years following issuance of the first certificate of occupancy. The applicants shall participate with the City to conduct an annual assessment, which shall include peak period counts of both summer and winter traffic in the vicinity of the SR 248/Richardson Flat Road intersection, and submit such to UDOT. This information shall be coordinated with best available UDOT data and analysis. This assessment shall be incorporated into ongoing Park City Transportation Master Plan and the Park City Transit planning efforts with UDOT. This information shall be presented annually to the Planning Commission in conjunction with an update of the City Transportation Master Plan.

63. A new access easement shall be provided on the Phase 2 Final plat to provide possible future access for the Parcel to the south with the exact location to be determined at the time of the Final Phase 2 plat with use to be restricted to properties that are within the Park City Municipal Boundary.

64. Prior to commencing any work to remediate metals impacted soils, a copy of the Utah Department of Environmental Quality approved remediation plan, prepared as part of the Utah Voluntary Clean-Up Program (VCP), shall be provided to the City.

65. The results and report of the soils investigation work prepared by IHI Environmental May 6, 2013) that identifies and locates historic mine soils, and the remediation plan submitted to and approved by the State Department of Environmental Quality as part of the Voluntary Cleanup Program, shall be provided to the Building Department prior to issuance of any building permits for development of streets, utilities, lots, trails, parks, and all construction that requires disturbance of soil.

66. All required disclosure requirements shall be provided to prospective buyers and information regarding the soil repository shall be provided to home buyers and shall be posted on a community notice board in the clubhouse.

Exhibits

Exhibit A- October 9, 2013 Staff report and Exhibits (**not attached- please see the packet from the October 9th meeting**)

Exhibit B- Revised preliminary plat (10/15/13)

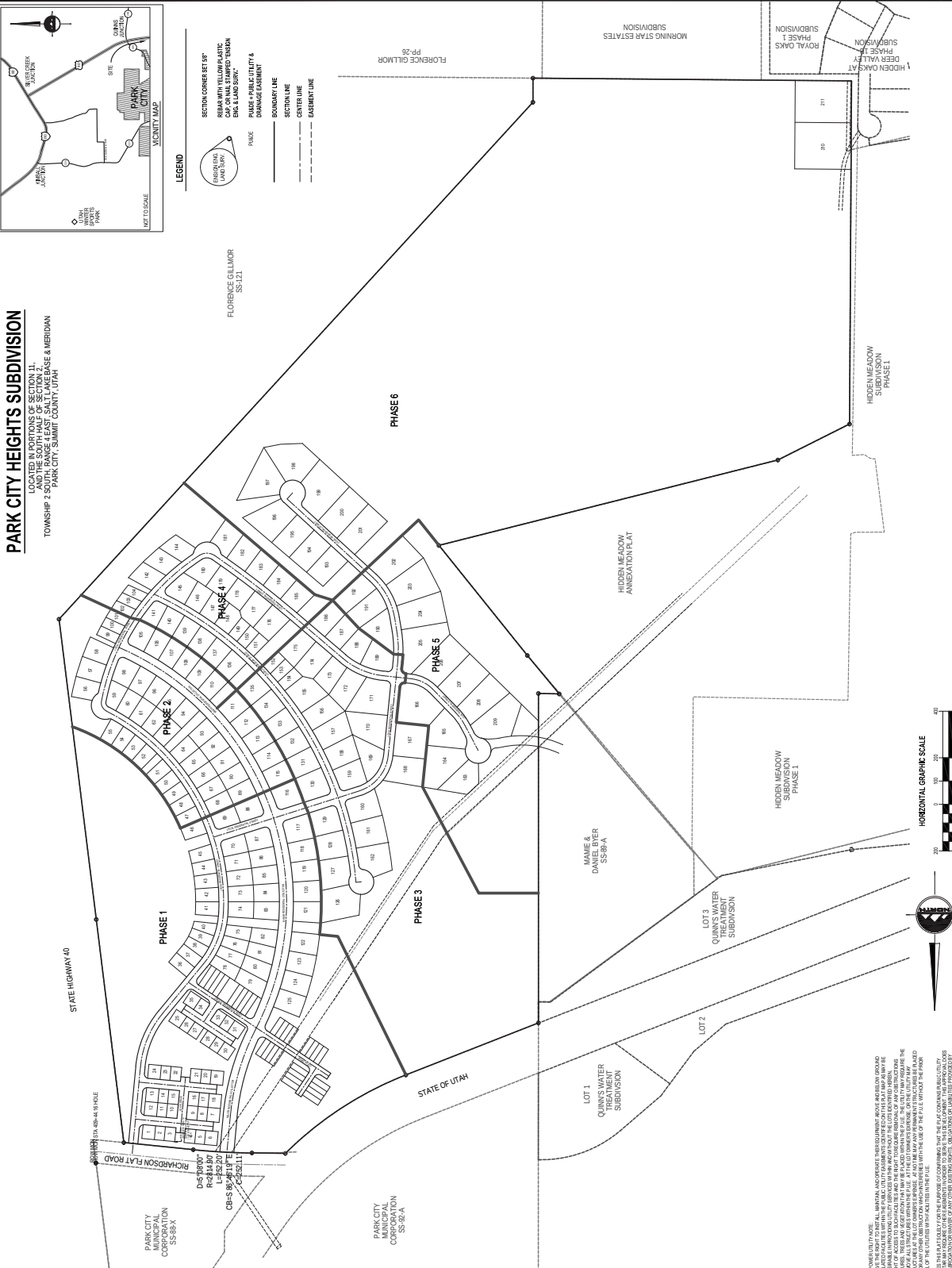
Exhibit C- Revised MPD Concept site plan (July 2013)

Exhibit D- Spring Animal and Plant Survey for Park City Heights July 7, 2011

Exhibit E- Design Guideline amendments

PARK CITY HEIGHTS SUBDIVISION

LOCATED IN PORTIONS OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, AMBERLIE WHITE, a duly Licensed Land Surveyor and State of Utah, do hereby certify that I am a Licensed Land Surveyor and that I have personally surveyed and located the above described land and that the same has been located and marked in accordance with the laws of the State of Utah and the rules and regulations of the State Surveyors Board.

Witness my hand and the seal of my office this 10th day of November, 2013, at SALT LAKE CITY, UTAH.

AMBERLIE WHITE
P.L.S. 10120

OWNER'S DECLARATION

I, the undersigned owner of the above described land of record, do hereby certify that I am the owner of the above described land and that I have no other interest in the same.

UNITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of SALT LAKE
I, UNITED LIABILITY COMPANY, a duly organized corporation under the laws of the State of UTAH, do hereby certify that I am the owner of the above described land and that I have no other interest in the same.

PARK CITY HEIGHTS SUBDIVISION

LOCATED IN PORTIONS OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

RECORDED # _____

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED IN BOOK _____, PAGE _____

DATE _____ TIME _____ BOOK _____ PAGE _____

FILED _____

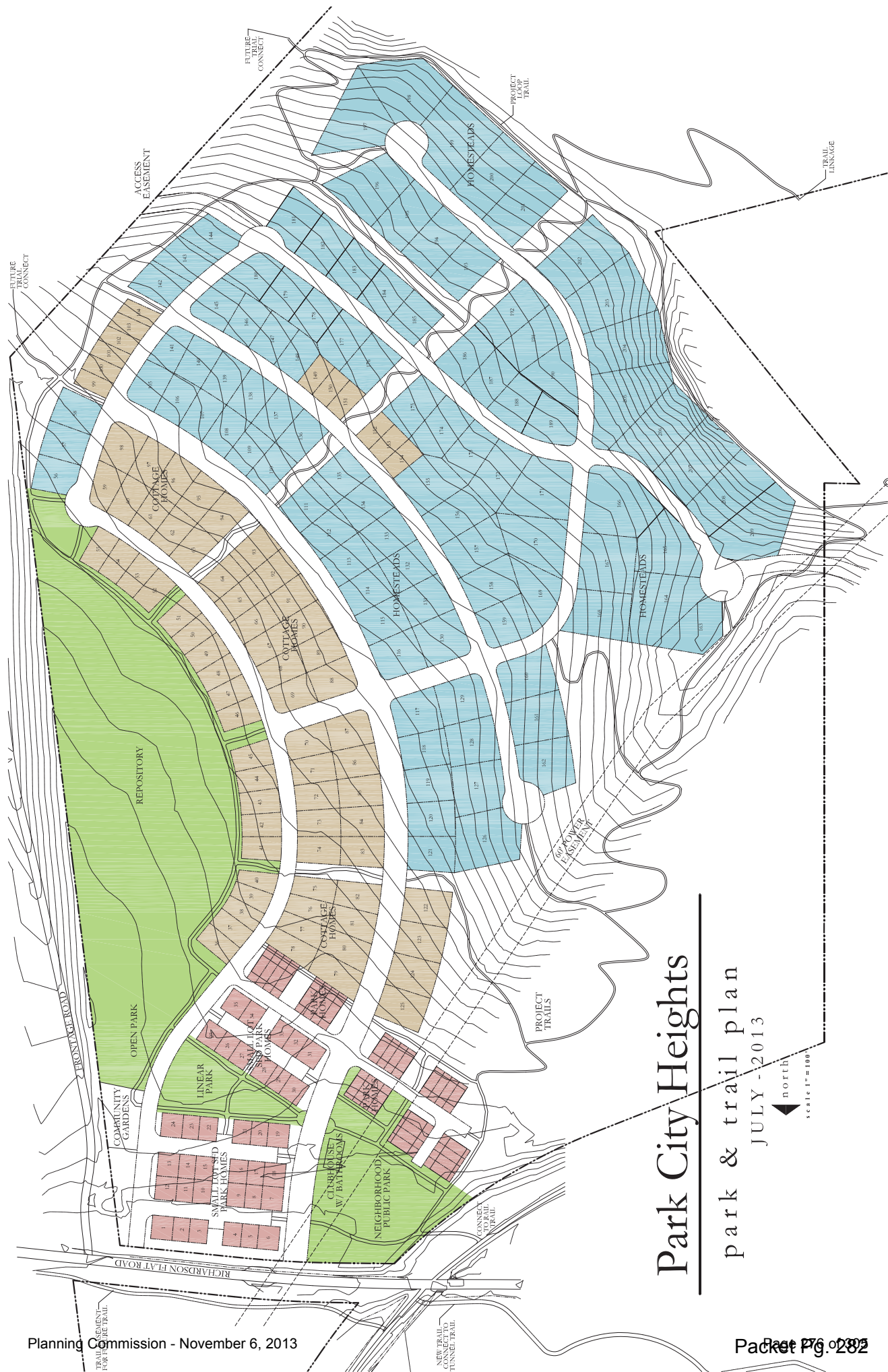
RECORDING OFFICE, SUMMIT COUNTY, UTAH

DEVELOPER BOYER PARK CITY JUNCTION, LC 59 SOUTH PARK CITY JUNCTION SALT LAKE CITY, UTAH 84143 (801) 524-4781	PLANNING COMMISSION APPROVED BY PARK CITY PLANNING COMMISSION DATE _____	ENGINEER'S CERTIFICATE I, <u>AMBERLIE WHITE</u>, a duly Licensed Land Surveyor and State of Utah, do hereby certify that I am a Licensed Land Surveyor and that I have personally surveyed and located the above described land and that the same has been located and marked in accordance with the laws of the State of Utah and the rules and regulations of the State Surveyors Board.	APPROVAL AS FORM APPROVED BY PARK CITY COUNCIL DATE _____	CERTIFICATE OF ATTEST I, <u>AMBERLIE WHITE</u>, a duly Licensed Land Surveyor and State of Utah, do hereby certify that I am a Licensed Land Surveyor and that I have personally surveyed and located the above described land and that the same has been located and marked in accordance with the laws of the State of Utah and the rules and regulations of the State Surveyors Board.	COUNCIL APPROVAL AND ACCEPTANCE APPROVED BY PARK CITY COUNCIL DATE _____
SHEET 1 OF 2 PROJECT NUMBER: 4800 DRAWN BY: KJR CHECKED BY: PHH DATE: 10/15/13	DEVELOPER BOYER PARK CITY JUNCTION, LC 59 SOUTH PARK CITY JUNCTION SALT LAKE CITY, UTAH 84143 (801) 524-4781	PLANNING COMMISSION APPROVED BY PARK CITY PLANNING COMMISSION DATE _____	ENGINEER'S CERTIFICATE I, <u>AMBERLIE WHITE</u>, a duly Licensed Land Surveyor and State of Utah, do hereby certify that I am a Licensed Land Surveyor and that I have personally surveyed and located the above described land and that the same has been located and marked in accordance with the laws of the State of Utah and the rules and regulations of the State Surveyors Board.	APPROVAL AS FORM APPROVED BY PARK CITY COUNCIL DATE _____	CERTIFICATE OF ATTEST I, <u>AMBERLIE WHITE</u>, a duly Licensed Land Surveyor and State of Utah, do hereby certify that I am a Licensed Land Surveyor and that I have personally surveyed and located the above described land and that the same has been located and marked in accordance with the laws of the State of Utah and the rules and regulations of the State Surveyors Board.
DEVELOPER BOYER PARK CITY JUNCTION, LC 59 SOUTH PARK CITY JUNCTION SALT LAKE CITY, UTAH 84143 (801) 524-4781	PLANNING COMMISSION APPROVED BY PARK CITY PLANNING COMMISSION DATE _____	ENGINEER'S CERTIFICATE I, <u>AMBERLIE WHITE</u>, a duly Licensed Land Surveyor and State of Utah, do hereby certify that I am a Licensed Land Surveyor and that I have personally surveyed and located the above described land and that the same has been located and marked in accordance with the laws of the State of Utah and the rules and regulations of the State Surveyors Board.	APPROVAL AS FORM APPROVED BY PARK CITY COUNCIL DATE _____	CERTIFICATE OF ATTEST I, <u>AMBERLIE WHITE</u>, a duly Licensed Land Surveyor and State of Utah, do hereby certify that I am a Licensed Land Surveyor and that I have personally surveyed and located the above described land and that the same has been located and marked in accordance with the laws of the State of Utah and the rules and regulations of the State Surveyors Board.	COUNCIL APPROVAL AND ACCEPTANCE APPROVED BY PARK CITY COUNCIL DATE _____

scale 1" = 100'

north





Park City Heights

park & trail plan

JULY -2013



EXHIBIT D

Spring Animal and Plant Survey for Park City Heights

Appendix D of the Biological Resources Overview For Park City Heights

Prepared by



Logan Simpson Design Inc.
8 East Broadway, Suite 300
Salt Lake City, UT 84111

July 7, 2011

Appendix D

Park City Heights Spring Animal and Plant Survey

This appendix to the Biological Resources Overview for Park City Heights provides a report on a spring 2011 animal and plant survey of the Park City Heights property. The purpose of the survey was to obtain information to meet a condition for permitting set forth by the Park City Planning Commission. That condition (43) reads:

One additional site visit is required by certified biologists during May or June 2011 to: a) validate the observations of the preliminary biological report and, b) to further study and identify wildlife movement corridors, evidence of species of high public interest (Elk, Moose, Deer, and other small mammals), location of den or nesting sites, and any area of high natural species diversity. The report shall include additional recommendations on mitigating impacts of the development on wildlife and wildlife corridors. The report shall be provided to the Planning Department and reviewed by the Planning Commission prior to issuance of any grading or building permits.

Survey date and conditions

A biological reconnaissance survey of the Park City Heights property was conducted on May 31 and June 1-2, 2011, herein referred to as the spring survey. The spring survey was done by Logan Simpson Design (LSD) biologists Bruce Palmer and Gary Reese. Weather conditions during the survey were good to ideal for surveying, depending on the day and time. The only time it was less than ideal was when winds on the afternoon of June 1st limited the sightings of birds. However, repeat surveys were made of areas with excellent visibility and high bird diversity, thus the winds at that time did not compromise the overall survey. Temperatures during the day reached the low 60s degrees Fahrenheit, with mornings and evenings in the 40s and 50s. There was no precipitation during the period of the survey and no snow present within the property area.

Validation of preliminary biological report observations

The biological survey reviewed by the Planning Commission at their March 9, 2011 meeting was conducted between December 2010 and March 2010, herein referred to as winter survey. That survey characterized winter conditions and species observed on the Park City Heights property. The Planning Commission desired an additional survey timed in May to June to validate the winter survey observations and add any additional plant and animal species which were observed in the spring.

The spring survey supports the observations previously made, with only a few minor modifications, as discussed below. The plant and animal species observed during the spring survey are given in the final section titled: Plant and animal species observed.

Modification 1: The Mountain Big Sagebrush Shrubland habitat has an exotic grass dominating the understory. This degraded, semi-natural condition is consistent with winter characterization of the sagebrush habitat as co-dominated by an exotic grass, except that the grass first observed growing under eight inches of snow wasn't the annual cheatgrass (*Bromus tectorum*), but rather the perennial Kentucky bluegrass (*Poa pratensis*).

Modification 2: A conspicuous mammal of the Silver Creek Riparian Habitat was muskrat, rather than beaver as was previously stated to be resident (and frequently cited as present by locals). For clarity, the Silver Creek Riparian Habitat discussed in this appendix includes the Quaking Aspen Shrubland and Sparsely Vegetated Wet Meadow habitats, which were separately discussed in the winter survey.

No other modifications to the preliminary (winter) survey are needed.

Study and identify wildlife movement corridors

The convergence of numerous roads in the Park City Heights project area limits the movements of large mammals regardless of the proposed development. US 40 embankment south of the junction with State Route (SR) 248 is a major barrier to wildlife movements. The US 40 underpasses at Silver Creek and Richardson Flat Road can facilitate some movement of deer to the east side of US 40. The roadway design was not optimized to facilitate movements, but it does allow potential escape routes for animals trapped in the area. In general, existing infrastructure around the Richardson Flat Road and SR 248 entry to Park City are significant barriers to large mammal movement throughout the area.

Gambel Oak Shrubland is the preferred habitat used by mule deer and elk. The local mule deer population appears to utilize this habitat where it is primarily located on the upper mountain slopes. Generally, only incidental deer use occurs where the oak vegetation transitions to sagebrush dominated bottoms. The proposed development will remove a small percentage of the Gambel Oak Shrubland habitat at the transition to the sagebrush flats. Oak shrubland on the slopes remains as open space. Deer typically water at Silver Creek, traveling up and down the northwest slopes of the mountain where there is shrub cover. The proposed development will not affect deer access to Silver Creek.

Portions of SR 248 has an eight-foot tall fence keeping large animals from entering the highway. Based on UDOT roadkill wildlife data, low deer mortality has been reported for SR 248 east of the narrows, further indicating that the area around where Richardson Flats Road intersects SR 248 is not used by mule deer as a movement corridor.

The presence of elk only on the Park City Heights property would only be considered incidental. The only observed sign of prior use was on upper slopes of the adjacent mountain. Elk in urban areas present hazards to people, pets, and vehicles, and should not be encouraged in the immediate Park City area. Presently there is little elk movement through the Park City Heights property and little would be expected due to existing barriers to their movement. These barriers include the same hindrances to movement previously discussed for mule deer.

Search for evidence of species of high public interest

Planning Commission guidance specifically cited elk, moose, deer, and other small mammals as species of high public interest. No elk or moose were observed on the Park City Heights property during the spring survey, although elk scat was observed in the Gambel Oak Shrubland on steep slopes outside of the development area. Deer were seen daily in Gambel Oak Shrubland on the highest elevations of the mountain surround the Park City Heights property, but no deer were observed within the development zone.

Small mammals which were observed or their signs detected are included in the section titled: Plant and animal species observed. The species discussed include: red fox, pocket gopher, and yellow-bellied marmot. Uinta ground squirrels occurred outside the project area in the Silver Creek Riparian Habitat.

Locate dens, nesting sites, and any area of high natural species diversity

An active den, presumably used by red fox, was observed in Mountain Sagebrush habitat within the proposed development area. Fox den sites are opportunistically selected, and potential den site locations are not considered to be habitat limited. The den was on level ground close to the base of the US 40 embankment; foxes with young were also observed moving among the residences bordering open space. A Brewer's sparrow nest without eggs was also observed in sagebrush near the US 40 embankment. Brewer's sparrow nesting can be expected later in June within the Mountain Sagebrush habitat type, which is the preferred nesting habitat for this species. Most of the habitat that would be removed as a result of the planned development is low habitat value sagebrush that has been degraded by off-road vehicle use, the persistent presence of traffic in the vicinity (US 40 and Richardson Flat Road), and the presence of invasive weeds. A large raptor nest was observed in a tall Douglas fir located on steep slopes outside of the development area. A red-tailed hawk circled overhead and might have been nesting there, although the inside of the nest could not be observed to determine if eggs or young were present.

Additional recommendations on mitigating impacts of the development on wildlife and wildlife corridors

The spring survey provides no additional evidence that additional mitigations are needed beyond those suggested in the previous report, which included:

- Do not hinder access of wildlife to Silver Creek;
- Do not encourage the presence of large wildlife within developed areas;
- Allow for open space on the mountain slopes to provide for passage of wildlife around the development;
- Avoid/mitigate impacts to wetlands;
- Control the spread of noxious and invasive weeds from spreading into natural areas;
- Minimize clearing and grubbing from April through July to avoid disturbance to nesting birds;
- Bluebird boxes could be erected along the oak shrubland interface with development to augment nesting habitat;
- Signs encouraging the appreciation of nature may be placed in association with the rail trail;
- Unauthorized motorized travel into open space habitats would be restricted; and
- No impacts to Silver Creek habitats would occur.

Plant and animal species observed

This section expands upon on intent of condition 43(a), which was to validate the observations of the preliminary biological report.

The **Mountain Big Sagebrush Shrubland** habitat at the base of the mountain classifies as an *Artemisia tridentata* ssp. *vaseyana*/*Poa pratensis* Semi-natural Shrubland Association where it occurs on silty clay soils. On rocky soils it classifies as an *Artemisia tridentata* ssp. *vaseyana* - *Symphoricarpos oreophilus* /*Poa pratensis* Semi-natural Shrubland Association. Lambstongue ragwort (*Senecio integerrimus*) was abundant where there were openings in the sagebrush

canopy, especially near the US 40 embankment where natural drainage is impaired and the soils are wet in the spring. Close to Gambel oak shrublands, the ragwort was replaced by elkweed (*Swertia radiata*).

Other native plants observed in sagebrush were: bastard toadflax (*Comandra umbellata*), bitterbrush (*Purshia tridentata*), romegrass (*Bromus* sp.), geranium (*Geranium viscosissimum*), glandular cinquefoil (*Potentilla glandulosa*), goldenbush (*Ericameria* sp.), gray thistle (*Cirsium undulatum*), lupine (*Lupinus* sp.), mountain snowberry (*Symphoricarpos oreophilus*), onion (*Allium* sp.), Oregon grape (*Mahonia repens*), phlox (*Phlox* sp.), spring-beauty (*Claytonia lanceolata*), sulphur buckwheat (*Eriogonum umbellatum* var. *umbellatum*), timothy (*Phleum pratense*), Utah Juniper (*Juniperus osteosperma*), western yarrow (*Achillea millifolium*), and locally in disturbed areas woolly mullein (*Verbascum thapsus*). Non-native plants observed in sagebrush included: common chickweed (*Stellaria media*), dandelion (*Taraxacum officinale*), and meadow salsify (*Tragopogon pratensis*).

The following birds were observed in the sagebrush habitat: American Robin, black-billed magpie, Brewer's sparrow, green-tailed towhee, violet-green swallow, and western meadowlark. Red fox was the only mammal observed, although there were signs of use by mule deer and pocket gopher tunnels were abundant.

The **Gambel Oak Shrubland** occupied the northeast slopes of the mountain and is classified as a *Quercus gambelii* Shrubland Alliance. Associated native plants include elkweed (*Swertia radiata*), lambstongue ragwort (*Senecio integerrimus*), and soapberry (*Shepherdia canadensis*). The exotic western yarrow (*Achillea millifolium*) is common.

The following birds were observed in the Gambel Oak Shrubland: black-billed magpie, Brewer's sparrow, green-tailed towhee, northern harrier, red-tailed hawk, American robin, rock wren, scrub jay, turkey vulture, woodpecker (downy or hairy), yellow-rumped (Audubon's) warbler. A pair of Swainson's hawks was observed on two consecutive days in both the Gambel Oak Shrubland and along the US 40 fence line.

Mammals utilizing Gambel Oak Shrubland include: mule deer, red fox, and yellow-bellied marmot. Elk utilize the habitat based on finding scat piles, although none were observed during the survey. Pocket gopher presence was confirmed by their tunneling.

Mountain Big Sagebrush – Saskatoon Serviceberry Shrubland classifies as an *Artemisia tridentata* ssp. *vaseyana* -Amelanchier *alnifolia* Shrubland. Native plants include: elkweed (*Swertia radiata*), Indian paintbrush (*Castilleja* sp.), lambstongue ragwort (*Senecio integerrimus*), locoweed (*Astragalus* sp.), mountain-mahogany (*Cercocarpus ledifolius*), Oregon grape (*Mahonia repens*), pricklypear (*Opuntia polyacantha*), spring-beauty (*Claytonia lanceolata*), spring-parsley (*Cymopterus* sp. or *Lomatium* sp.), and yellow-bell (*Fritillaria pudica*). The exotic bur buttercup (*Ceratocephalus testiculatus*) is locally abundant where the soil has been disturbed.

The following birds were observed in Mountain Big Sagebrush – Saskatoon Serviceberry Shrubland: green-tailed towhee, northern harrier, American robin, rock wren, and turkey vulture. Mammals utilizing this habitat include pocket gopher and mule deer.

The **Douglas-fir Woodland** classifies as a *Pseudotsuga menziesii*/*Quercus gambelii*/*Arnica cordifolia* Woodland Association where dense and a *Pseudotsuga menziesii*/*Quercus gambelii*/*Arnica cordifolia* Sparse Woodland Association where more open. Heartleaf arnica (*Arnica cordifolia*) was the dominant herb, along with commonly seen false Solomon's-seal (*Smilacina racemosa*) and lion's beard (*Clematis hirsutissima*). Kentucky bluegrass was a common exotic plant.

Birds observed in the Douglas-fir Woodland included: yellow-rumped (Audubon's) warbler, chipping sparrow, falcon species, hooded oriole, mountain chickadee, olive-sided flycatcher, orange-crowned warbler, red-breasted nuthatch, violet-green swallow, and western tanager.

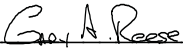
While outside the project area, the **Silver Creek Riparian Habitat** was also surveyed. For purposes of this survey, it includes the Quaking Aspen Shrubland and Sparsely Vegetated Wet Meadow habitats discussed in the original report. In the wetland and wetland edge habitats was a diverse mix of birds, including: American goldfinch, American robin, bank swallow, barn swallow, belted kingfisher, cinnamon teal, cliff swallow, killdeer, mallard, redwing blackbird, song sparrow, spotted sandpiper, violet-green swallow, yellow warbler, yellow-headed blackbird, and yellow-rumped (Audubon's) warbler. Black-billed magpies and cliff swallows were observed in the agricultural field northeast of Silver Creek. A colony of Uinta ground squirrels occupies a horse pasture along Richardson Flat Road, on the northeastern side of Silver Creek. The Silver Creek riparian area provides the greatest species diversity in the overall project vicinity. However, no aspect of the proposed development will impact this habitat.

Conclusions

The observations and conclusions expressed in the winter survey LSD completed of the Park City Heights property remain valid following LSD's spring survey of the same area. There would be no significant impacts to wildlife species from the proposed development, nor are any mitigation actions necessary beyond those already recommended in the winter survey.

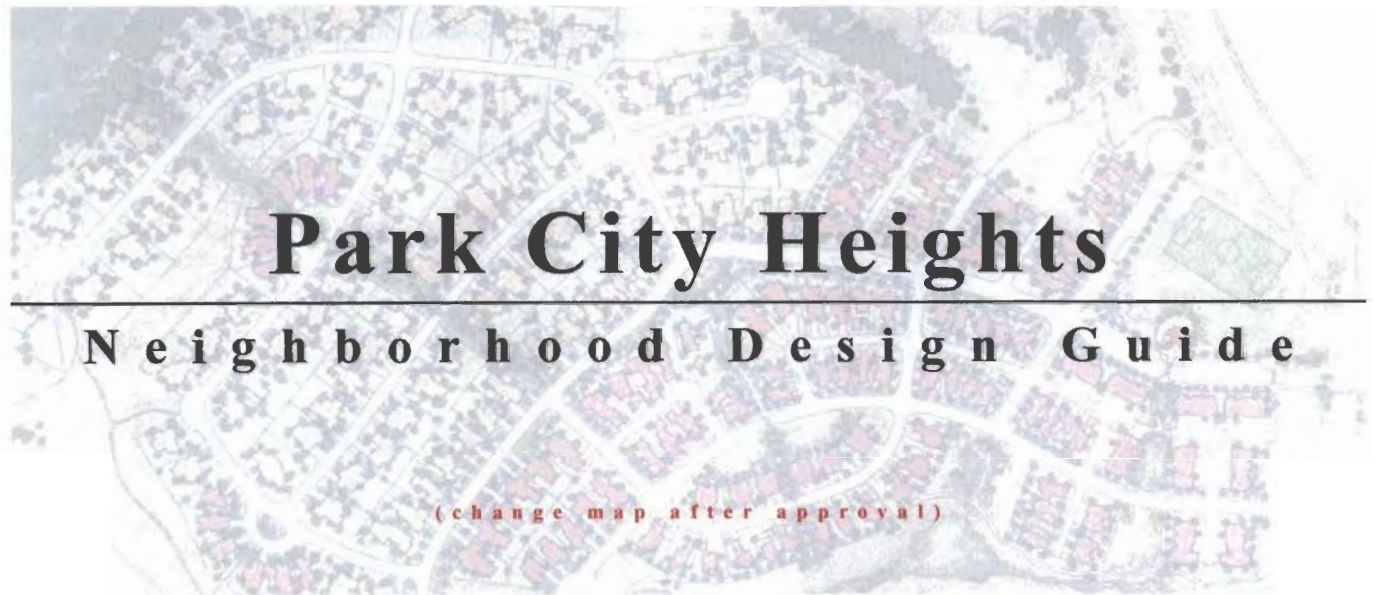
There is an existing problem in the greater Park City area with respect to the movement of large mammals. The infrastructure associated with development of the area restricts the movements of resident mule deer, as well as any incidental elk or moose which enter the area. The Park City Heights project would not exacerbate the barriers to safe movement of wildlife which already exist throughout the area. Nor would it significantly reduce quality and quantity of mule deer habitat. By adding acreage of protected open space it would actually increase acreage dedicated to the perpetuation of wildlife habitat.

Signatures

Prepared By:  Date: June 21, 2011
Gary A. Reese, Senior Biologist
Logan Simpson Design Inc.

Approved By:  Date: July 7, 2011
Bruce Palmer, Senior Biologist
Logan Simpson Design Inc.

EXHIBIT E



~~July, 2011~~

August, 2013



Lot Types

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



Park Homes

Park Homes consist of ~~various attached housing types with varying lot sizes to accommodate these home types~~ **small lot single family homes and 4-unit multi family buildings**. All Park Homes front ~~or are adjacent to~~ a park or open space and are accessed by rear lanes and rear garages providing a focus on the front doors and front porches.



Cottage Homes

Cottage Homes consist of smaller single family homes on lots that range in size from ~~40' to 70' in width and 90' to 120' in depth~~ **4,200 square feet to 10,500 square feet**. The majority of Cottage Homes are accessed from local drives at the rear of the homes with ~~an emphasis on orienting front doors and porches to the residential street or open space.~~ **Prominent street oriented entry's and front porches along with semi-recessed or detached garages are used to provide an emphasis on placing people near the street.**



Homesteads

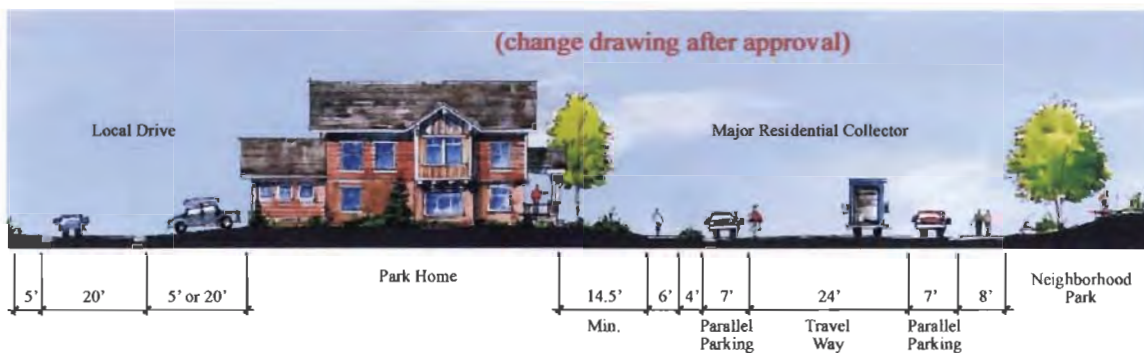
Homesteads consist of larger single family homes generally on lots ranging in size from ~~6,500~~ **8,000** square feet to 25,000 square feet. Homesteads are located across the upper slopes of the development and these lots will form the visual transition to the surrounding open space and will require the most sensitive placement to respect and respond to the existing terrain.



Street Patterns

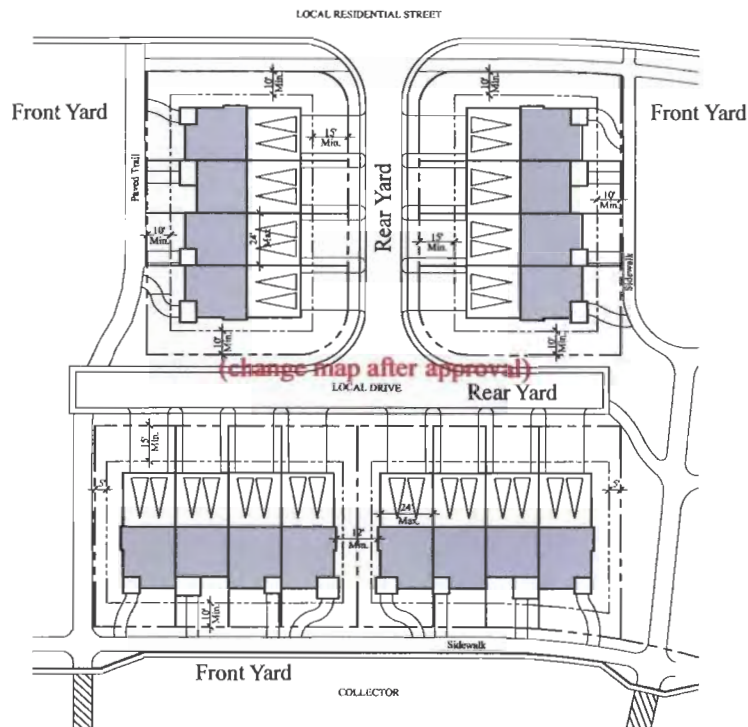


All Park Homes front **or are adjacent to** a park or open space and have **garages or structured parking** behind the homes. The front facades of these homes are oriented to walkways and trails providing great access to the neighborhood amenities surrounding them. Front porches are critical elements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



Park Homes

Building Placement



Park Homes ~~consist of small lot single family homes and vary from 2-unit to 15-unit~~ **4-unit** Multi-Family buildings.

Front Yard Setback: Minimum ~~10'~~ **5'** to Main Structure or Front Porches.

Side Setback: Minimum side separation to any adjacent Structure shall be ~~12'~~ **10'**.

Side Street Setback (Corner Lot): 10' to all structures.

Side Open Space Setback (Lot adjacent to Open Space): 5' to all structures.

Rear Yard Setback: Minimum setback to Main structure shall be ~~15'~~ **6'**.

Front Facade: At least 40% of the Primary Facade must be placed within 10' of the required minimum Front Yard Setback.

Local Drive Accessed Garages: Shall be a maximum of 24' wide. Garage ~~doors~~ must be placed at either ~~5'~~ **7'** from the edge of the Local Drive **Right-of-way** or a minimum of ~~20'~~ **18'** from the edge of the Local Drive **Right-of-way**.

~~**Local Residential Street Accessed Garages:** Shall be a maximum of 24' wide.~~

~~**Garage Doors:** Must be oriented to the Local Drive. Two (2) car garage doors may be a maximum 18' wide. Single doors may be a maximum of 10' wide.~~

~~**Parking:** Owner and guest parking located to the rear of homes is to be screened from off-site views, to the extent possible, through the use of proper placement, architectural screens and/or landscape planting. No enclosed structures for the storage of boats and/or motor homes are permitted.~~

Park Homes

Massing & Composition

Scale of Buildings

It is important that the massing of the buildings be scaled in such a way that it relates to the people living there and harmonizes with the area and its natural features. This is especially true in the Park Home area where some of the buildings may be larger than in other areas of the development. Park Homes range in size from ~~two (2) small lot single family units to fifteen (15) four (4) unit multi family buildings.~~

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

~~a. Buildings with between two and four units must comply with the following requirement:~~

- No unbroken expanse of building mass may exceed 25'. If the 25' is reached the wall line must step a minimum of 3'.

~~b. Buildings housing more than four (4) units must meet the following requirements:~~

- ~~No unbroken expanse of building mass may exceed 35'. If the 35' is reached the wall line must step a minimum of 3' and one of the following must occur:~~

- ~~The building mass should bend~~
- ~~The roof line should shift up or down at least 3' or take on a different ridge alignment.~~
- ~~Roof areas must provide variation in roof shape. No single roof shape may cover more than 2/3 the total roof area.~~



Horizontal & vertical variation must occur

Repetition

Buildings of similar plans must offer up differentiation in elevation. Repetition of like elevations will not be permitted. The Design Review Board shall approve exterior elevations of multi family buildings and require variation between building facades to ensure diversity within the development. These requirements are applied so that the building mass does not become overpowering. Changing the planes of walls, changing direction, and providing some variety in the roof form yields diversity and visual interest.



Repetition of like elevations is prohibited

Unit Size

Units in the Park Homes area will have a minimum square footage of 800 sq ft. The first floor area shall not be less than ~~800~~ **470** sq. ft. for two story units. The maximum square footage for any unit is ~~2,500~~ **2,700** sq. ft.

Note: All areas noted are gross living areas and exclude porches, decks, garages and uninhabitable basements as defined by Park City Municipal Code.

Building Height

The intent of the height guideline is to present an appropriately scaled roofscape that is compatible with its use and placement.

Allowable building heights are limited by Park City Municipal Code. Generally building heights cannot exceed 28' as measured from existing natural grade at any point, excluding chimneys.

Park Homes

Porches

Porches

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

- Porches are usually located at the front setback line, **but may also be located at the side setback line.**
- Porches often will have deep eaves repeating the same rafter treatment as the main roof.
- Porch roof forms shall be consistent with the architectural style of the home.
- Porches must be a minimum of **18" 8"** above finished grade unless ADA access is required to the home. The front porch steps must be designed as an integral element to the design and style of the home and not just "stuck on" the front of the home.
- Porches can be used to wrap the corner of a house or fill the void created by an "L" shaped plan. Wrapped porches are strongly recommended for Corner Lots.
- Creativity consistent with the architectural style of the house shall be used in designing columns, posts, brackets, railing, trim and molding.
- Columns, where provided, must terminate at the porch deck or extend to within 4" of finished grade.
- Minimum porch depth is **6' 5'** with a minimum of **48 40** square feet.

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

Appropriate Porch flooring surfaces include:

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



Porches located at front setback



Properly detailed porch elements



Porch reduces impact of building mass to street



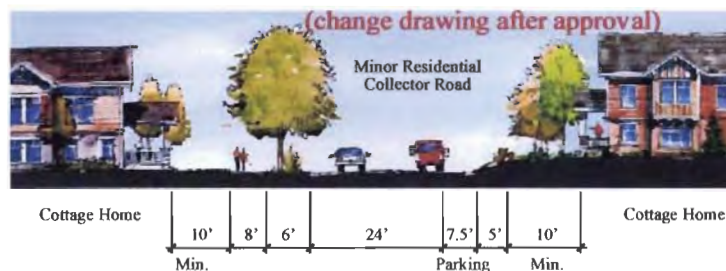
Porches 18" 8" above grade

Park Homes

Street Patterns



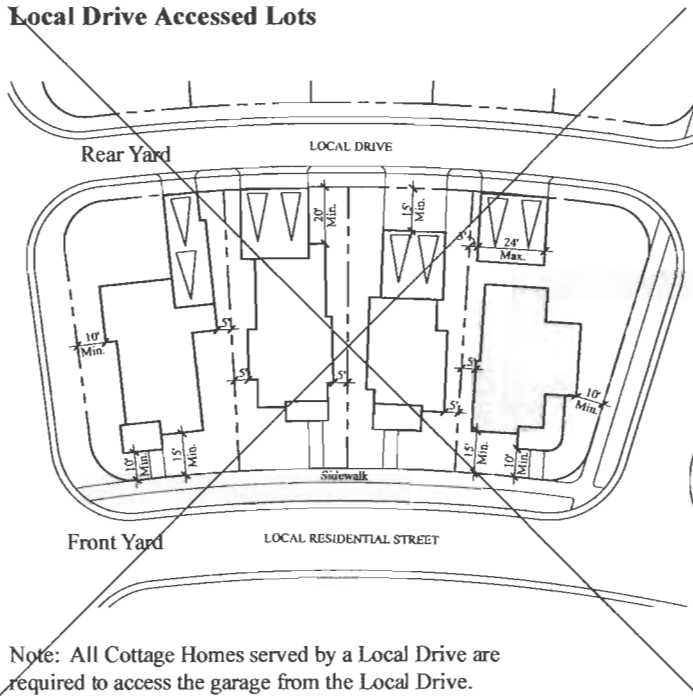
Typical Cottage Homes are single story, story and a half and two story homes placed on small traditional lots located in the heart of the neighborhood. The Cottage Homes are primarily accessed from Local Streets placing an emphasis on the homes front facade with prominent street oriented entry's and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



Cottage Homes

Building Placement

Local Drive Accessed Lots



Cottage Homes Lots are typically 35 feet to 60 feet wide by 85 feet to 130 feet deep consist of smaller single family homes on lots that range in size from 4,200 square feet to 10,500 square feet.

Front Yard Setback: 15' to Main House. Front Porches or Single Story Bays may extend to within 10' of the Sidewalk or Street ROW.

Side Yard Setback: Minimum setback for all homes is 5'.

Side Street Setback (Corner Lot): 10' for all structures.

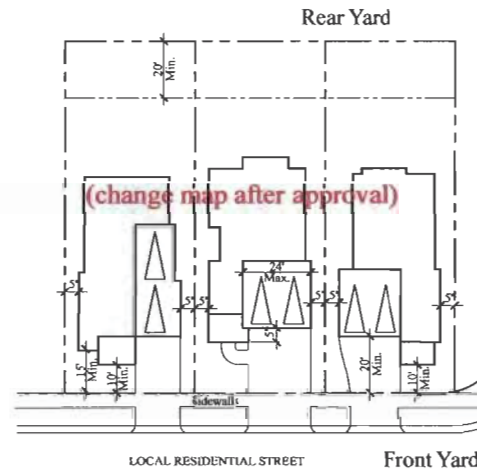
Rear Yard Setback: 20' to Main House.

Front Facade: At least 40% of the Primary Facade must be within 5' of the required minimum Front Yard Setback.

Local Drive Accessed Detached Garages: Shall be a maximum of 24' wide. Garages must be placed at either 5' from the edge of the Local Drive or a minimum of 20' from the edge of the Local Drive but must be placed within the Lot.

Cottage Homes

Local Minor & Major Residential Street Accessed Lots



Single Story Detached Garages with Local Drive access—May be placed at 3' from the side property line. **Two Story or attached Local Drive accessed Garages must be placed** at 5 feet from the side property line. **Shall be a maximum of 17' in height.**

Local Residential Street Accessed Attached Garages: **Garage width must not exceed 55% of the width of the front facade of the house.** Shall be a maximum of 24' wide. Garages at front or side yard shall be setback 20' or 5' behind front or side Facade (Whichever is greater). Garages must be placed a minimum of 5' from the Side Property Line.

Garage Doors: May be oriented perpendicular to the Local Drive. On Corner Lots with Local Drive access provided, garage doors shall not face Local Streets. Two (2) car wide garage doors may be a maximum 18' wide. Single doors may be a maximum of 10' wide.

Parking: Owner and guest parking located to the rear of homesites are to be screened from off-site views, to the extent possible, through proper placement, the use of architectural screens and/or landscape planting. No enclosed structures for the storage of boats and/or motor homes are permitted.

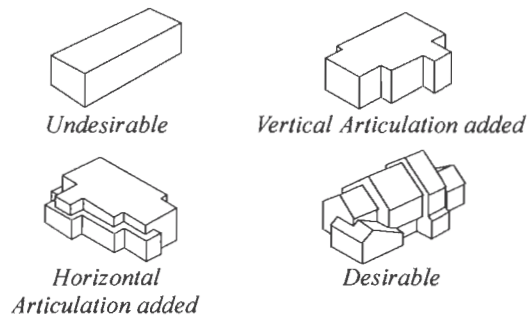
Massing & Composition

Built Forms Follow Contours

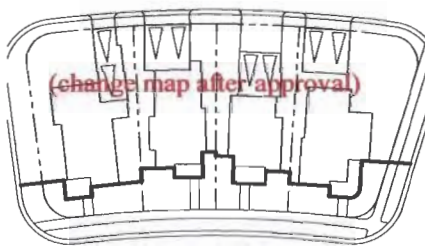
Building placement should respect existing land forms. Structures should follow contours and fit into existing land massing, rather than ignore or dominate these forms.

Scale of Buildings

It is important that the massing of the buildings be scaled in such a way that it relates to the people living there and harmonizes with the area and its natural features. No unbroken expanse of building mass may exceed 35' in length on all side elevations and 25' on all front and rear elevations. If the maximum length is reached the wall line must step a minimum of 4'.



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



Variation in individual structures contribute to a varied streetscape.

Repetition

Repetitive massing is prohibited. There should be substantial variation in individual building forms. Homes with similar heights may only occur consecutively along a street three times before a change in massing is required. For example, three adjacent two-story homes must be followed by a one and a half story or one-story home. Also, no more than 2 similar floor plans may occur consecutively along a street. The Design Review Board shall review these requirements on a case-by-case basis per specific site conditions.



Avoid Consecutive Massing

Residence Size

Residences in the Cottage Homes area will have a minimum square footage of 900 sq ft for single story structures. The first floor area (defined as that floor that is accessed by the front door) shall not be less than ~~800~~ 600 sq. ft. for two-story structures. The maximum square footage for any residence is 3,500 sq. ft.

Note: All areas noted are gross living areas and exclude porches, decks, garages and uninhabitable basements as defined by Park City Municipal Code.

Building Height

The intent of the height guideline is to present a human-scale roofscape, one that steps with the contours of the terrain and recalls the natural setting.

Allowable building heights are limited by Park City Municipal Code. Generally building heights can not exceed 28' as measured from existing natural grade at any point, excluding chimneys.

Side Elevations

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

Cottage Homes

Porches

Porches

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

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

- Porches are usually located at the front setback line.
- Porches will often have deep eaves repeating the same rafter treatment as the main roof.
- Porch roof forms shall be consistent with the architectural style of the home.
- Porches must be a minimum of 18" 8" above finished grade unless ADA access is required to the home. The front porch steps must be designed as an integral element to the design and style of the home and not just "stuck on" the front of the home.
- Porches can be used to wrap the corner of a house or fill the void created by an "L" shaped plan. Wrapped porches are strongly recommended for Corner Lots.
- Creativity consistent with the architectural style of the house shall be used in designing columns, posts, brackets, railing, trim and molding.
- Columns, where provided, must terminate at the porch deck or extend to within 4" of finished grade.
- Minimum porch depth is 6' with a minimum of 60 square feet.

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

Appropriate Porch flooring surfaces include:

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



Appropriate porch detailing



Authentic flooring materials



Porch roof forms are consistent with home



Porches are elevated 18" 8" above finished grade

Cottage Homes

Garages & Garage Doors

Garages

Garages are required in the Cottage Homes area of the development. They can be attached or detached and must accommodate at least one car. Garages must not dominate the residence when viewed from the street, especially in areas visible from right-of-ways, common areas and adjacent home sites. All garages accessed from the street must either be side entry designs or if parallel to the street, setback a minimum of 5' from the front entry elevation of the main structure. ~~Alley loaded garages may face the alleyway and must meet all site design standards.~~

The use of overhangs and significant architectural details are encouraged to visually lessen the impact of the garage entrance.

Garage Doors

Garage doors must be provided with detailing that is tied to the homes overall design themes. Garage doors must appear as traditional swinging, folding or sliding doors. Segmented doors are only permitted if they are constructed to appear to be one of these traditional door types and are subject to Design Review Board approval.

- Doors should be vertical paneled or planked and may incorporate glass.
- Doors may not include Diagonal, X-Bracing or Z-Braced Planks or Panels.
- Doors should be painted or stained colors similar to the body of the home to lessen their visual impact.
- Single car garage doors are preferred. The use of single doors allows for more variety in the garage elevation.
- Three car garages are permitted in the Cottage Homes area but must incorporate a tandem garage **or a front and side entry garage combination** to do so. ~~Garages may only have a maximum of 2 garage doors.~~
- No garage door over 9' high will be approved.



Single garage doors are preferred



Front loaded garage is secondary to the home



Not this - door dominates visually



Paneled door incorporates glass

Driveways

Shared Driveways are allowed and encouraged but their width at the curb must be minimized.

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

Cottage Homes

Street Patterns

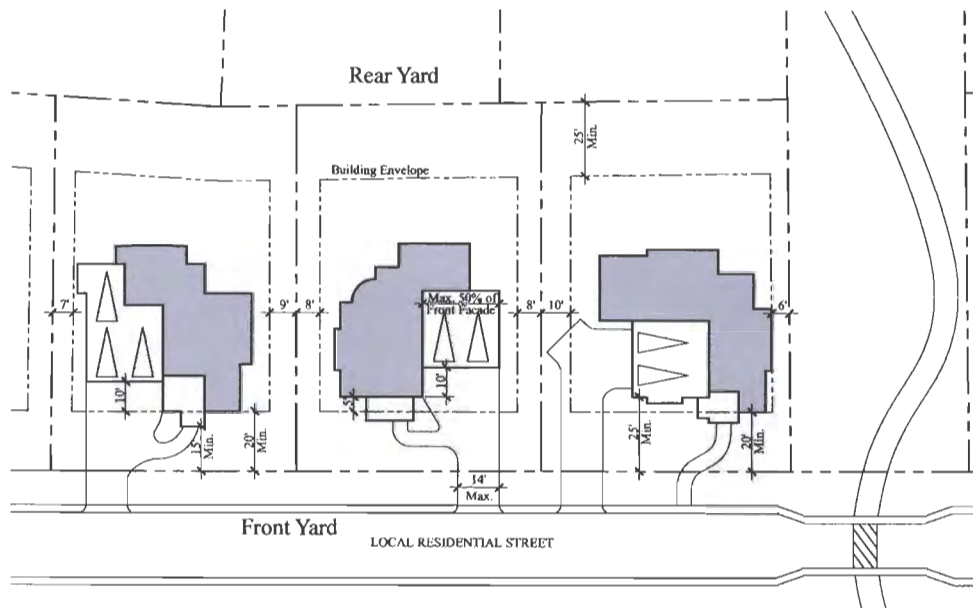


Homesteads are typically one and one-half to two story homes on the largest lots within the neighborhood providing for a varied streetscape. All Homestead lots are accessed from the Street creating a need to vary driveway alignments and garage orientations. Homestead streetscapes must provide for a variety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



Homesteads

Building Placement



Homesteads Lots consist of larger single family homes on lots that range in size from 60' to 195' wide by 110' to 200' deep-8,000 square feet to 25,000 square feet.

Front Yard Setback: 20' to Main House. Front Porches or Single Story Bays may extend to within 15' of the Sidewalk or Street ROW.

Side Yard Setback: Total side setbacks shall equal 16' with a minimum setback for all homes is 6'.

Side Street Setback (Corner Lot): 15' for all structures.

Rear Yard Setback: 25' to Main House.

Front Facade: Where possible it is encouraged to place the Primary Facade within 5' of the required minimum Front Yard Setback.

Street Accessed Garages: Garage width must not exceed 50% of the width of the front facade of the house. Front-loaded garages at front yard shall be setback 25' from the property line or 10' behind the Home Facade at the front setback, whichever is greater. Side loaded garages may be placed at the 25' setback.

Garage Doors: Two-Car Garage doors may be 18' wide. Individual Garage Doors are encouraged and may be a maximum of 10' wide.

Homesteads

Porches

Porches

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

- Porches shall usually be located at the front setback line.
- Porches will often have deep eaves repeating the same rafter treatment as the main roof.
- Porch roof forms shall be consistent with the architectural style of the home.
- Porches must be a minimum of 18" 8" above finished grade unless ADA access is required to the home. The front porch steps must be designed as an integral element to the design and style of the home and not just "stuck on" the front of the home.
- Porches can be used to wrap the corner of a house or fill the void created by an "L" shaped plan. Wrapped porches are strongly recommended for Corner Lots.
- Creativity consistent with the architectural style of the house shall be used in designing columns, posts, brackets, railing, trim and molding.
- Columns, where provided, must terminate at the porch deck or extend to within 4" of finished grade.
- Minimum porch depth is 8' with a minimum of 80 square feet.

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

Appropriate Porch flooring surfaces include:

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



Columns and posts are an integral part of architectural style



Front steps are integral part of home



Porch roof breaks up two story element



Porch raised a minimum of 18" 8" above finished grade

Homesteads

Building Sustainability

Home Size

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

Building Materials

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

Alternative (Renewable) Energy Sources

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

Solar

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

Geothermal

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

Wind

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

Construction Waste Mitigation & Recycling

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



Solar placement may vary to maximize effectiveness



STREET SCENE "A"
conceptual FRONT elevations

HIGH DENSITY DETACHED
IVORY HOMES



3C

1C

2C

HIGH DENSITY DETACHED

Ivory homes

06 19 2013

06 19 2013

woodleyarchitecturalgroup, inc

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STREET SCENE "C"
conceptual front elevations

HIGH DENSITY DETACHED
HOVY HOME

06/19/2013
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Planning Commission Meeting
November 6, 2013
Page 7

15. The findings in the Analysis section of this report are incorporated herein.

Conclusions of Law – 1105 Iron Horse

1. The application satisfies all Conditional Use Permit review criteria for a Light Industrial Manufacturer as established by the LMC's Conditional Use Review process [Section 15-1-10(E) (1-15)];
2. The use as conditioned will be compatible with surrounding structures in use, scale, mass, and circulation.
3. The Applicant complies with all requirements of this LMC;
4. The Use is consistent with the Park City General Plan, as conditioned; and
5. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval – 1105 Iron Horse

1. A hazardous materials management plan must be approved by the Building Department, the Fire Marshall, and the Snyderville Basin Water Reclamation District prior to the issuance of a business license. If a hazardous materials management plan is not approved within 3 months of the Planning Commission approval of a conditional use permit, the conditional use permit will become void.
2. All standard conditions of project approval shall apply to this project.
3. All signs associated with the brewery must comply with the City's Sign Code and be issued a sign permit by the Planning Department.
4. No outdoor storage of goods or mechanical equipment is allowed onsite.
5. All County, State, and Federal Permits required for the use must be obtained by the owner prior to start of operations (brewing).
6. A review of the CUP will be conducted the Planning Staff within 18-months of issuance of occupancy for the brewery. The Staff will update the Planning Commission on any complaints received.

2. **Park City Heights Subdivision – Amendment to Master Planned Development and a one-year extension of the Master Planned Development Approval** (Application PL-13-02010)

Planner Whetstone stated that the Planning Commission reviewed this item during a Work Session, and again at their regular meeting on October 9th. At that time the Commissioners discussed the

amendment and suggested changes to the Findings of Fact, Conclusions of Law and Conditions of Approval of the original Park City Heights MPD.

Planner Whetstone noted that the second page of the Staff report outlined eight items that were discussed at the October 9th meeting. Due to time constraints, The Planning Commission continued the item to allow time to discuss the design guidelines.

The Staff had done an analysis of the changes and redlined the findings of fact, conclusions of law and conditions of approval to include the suggested changes from the October 9th meeting, as well as changes that the Staff made based on additional information from the applicant.

Planner Whetstone noted that the requested extension was included in the plat amendment and it would automatically be approved if the Planning Commission approves the amendments to the preliminary subdivision plat.

Planner Whetstone informed the Commissioners that if they needed to make additional changes, she could type it into a Word document for their review during the discussion.

The Staff recommended that the Planning Commission conduct a public hearing and consider approving the amendments and the extension of the Park City Heights MPD, according to the findings of fact, conclusions of law and conditions of approval as stated and amended in the Staff report.

Chair Worel referred to page 249 of the Staff report, Item (i) and the wording, "intentionally left blank." Planner Whetstone replied that the crossed out language in red was left with that phrase so they could see the language that was being removed. If the amendments are approved, Item (i) would be removed and the space would be left blank. That lets everyone know that (i) was not included in the amendment, but (j) stayed the same.

Chris Gamvroulas with Ivory Development introduced Planning Consultant, Spencer White; Environmental Consultant, Amy Findley; Project Manager, Brad Mackey; and Ben Hathaway, legal counsel. Mr. Gamvroulas stated that the objective this evening was to show the changes that were made to the plan following the meeting on October 9th, and to respond to some of the items outlined in the Staff report. He requested approval this evening so they could move forward with the preliminary plat in December in order to meet the timeline of closing homes in 2014.

Spencer White reviewed the changes to the master plan based on comments and concerns expressed on October 9th. He noted that due to the size of the repository they had proposed to eliminate two commercial parcels that had the potential for a daycare center or some other commercial function for the development, and replaced it with small lot single-family detached Park homes. Mr. White indicated the location of the community gardens in the last plan. Based on comments at the last meeting, the community gardens were removed from that location. There will be places around the clubhouse that could accommodate smaller community gardens. The original approval called for 15,000 square feet of community gardens and that area could now be used for a commercial function.

Mr. White stated that another issue was the repository and how the trails would function around the repository. The concern related to snow storage and the detention basins. Mr. White pointed out that the detention basins create a buffer between the homes, the streets, the trails, and the repository. They were also proposing a two rail fence that would run along the edge of the trail as a visual barrier between the manicured landscape and what will be a natural seeded landscape on the repository.

Mr. Gamvroulas noted that it would be a grass seed mix over the top of the repository, but it will not be manicured. He stated that a two rail fence still allows permeability on to the repository site, but provides a visual queue that something is on the other side.

Mr. White commented on the eight discussion items from the last meeting that were outlined in the Staff report. One was the reluctance to increase the size of the clubhouse for a daycare facility, or the ability to add on to the clubhouse. He stated that they would rather build one clubhouse of the proposed size, and have the ability on a separate parcel to do a daycare or any other type of commercial use in that area. That was a change from the last plan to the current plan.

Commissioner Wintzer wanted to know why that was preferred over building a full size clubhouse. Mr. Gamvroulas replied that a 3,000 square foot clubhouse would be sufficient to provide for this community. There was no guarantee that there would be a demand for a daycare. To build a 5,000 square foot clubhouse was cost prohibited. If there is a demand for some type of support commercial or a daycare, they could construct a building in a different location for that use. Commissioner Wintzer asked if the developer would pay for the daycare or support commercial when there is a demand. Mr. Gamvroulas answered yes.

Mr. White stated that the original language in the findings of fact addressed the conditional use permit process and other things, and that would remain the same.

Chair Worel opened the public hearing.

There were no comments.

Chair Worel closed the public hearing.

Commissioner Hontz referred to page 267 of the Staff report and Conditions 63, 64, 65, 66. She appreciated the language regarding the easement. She suggested revising the language to read, "An easement to the parcel to the south shall be provided at the request of Park City Municipal if all property provided accesses within the Park City Municipal boundary."

Assistant City Attorney McLean offered a legal recommendation that also pertained to Finding #9. She had looked through the Code to see if there was anything to link this to annexation of the Gilmore property. The Code talked about construction of dead-end roads in 15-7.3-10. Ms. McLean suggested that Planning Commission request that the applicant offer for dedication an easement for emergency access only. The City Engineer will analyze the offered easement of dedication to determine whether it is warranted per the County and City master streets plans. Under the Code the City Engineer can make a recommendation. It will be offered up for dedication and the City Council

will have the ability to review it and determine whether it is warranted to accept that dedication based on the streets master plans. She pointed out that the Fire District asked for it from the standpoint of emergency access; but not for street connectivity.

Commissioner Hontz stated that she would support taking out the entire requirement. She assumed they would want the adjacent property owner to meet the standard and the City would want to understand what they were trying to do. She did not think they should make it easier at this time to provide the emergency access, since they might not necessarily deem what they were doing as annexable into the City. Commissioner Hontz understood that they were trying to be good neighbors, but the Fire District is not the Planning Commission and they do not have to include their recommendation.

Assistant City Attorney McLean stated that the Planning Commission could leave the easement between the parties as another alternative. Ms. McLean was unsure whether the property was within the annexation declaration area.

The Commissioners agreed to eliminate the last part of Finding of Fact #9 that was written in light blue in the Staff report, and to eliminate Condition of Approval #63 entirely.

Commissioner Hontz referred to Condition #64 and asked if the Voluntary Cleanup Program would become a public document if it is submitted to the City. Assistant City Attorney McLean replied that she was not familiar with the Voluntary Cleanup Program.

Amy Findley stated that it is a public document. All documents pertaining to the site are currently public documents. The Voluntary Cleanup Program is publicly accessible.

Commissioner Hontz referred to Condition #66, and she assumed that the VCP was different than the actual report. Ms. Findley explained that the VCP is the Voluntary Cleanup Program run by the State. It is a document that documents the work that is required by the Voluntary Cleanup Program. The report documents exactly what is on the property and the lateral/vertical extent of any soil and ground water impacts.

Commissioner Hontz turned to page 15 and 16 of the report. She believed this was the type of information a citizen would be looking for if they were a prospective buyer. She was certain it met State standards and Federal guidelines; however, the information in the conclusion is exactly what the impacted soils contained in the summary. She expected to see the exact wording of what was found in the soils, instead of the words "impacted soils" or "concentrations". Commissioner Hontz did not think the information provided was clear, but she would read it and know there was an issue. Commissioner Hontz stated that her concern was making sure that someone who takes the time to understand the situation can actually understand the information. She did not believe the report was clear enough for the average person to understand.

Assistant City Attorney McLean stated that the Voluntary Cleanup Program is a well-established program. It is State mandated and they are very thorough. They make sure that what is proposed meets safe standards and they follow through on what is proposed. Ms. McLean noted that the document was prepared for the State for a specific purpose, and she did not believe the Planning

Commission could mandate what should go into the report and/or what could be disclosed. The State has certain requirements on what needs to be disclosed for soils and Ms. McLean did not think it was appropriate to pick on one project. If they want those types of changes and disclosures, she would recommend that the Planning Commission apply it throughout the City and make all areas with remediated soils and/or heavy soils have such disclosures.

Commissioner Hontz respected Ms. McLean's comments; however, she personally has extensive background in environmental studies and development. Commissioner Hontz noted that the report clearly states what was found on the site. She was simply asking that it be stated again in the conclusion in a concise format.

Commissioner Hontz remarked that throughout the Country multiple projects have been built in areas that have needed to be cleaned up. However, she does not like how the government treats the public after it is cleaned up by saying that everything is fine and the public does need to know anything more. Commissioner Hontz stated that there is an application before the Planning Commission under which they were allowed to address this issue. She did not believe she was asking for anything beyond the standard of what would be expected of any developer. Commissioner Hontz stated that she was not asking for an unrealistic disclosure. She wanted disclosure of what exactly happened in the cleanup in a format that the average person could understand.

Ms. Findley remarked that all the information was contained in the report, and Section 4 talks about the results. She explained that it was a complex investigation and they had collected over 1200 soil samples in four distinct investigation areas, as well as ground water samples. Ms. Findley stated that it was not something that could be summarized clearly in a paragraph in the conclusion; however, the result section details where all the samples were collect and the concentrations. All the tables clearly define the extent of impacts in each area and the site was gridded.

Commissioner Hontz stated that she had read the entire report, and she disagreed with Ms. Findley about not being able to summarize a conclusion. Planner Whetstone clarified that the entire report was 700 pages with appendices and figures. She had only provided the Planning Commission with the text.

Mr. Gamvroulas noted that this report had been accepted by the EPA and the EQ. He understood Commissioner Hontz's concern in terms of what a lay person should be able to read and understand. Mr. Gamvroulas stated that the purpose of the Site Characterization is not what it will be in the future, but what it is and how it is found today. The Remedial Action Plan is the other report of what happens. A final report is the Certificate of Completion, at which time the site characterization is no longer valid because it is the past.

Commissioner Hontz stated that for Condition #66, she wanted a condition of approval that supports informing the public in a way that is not overly inflammatory or restrictive.

Mr. Hathaway stated that if they were dividing up and selling the property as is, there would be obvious concerns. However, that is not the case. The property for sale would be remediated, clean property and posted with a certificate of completion. It would be cleaned up according to EQ

standards, and by Utah Statute, no one acquiring the property would ever be responsible for what occurred in the past, once the certificate of completion is issued. He was not aware of any requirement that would require a seller of remediated property to disclose anything. However, Ivory Development has a practice of disclosing everything about all pieces of property and they make available to all prospective purchasers, all information related to ground water, soils, master plan issues, etc. Ivory has a library of for each of their projects and this would be included in that library and available to any prospective buyer who requests to see it. Mr. Hathaway stated that in addition, they have drafted language that would be included in the contract itself. It is a statement that would go to the prospective purchasing public. Mr. Hathaway passed around copies of the drafted statement.

Commissioner Hontz understood from Mr. Hathaway's comments that there was no required disclosure. Mr. Hathaway replied that case law in Utah requires disclosure of anything material to the buyer. It is left up to the developer to decide what is material to the buyer because it is not specifically defined.

Commissioner Hontz suggested that they eliminate Condition #66 on page 267 regarding all required disclosure requirements. Planner Whetstone noted that Condition #66 was written for the soil repository. The Staff understood that the concern was with the repository and that people knew what was there. The requirement was not for the lots because those would be cleaned and issued a certificate. Commissioner Hontz did not believe there was a required disclosure for the repository either.

Director Hontz suggested revising Condition #66 to incorporate the statement Mr. Hathaway submitted into the condition and say, "similar to this language." She thought the draft statement did a good job of indicating that something was there and it is now clean. She still had concerns with the last part of Condition #66 because this was not the type of information she would want to see in community noticing. She preferred to indicate a place where people could go to look up all the information that is available.

Mr. Hathaway clarified that in the contract packet that goes to all prospective purchases is a property condition that is unique for each subdivision. He assumed that Condition #66 as it relates to the cap would be included on one of those conditions. It is part of the neighborhood and part of the master plan and it would be disclosed. Mr. Hathaway stated that the language they have been discussing would also be included in those disclosures, along with all the other disclosures that would be made. He emphasized that it would be contained in a contract that the buyer receives and reviews before they can make an offer to purchase the home. It also invites them to the library to look deeper into the issues.

Ms. Findley remarked that all documents pertaining to the site characterization and the cleanup action would be available online on the State of Utah website.

Commissioner Hontz suggested revising Condition #66 to say, "....a disclosure, similar to the handout, shall be provided to prospective buyers and home buyers regarding the soils repository and site conditions." She preferred to eliminate or reword the last part of the condition regarding community noticing at the clubhouse.

Assistant City Attorney McLean advised the Planning Commission that this was a Master Planned Development amendment. She understood Commissioner Hontz's concern about transparency, but she was unable to find a provision in the Code that would support Condition #66 because it is not an issue that the Code addresses. Commissioner Hontz noted that the Counsel representing the applicant stipulates that they intend to provide the information regardless. Ms. McLean stated that the applicant could choose to stipulate to a certain condition. However, she understood that the information was provided as part of the sales packet, but it is not typically posted in clubhouses. Ms. McLean stated that if the Planning Commission puts conditions of approval on the applicant, they need to make sure it can be supported by Code.

Commissioner Hontz asked if the applicant was willing to stipulate to Condition #66 as amended. Mr. Gamvroulas replied that it would depend on the language. He stated that generally speaking they would agree to stipulate to some type of language indicating that the applicant would provide disclosure either through the sales process or through covenants of the remediated site and the existence of a repository within the boundary of the MPD.

Commissioner Hontz was comfortable with the wording Mr. Gamvroulas suggested, but adding, "more historical and environmental contamination." Mr. Gamvroulas stated that the applicant would disclose that it was contaminated and cleaned up, but they would not add a page showing every place where it was contaminated, because it is no longer contaminated. They would disclose within the sales contracts and/or the covenants of the community. He noted that this was not a negative for Ivory Development because they would be able to issue a certificate to the buyer letting them know that the area is clean. However, he did not want the Planning Commission to wordsmith his sales contracts because it is a private contract with another private person or entity.

Commissioner Hontz clarified that she was only trying to use the language that was drafted that hit on the key words to address her concerns. Mr. Gamvroulas stated that the language would be in a sales contract with a personal buyer, and he believed it was a relationship between Ivory Development and the buyer. He pointed out that disclosure ends with the buyer because when that person sells to someone else, at that point Ivory Development had no control over whether or not the seller discloses it to a future buyer. Anything meaningful or long lasting should be in the Covenants because that is a lasting document that affects everyone within the development.

Mr. Gamvroulas was not opposed to a condition that generically requires them to disclose within the Covenants the existence of the repository, that the area went through the VCP, and that they have received a certificate of completion. Ms. Findley stated that the area the repository lays on will be reported on the Covenants as a requirement of the Voluntary Cleanup Process.

Planner Whetstone drafted language for Condition #66 to read, "That the applicant stipulate to a condition that a disclosure regarding the Voluntary Cleanup Program, shall be included in the CC&Rs concerning the remediated site and the soil repository." The sentence regarding noticing in the clubhouse was removed.

Mr. Hathaway suggested "...regarding the developer's participation in the Voluntary Cleanup Program and received a Certificate of Completion shall be included in the CC&Rs." He deleted the remaining language, "concerning the remediated site and the soil repository." The Commissioners

and Mr. Gamvroulas were comfortable with Condition #66 as amended.

Mr. White referred to page 250 of the Staff report, Finding of Fact #1(o). He was unsure how the Planning Commission felt about the proposed commercial site, but if that was approved, the underlined language in red would not be necessary. Finding 1(o) was changed to read, "A 3,000 sf community center/club house shall be constructed by the developer. Exterior bathrooms will be available for park users." Mr. White suggested that they move the last sentence of #1(o) regarding the daycare and add it as #1(u). The Commissioners concurred. The language was revised and expanded to read, "Construction of support commercial such as a daycare facility, café, or other support commercial/offices would be the responsibility of the owner/developer of said property."

Mr. White referred to page 253 of the Staff Report, Finding #26 regarding the geotechnical study. He noted that there were two different soil studies in the same paragraph and that needed to be clarified and changed. Mr. White was comfortable with the first sentence as written; however, the redlined language beginning with "Further soils investigation work was conducted..." was a different type of soils study and should be moved to Finding #49, which talks about the historic mine soils. Mr. White suggested adding language to Finding 26 to say, "A new and an additional Geotech report was prepared on December 20th, 2011 and provided to Staff."

Mr. White explained that one study was the Geotechnical Soils report to build structures on the site. The second study was the Site Characterization Report related to the contaminated soils. It was important to keep the two studies separate. Commissioner Hontz preferred to address the Site Characterization report as a separate Finding #50.

Mr. White referred to Finding #37 on page 255 of the Staff report and noted that the language references Parcels I and J, which no longer exist. Mr. Gamvroulas stated that when they do the new preliminary plat, it would replace the current preliminary plat and parcels I and J would not be reflected. He thought the entire Finding could be removed. Mr. White agreed, since the same issues were addressed in the revisions to Finding 1(o) and 1(u).

Planner Whetstone questioned whether someone looking back might wonder why Parcels I and J were not shown. Commissioner Wintzer thought they should wait to address the issue when they review the new preliminary plat. He did not believe it was necessary to have the history in these Findings of Fact.

The Commissioners were comfortable deleting the language in Finding #37 and replacing it with "Intentionally deleted."

Chair Worel asked if the extension was part of these amendments or if it was a separate issue. Assistant City Attorney McLean remarked that it was within the MPD and addressed in Condition #36 with the extended date.

MOTION: Commissioner Thomas moved to APPROVE the proposed Amendments to the Park City Heights MPD and the Extension of the approval based on the Findings of Fact, Conclusions of Law and Conditions of Approval contained in the Staff report, with the edits and revisions that were made this evening. Commissioner Wintzer seconded the motion.

VOTE: The motion passed unanimously.

It was noted that Condition #36 had October 26, 2014 as the expiration date of the extension and that needed to be changed to reflect one year from the date of approval, which would be November 6, 2014. Assistant City Attorney McLean recommended that the Planning Commission make an amended motion to change the date in Condition #36 to reflect the correct date.

MOTION: Commissioner Thomas amended his previous motion to include changing the expiration date in Condition #36 regarding the extension, from October 26, 2014 to November 6, 2014. Commissioner Wintzer seconded the motion.

VOTE: The motion passed unanimously.

Chair Worel called for discussion or comments on the Design Guidelines. Mr. White referred to a previous comment by Commissioner Hontz regarding the small lot single family detached homes and privacy issues with the yards. Mr. White stated that they looked at those and made minor adjustments to the site plan. More depth was added to the lot lines and because of that, the applicant was proposing a small change to the fences in the small lot single-family detached Park Homes only. Mr. White noted that previously the design guidelines did not allow for privacy fences. It only allowed for open or rail fencing to provide physical separation, but not visual separation. Mr. White stated that the rear yard setback was approximately 15 feet. The homes would be tight together and they believe a six foot privacy fence makes sense in that location only. Mr. White proposed adding language to that affect under Fences, Gardens, Walls and Gates.

Commissioner Hontz asked about the width of the lot. Mr. Spencer replied that the widths vary. The widest is 54', the middle lot is 42' and the end lot is 46'. The lots themselves are 67' deep.

The Commissioners accepted the proposed change.

Findings of Fact

1. The Park City Heights MPD includes the following:

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

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

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

units. These units will be configured as Single Family Detached Cottage Homes and dispersed throughout the cottage homes area.

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

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

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

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

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

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

i. intentionally left blank

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

k. Trail connections to the Rail Trail and Quinn's trail, including trail on the north side of Richardson Flat Road from the 248 underpass to the Rail Trail and trail on the south side of the

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

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

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

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

o. A 3,000 sf community center/club house shall be constructed by the developer; Exterior access bathrooms will be available for park users.

p. Water infrastructure improvements that enhance the City's overall water system and provide redundancy as required by the Water Agreement executed as part of the Annexation Agreement. Water shares were dedicated to the City as part of a pre-annexation agreement.

q. Transportation improvements to the Richardson Flat/248 intersection including lane improvements and installation of a traffic signal to provide intersection safety (controlled left turn) and putting the Park and Ride facility and Park City Heights on the City bus route. These transportation improvements meet the requirements in the Annexation Agreement.

r. Following Wildlife recommendations as identified in the Biological Resources Overview prepared by Logan, Simpson Design, Inc. amended March 17, 2011.

s. Design Guidelines approved as part of this MPD apply to all lots, with the exception of the 2 upper lots proposed to be subject to the CCRs for the Oaks at Deer Valley, or equivalent.

t. No sound barrier walls or structures along US 40 within or related to the MPD.

u. Construction of support commercial such as a daycare facility, café, or other support commercial/offices would be the responsibility of the owner/developer of said property.

2. The Park City Heights MPD is subject to the Park City Heights Annexation Agreement approved by the City Council on May 27, 2010. The Annexation Agreement sets forth terms and conditions of annexation, zoning, affordable housing, land use, density, transportation and traffic, phasing, trails, fire prevention, road and road design, utilities and water, fiscal impact analysis, snow removal, fees, and sustainable development requirements for the 239 acre Park City Heights MPD. The MPD as conditioned is in compliance with the requirements of the Annexation Agreement.

3. The Park City Heights Annexation Agreement includes a Water Agreement as an integral component. The Water Agreement sets forth terms and conditions related to water facilities,

restrictions regarding water, and phasing of development as it relates to completion of water infrastructure. The MPD as conditioned is in compliance with the Water Agreement.

4. On June 17, 2010, the applicants submitted a pre-MPD application based on the annexation approval and agreement. The Planning Commission reviewed the pre-MPD application at two (2) meetings (July 14 and August 11, 2010) and found the application to be in initial compliance with applicable elements of the Park City General Plan.

5. On June 30, 2010, the applicants submitted a complete MPD application.

6. The property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record as required by the Land Management Code.

7. Public hearings on the MPD were held on October 13th, November 10th, and December 8th, 2010 and on February 9th, February 23rd, March 9th and March 23rd, 2011 and on April 27, 2011.

8. The property is located within the Community Transition (CT) zone. The MPD is in compliance with all applicable requirements of the CT zone, including density, uses, building setbacks, building height, parking, open space, affordable housing, and sustainable development requirements.

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

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

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

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

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

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

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

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

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

18. A wildlife study was conducted and a report (December 2010) was prepared by Logan Simpson Design, Inc. A revised report was prepared on March 17, 2011. The wildlife study addresses requirements of the Land Management Code and provides recommendation for mitigation of impacts on wildlife. An updated report was submitted by Logan Simpson Design, Inc. on July 7, 2011. The purpose of the updated report was to provide additional recommendations on mitigating impacts of the development on the wildlife in the area; to validate the observations of the earlier biological reports; to further study and identify wildlife movement corridors, evidence of species of high public interest such as Elk, Moose, Deer, and other small mammals; locations of dens or nesting sites; and to identify any areas of high native species diversity.

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

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

21. The property is visible from the designated LMC Vantage point along State Road 248 and a visual analysis was conducted by the applicant from this Vantage point. Additional visual

analysis was provided from the intersection of Richardson Flat Road and SR 248. Units along the western perimeter are most visible along the minor ridge from SR 248. Any units along this perimeter that are over the 28' height limit as measured in the zone will be required to obtain an Administrative Conditional Use Permit.

22. Intentionally left blank.

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

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

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

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

27. A Fire Protection Report (March 2011) identifies potential Wildland urban interface areas within the MPD. Prior to issuance of building permits the Building Department will review individual building fire protection plans for compliance with recommendations of the Fire Protection Report and applicable building and fire codes. The fire protection component of the plan shall ensure that Park City's ISO rating is not negatively affected by development of the site.

28. Affordable housing obligations of the MPD are consistent with the affordable housing described by the Park City Heights Annexation Agreement, Housing Resolution 17-99 and as required by the CT zone. The MPD provides up to an additional 35 deed restricted housing units over the 28 deed restricted townhouse units (44.78 affordable unit equivalents (AUE) required by the IHC MPD and the 16 deed restricted units (32 AUE) required by the CT zone for the 160

market rate units). These affordable units are configured as a mix of single-family detached, cottage units, and attached townhouse units. The additional 35 non-required deed restricted affordable units are proposed to be configured as the small lot Park homes as part of this MPD consistent with the needs described in Housing Market Assessment for Park City, dated September 2010. All units are proposed as for sale units. Defining the configuration of units to be as follows:

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

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

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

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

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

33. A Construction Mitigation Plan (CMP) is necessary to identify impacts and propose reasonable mitigation of these impacts on the site, neighborhood, and community due to construction of this project. The CMP shall include information about specific construction phasing, traffic, parking, service and delivery, stock-piling of materials and staging of work, work hours, noise control, temporary lighting, trash management and recycling, mud and dust control, construction signs, temporary road and/or trail closures, limits of disturbance fencing, protection of existing vegetation, erosion control and storm water management.

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

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

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

37. Intentionally deleted.

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

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

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

41. The applicant stipulates to the conditions of approval.

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

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

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

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

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

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

48. The MPD provides direct connection to and critical improvements of the Rail Trail and provides alternative transportation opportunities for recreation and commuting, such as biking, walking, in-line skating, and cross country skiing to Park City's business district at Prospector Square (within 2 miles) and to the IHC medical complex.

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

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

Conclusions of Law

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

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

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

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

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

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

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

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

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

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

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

Conditions of Approval

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

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

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

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

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

In addition to meeting Green Building or LEED for Homes checklists and in order to achieve water conservation goals, each house must either: 1) achieve at a minimum, the Silver performance Level points within Chapter 8, Water Efficiency, of the National Association of

Home Builders National Green Building Standards; OR 2) achieve a minimum combined 10 points within the 1) Sustainable Sites (SS2) Landscaping and 2) Water Efficiency (WE) categories of the LEED for Homes Checklist. Points achieved in these resource conservation categories will count towards the overall score.

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

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

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

8. All exterior lighting, including any street and/or path lighting shall be designed to limit the trespass of light into the night sky as much as possible and shall conform to the LMC Sections 15-5-5-(I) and 15-3-3(c) and the Park City Heights Design Guidelines.

9. All exterior lighting, with the exception of bollard lighting at the park shall be privately maintained.

10. A Construction Mitigation Plan (CMP) shall be submitted and approved by the City for compliance with the Municipal Code, as a condition precedent to issuance of any grading or building permits. The CMP shall address construction phasing, staging, storage of materials, circulation and traffic, parking, service and delivery, re-vegetation of disturbed areas, temporary signs and construction lighting, hours of operation, dust and mud control, storm water management, and other items as may be required by the Building Department. The immediate neighborhood and community at large shall be provided notice at least 24 hours in advance of construction work impacting private driveways, street closures, and interruption of utility service. The CMP shall include a site and landscape plan for the sales office building (either within the clubhouse or within a finished unit) to address landscaping, lighting, and parking for the sales office. Construction Mitigation Plans shall provide mitigation measures for traffic delays and potential detours, short term access and private driveway blockage, increased transit time, parking inconveniences, and other impacts on the adjacent neighborhoods and to the community in general.

11. The CMP shall address disposal and treatment of all excavated materials. The capping of exposed soils within the City's Soils Ordinance Boundary is subject to all applicable regulations and requirements of the Park City Soils Ordinance Title 11, Chapter 15- Park City Landscaping

and Maintenance of Soil Cover. A detailed Limit of Disturbance (LOD) plan shall be submitted as part of the CMP. The Limits of Disturbance for the entire site shall be minimized to the greatest extent possible, using best construction practices, and shall include the use of additional low retaining walls and steeper slopes to prevent unnecessary disturbance of native vegetation.

12. A construction recycling area and an excavation materials storage area shall be provided within the development to reduce the number of construction trips to and from the development. This condition applies at a minimum to the first two phases of development and may be waived for subsequent phases of development upon request by the applicant and upon review by the Planning, Building, and Engineering Departments.

13. A storm water run-off and drainage plan shall be submitted with the building plans and approved prior to issuance of any building permits. The plan shall follow Park City's Storm Water Management Plan and the project shall implement storm water Best Management Practices. Post development drainage shall not exceed pre-development drainage conditions and special consideration shall be made to protect the wetlands delineated on and adjacent to the site.

14. Maintenance of sidewalks (including, without limitation, snow removal), trails, lighting, and landscaping within the rights-of-way and common areas, with the exception of the Public Park and public trails, shall be provided by the HOA, unless otherwise agreed upon by the City Council. Language regarding ownership and maintenance of the open space and common areas shall be included on the final subdivision plats.

15. A financial guarantee, in a form and amount acceptable to the City and in conformance with the LMC Subdivision Regulations, for the value of all public improvements, pedestrian amenities and trails, sidewalks, bus stop amenities, landscaping (including landscaping to re-vegetate and re-landscape areas disturbed by construction related to the MPD) to be completed according to the final approved plans shall be provided to the City prior to building permit issuance for new construction within each phase of construction. All public improvements shall be completed according to City standards and accepted by the City Council prior to release of this guarantee.

16. Final utility plans, consistent with preliminary utility plans reviewed by the Planning Commission during the MPD review, shall be submitted with the final subdivision plats. Utility plans shall be reviewed by the Interdepartmental staff members and the utility service providers as the Development Review Team. Utilities for the MPD shall be placed underground.

17. The City Engineer shall review and approve all associated utility and public improvements plans (including streets and sidewalks, grading, drainage, trails, public necessity signs, street signs and lighting, and other required items) for compliance with the LMC and City standards as a condition precedent to final subdivision plat recordation. This shall include phasing plans for street construction to ensure adequate fire turn-around that minimize disturbance of native vegetation. Due to expansive soils in the area, grading and drainage plans shall include a comprehensive lot drainage plan for the entire phase of each final subdivision plat.

18. Above ground utility boxes must be shown on the final utility plans. The location of these boxes shall comply with best practices for the location of above ground utility boxes. These

boxes shall be located in the most efficient, logical, and aesthetic locations, preferably underground. If located above ground the boxes shall be screened to minimize visual impacts and locations shall be approved by the City Engineer.

19. The Snyderville Basin Water Reclamation District's review and approval of the utility plans and final subdivision plats, for conformance with the District's standards for review, is a condition precedent to plat recordation and building permit issuance.

20. All construction, including grading and trails, within the Park City Soils Ordinance area shall comply with restrictions and requirements of the Park City Soils Ordinance (Municipal Code Title 11, Chapter 15).

21. Trail improvements necessary to connect the Rail Trail to the Hwy 248 tunnel trail on the north side of Richardson Flat Road, as well as the trail connection from the Rail Trail to the public park on the south side of Richardson Flat Road, will likely impact the wetlands in this area. Precedent to issuance of a building permit for these trails a wetlands impacts and enhancements plan shall be reviewed by the Planning Staff. All required wetlands permits shall be obtained from the required agencies.

22. Mitigation for the disturbance of any wetland areas shall be identified on the trail construction plan and shall include enhancements of wetlands as an amenity feature for users of the trail system.

23. Enhancements to wetland areas and other disturbed areas within the MPD could include but are not limited to educational signs, such as identification of plants and animals, ecological processes, wetlands ecology, and insights into seasonal changes to the landscape; plantings that encourage and/or provide food sources for wildlife; additional on-site water sources; cleanup of degraded areas; and new nesting habitat/bird and small mammal boxes.

24. Lots 89 and 90 of the amended preliminary subdivision plat have been shifted to match the trail phasing plan to locate the trail connection on the open space.

25. All construction, including streets, utilities, and structures shall comply with recommendations of the June 9, 2006, Geotechnical Study for the Park City Heights Development provided by Gordon, Spilker Huber Geotechnical Consultants, Inc. Special construction methods, removal of unsuitable soils, and other mitigation measures are recommended in the Study. Additional soils studies and geotechnical reports may be required by the Building Department prior to issuance of building permits for streets, utility installation, and structures.

26. A detailed review against the Uniform Building and Fire Codes in use at the time of building permit submittal is a condition precedent to issuance of full building permit.

27. Fire protection and emergency access plans shall be submitted prior to the issuance of any building permits and shall be consistent with applicable building and fire codes and shall take into consideration the recommendations of the Fire Protection Report (March 2011). The fire

protection plans shall include any required fire sprinkler systems and landscaping restrictions within the Wildland interface zones. The plans shall ensure that Park City's ISO rating is not negatively affected by the development.

28. A limit of disturbance area shall be identified during the building permit review and construction fencing will be required to mitigate construction impacts. Silt fencing is required during construction in areas where run-off and construction may impact adjacent wetlands, water ways, and undisturbed areas as determined by the Building Department.

29. Trail easements for all proposed trails in the MPD shall be platted on the final recorded subdivision plats, unless they are located within designated public open space parcels. All trails shall be constructed consistent with the Park City Trails Master Plan and the Snyderville Basin Trails Master Plan. Connections to undeveloped property to the south providing future connections to the Wasatch County shall be consistent with the Wasatch County Trails Plan.

30. Construction of the public park, trails within the first phase, trail connections to the Rail Trail on both the north and south sides of Richardson Flat road, as described in the findings, and other neighborhood amenities associated with the first phase, shall commence upon issuance of the 40th building permit for Phase I (as described in the Annexation Agreement) and shall be complete within 9 months from commencement of construction, unless otherwise directed by City Council. In subsequent phases, trails, amenities, and other improvements shall be completed prior to issuance of 50% of the certificates of occupancy for the units within that phase, or as otherwise stated in the Development Agreement.

31. The neighborhood public park shall be developed in accordance with standards set forth and required by the City Council, Recreation Advisory Board and city standards. A minimum area of 100 by 80 yards shall be initially free from fixed improvements until final field design is approved or further conditioned at subdivision approval. The park will include bathrooms in the club house with exterior access for park users.

32. An Affordable Housing Plan, consistent with the Park City Heights Annexation Agreement and as required by LMC Section 15-6-5 (J), shall be reviewed by the Planning Commission and a recommendation shall be forwarded to the Park City Housing Authority. The Park City Housing Authority shall approve the final Park City Heights Affordable Housing Plan prior to issuance of any building permits for units within the MPD.

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

34. A master sign plan for the neighborhood shall be submitted, reviewed for compliance with the Park City Sign Code, and approved by the City, as a condition precedent to issuance of any individual sign permits.

35. No sound barrier walls or structures along Hwy 40 are permitted within the MPD. To the extent sound mitigation measures are utilized within the MPD, such measures shall be limited to landscaping and berms, energy efficient housing design and insulation, and sound mitigation

constructed as part of the design of the dwelling units and shall be reviewed by the Planning Department for compliance with the Design Guidelines.

36. Approval of this Master Planned Development is subject to LMC Chapter 6- Master Planned Developments and shall expire on October 26, 2014, unless Construction, as defined by the Uniform Building Code, has commenced on the project.

37. Pursuant to Section 15-6-4 (G) of the LMC, once the Planning Commission has approved an MPD, the approval shall be put in the form of a Development Agreement. The Development Agreement must be ratified by the Planning Commission within 6 months of this approval. The Development Agreement shall be signed by the Mayor on behalf of the City Council and recorded with the Summit County Recorder.

38. The Park City Soils Boundary shall be identified on the final plats (if applicable).

39. Timing of completion of all required items and public benefits shall be further described and stated in the Development Agreement.

40. No through roads may be provided through the Park City Heights MPD to the Deer Valley MPD subdivisions.

41. A re-vegetation plan for all disturbed areas (existing and newly disturbed) that are not landscaped with finished landscaping shall be submitted with the final road and utility plans for each phase. Re-vegetation of all disturbed areas within Phase One, that are not planned to be landscaped with finished landscaping, such as road and utility installation, soil remediation, other existing disturbed areas, shall be completed prior to issuance of the 28th certificate of occupancy for the Park City Heights MPD. If this area is used as a construction staging, construction recycling area, and excavated materials storage area, a new construction staging area will need to be approved by the Planning Department for the remainder of Phase I and for subsequent phases and shall be re-vegetated in a like manner with the issuance of certificates of occupancy for the final units in the respective phase.

42. Noxious weeds shall be managed per the Summit County noxious weeds ordinances during construction and in perpetuity by including regulations in the CMP, Design Guidelines, and CCRs.

43. One additional site visit was required by certified biologists during May or June 2011 to: a) validate the observations of the preliminary biological report and, b) to further study and identify wildlife movement corridors, evidence of species of high public interest (Elk, Moose, Deer, and other small mammals), locations of den or nesting sites, and any areas of high native species diversity. The report, provided to the Planning Department by Logan Simpson Design Inc. on July 7, 2011, included additional recommendations on mitigating impacts of the development on wildlife and wildlife corridors. The report was provided to the Planning Department on July 7, 2011.

44. Clearing and grubbing of vegetation and soils shall be minimized from April through July to avoid disturbance of nesting birds, unless a detailed search for active nests is conducted and submitted to the Planning Director for review by a certified wildlife biologist and any active nests are protected during construction

45. Left blank intentionally.

46. Due to the visual exposure of lots on the minor ridge, lots on the western perimeter, namely Lots 23, 24, 30, 31, 66, 67, 76, and 77 of the preliminary subdivision plat prepared by Ensign dated 1/17/11, shall be required to obtain a conditional use permit prior to building permit issuance, if proposed building heights are greater than twenty-eight feet (28'). Reconfigured Lots have been moved down the hill farther away from the minor ridge as much as possible and the concern for visual exposure is lessened with the revised plan. Lots 76 and 77 remain the same.

47. The applicants shall approach the adjacent property owner to the west to explore a mutually agreeable plan for incorporating the parcel into the Park City MPD and transferring density to the Park City Heights neighborhood in exchange for open space designation of this highly sensitive and visible parcel of land and the potential to relocate the upper western cul-de-sac to a less visible location.

48. All work within the Rail Trail ROW requires review by and permits issued by the Utah State Parks/Mountain Trails Foundation, in addition to the City. The Rail Trail shall remain open to pedestrians during construction to the extent possible.

49. High energy use amenities, such as snow melt systems, heated driveways, exterior heated pools and fireplaces, shall require energy off-sets and/or require the power to be from alternative energy sources, as described in the Park City Heights Design Guidelines.

50. All conditions, requirements, and stipulations of the Park City Heights Annexation Agreement and Water Agreement continue to apply to this MPD.

51. The final MPD phasing plan shall be consistent with conditions of the Water Agreement as to provision of public services and facilities.

52. All transportation mitigation requirements, as stated in the Annexation Agreement, continue to apply to this MPD.

53. The Applicant must meet all applicable bonding requirements.

54. Bus shelters on both the north and south sides of Richardson Flat Road shall be constructed within 60 days of issuance of the 40th certificate of occupancy. The shelter design and location shall be approved by the City Planning, Engineering, Building, and Transportation Departments and shall include a sign with the phone number of the Park City Bus service dial-a-ride. Information regarding the dial-a-ride service shall be posted within the shelters.

55. Sheet c4.0 (LOD Erosion Control Plan) shall be amended as follows: Note 1 shall read that the LOD for roadways is not to extend beyond 3' from the cut/fill limits as shown on the plan. Note 2: A 4 to 6 foot engineered wall shall be used in areas outside the limits of future home and driveway construction and where proposed cut/fill is in excess of 10' vertical as measured from the top back of curb to cut/fill catch point. Note 3: Proposed retaining walls shall not exceed 6 feet where they are necessary. A system of 4' to 6' walls with no individual wall exceeding 6', (i.e. tiered walls) may be used. The walls shall be separated by a 3' landscaped area from top back of lower wall to toe of upper wall. Note 4: Exceptions to these standards may be granted by the Planning Commission at the time of final subdivision plat review as necessary to minimize overall total disturbance.

56. House size limitations for all lots within the MPD shall be identified in the Design Guidelines subject to further appropriate reduction if found necessary during the final subdivision plat process, taking into consideration the size of the lots, visibility of the lots from the LMC Vantage Points, solar access of adjacent lots, onsite snow storage, and ability to achieve Points, solar access of adjacent lots, onsite snow storage, and ability to solar access of adjacent lots, onsite snow storage, and ability to achieve LEED for Homes Silver rating to meet the applicable standards of LMC 15-7.3-3..

Nothing herein shall preclude the applicant from proposing alternative methods of mitigation. Specifically, and without limitation, the Design Guidelines shall provide that house sizes of the Homestead lots shall be no greater than the following: (as delineated below by lot numbers per the preliminary plat prepared by Ensign and dated 1/17/11)

Lots 58 thru 66- 4000 square feet
Lots 130 thru 154- 4000 square feet
Lots 163 thru 164- 4000 square feet
Lots 70 thru 72- 5000 square feet
Lots 105 thru 129- 5000 square feet
Lots 155 thru 156- 5000 square feet
Lots 77 thru 98- 6000 square feet

The Design Guidelines shall reflect a preference for smaller homes consistent with (a) "best practices" in sustainable design and development to address the materials and energy impacts of larger homes and (b) the historic pattern of residential development in Old Town.

57. The Park City Heights Design Guidelines were approved by the Planning Commission prior to ratification of the Development Agreement by the Planning Commission and shall be used to review all activity and permits for compliance with the MPD.

58. The Park City Heights Design Guidelines are an integral component of the Park City Heights MPD and substantive amendments to the Design Guidelines require Planning Commission approval. Minor amendments shall be reviewed by the Planning Director for consideration and approval.

59. Adequate snow storage easements, as determined in consultation with the Park City Public Works, will be granted to accommodate for the on-site storage of snow. Snow storage shall not block internal pedestrian sidewalks and circulation trails. Removal of snow from the Park City Heights MPD is discouraged with the final decision to haul snow from this area to be made by the City's Public Works Director. The soil repository shall not be utilized for snow storage. Storm water detention areas to the west of the designed repository shall be allowed to be utilized for snow storage as well as storm water.

60. To further encourage non-vehicular transportation, trail maps will be posted in the clubhouse for the benefit of future residents. There will also be a ride-share board located within the clubhouse that residents may utilize in order to plan carpooling which will further limit trips from the development. The dial-a-ride phone number shall be posted at the ride-share board. The HOA shall post information and consider a bike-share program.

61. The Park City Heights Design Guidelines and CCRs shall include information related to the history of the site and Quinn's Junction region.

62. All transportation mitigation elements, as required by the Park City Heights Annexation Agreement (July 2, 2010) continue to apply to this MPD. The Applicants, as required by the Annexation Agreement, shall complete, with the first Phase (first 90 UEs) of the MPD (as described in the Annexation Agreement), the SR248/Richardson Flat intersection improvements with all required deceleration and acceleration lanes; and shall include the required infrastructure (fiber optic, control boxes, computer links, etc.) to synchronize this traffic signal with the UDOT coordinated signal system on SR 248, within the Park City limits at the time of this MPD. At the time the traffic signal is installed, the Applicants shall request in writing that UDOT fully synchronize signals along SR 248, with supporting data as applicable. Required improvements to Richardson Flat Road, including 5' wide bike lanes, as stated in the Annexation Agreement, shall be complete with the first Phase (first 90 UEs) of the MPD. The cost sharing methodology between the Applicants and any assigns, for these mitigation elements, shall be detailed in the Park City Heights Development Agreement. The Applicant shall provide an annual assessment of traffic counts and bus needs generated by the MPD for five (5) consecutive years following issuance of the first certificate of occupancy. The applicants shall participate with the City to conduct an annual assessment, which shall include peak period counts of both summer and winter traffic in the vicinity of the SR 248/Richardson Flat Road intersection, and submit such to UDOT. This information shall be coordinated with best available UDOT data and analysis. This assessment shall be incorporated into ongoing Park City Transportation Master Plan and the Park City Transit planning efforts with UDOT. This information shall be presented annually to the Planning Commission in conjunction with an update of the City Transportation Master Plan.

64. Prior to commencing any work to remediate metals impacted soils, a copy of the Utah Department of Environmental Quality approved remediation plan, prepared as part of the Utah Voluntary Clean-Up Program (VCP), shall be provided to the City.

65. The results and report of the soils investigation work prepared by IHI Environmental May 6, 2013) that identifies and locates historic mine soils, and the remediation plan submitted to and

approved by the State Department of Environmental Quality as part of the Voluntary Cleanup Program, shall be provided to the Building Department prior to issuance of any building permits for development of streets, utilities, lots, trails, parks, and all construction that requires disturbance of soil.

66. The applicants stipulate to a condition that a disclosure regarding the developer's participation in the Voluntary Clean-up Program and receipt of certificate of completion shall be included in the CCRs.

3. General Plan – Overview of draft changes

Neighborhoods

Maps of the individual neighborhoods were on display through the room.

Planning Manager Sintz stated that a lot of the issues that were raised when discussing the different elements filtered down to neighborhoods. A number of items that were marked had been discussed or modified in previous discussion. For that reason there were less neighborhood issues in this section of the General Plan. Other than changes to the maps, the discussion was primarily a confirmation of some of the smaller items. She encouraged the Commissioners to speak up if an item was missing so it could be incorporated into the final draft.

Thaynes

Planning Manager Sintz referred to page 314 of the original General Plan Draft. She commented on a request to define different types of open space and there was a specific reference to the barn that was listed on page 314. Since that discussion took place, the Staff added a new section under the Natural Setting Strategy Section on open space. Planning Manager Sintz noted that this was new information that came out of the discussion, and she asked for comments on the breakdown of open space.

Director Eddington remarked that the Staff worked with COSAC and they looked at some of the old definitions from Summit Land Conservancy. They also looked at the City's definition for different open space from open space documents. The Staff tried to define passive and active open space. He noted that "urban" was a little more focused on what the Planning Commissioner deals with in MPDs, etc. Director Eddington stated that the Staff compiled all the information into a simple format that could serve as a guiding document for passive, active and urban.

Commissioner Hontz referred to page 23 of the Green Section. She thought pools were a good representation of active space, but she questioned whether private pools should be considered the same as public pools. Commissioner Wintzer suggested adding the word "public" in the language to make the distinction. The Commissioners concurred.

Planning Manager Sintz asked if Commissioner Hontz had the same concern with Fields and Courts. Commissioner Hontz thought the word "public" should also be inserted in that language. Planning Manager Sintz suggested revising the language on the previous page under Active Open Space to



Park City Heights

N e i g h b o r h o o d D e s i g n G u i d e

~~August, 2013~~

February, 2017

Updated Image to reflect
Amended Master Plan

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Area History

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

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

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



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

Design Philosophy

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

Applicability

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

The Design Guidelines are organized into six sections:

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

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

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

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

Lot Types

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



• Park Homes

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



• Cottage Homes

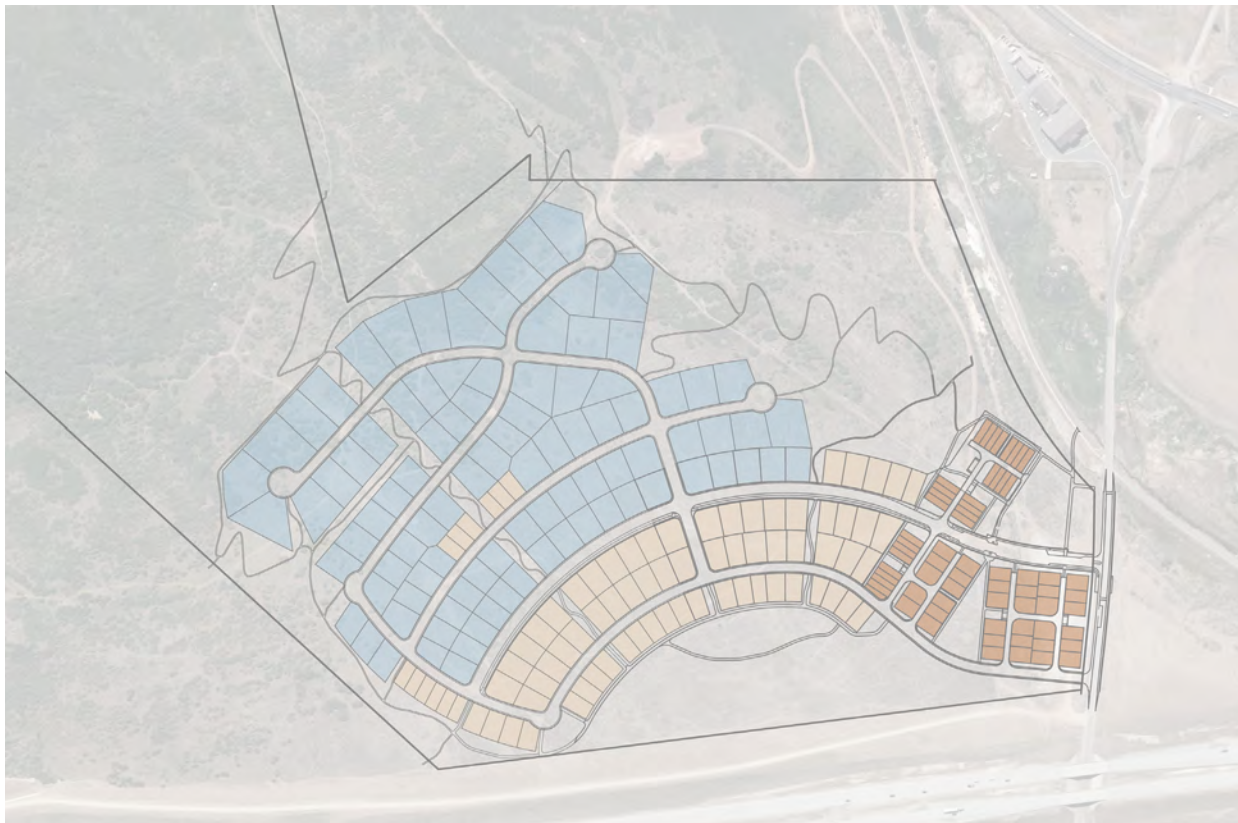
Cottage Homes consist of smaller single family homes on **varied** lot **sizes** that **generally** range **in-size** from **4,200 4,500** square feet to 10,500 square feet. Prominent street oriented entry's and front porches along with **semi-recessed or detached** garages are used to provide an emphasis on placing people near the street.



• Homesteads

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

Updated Images to reflect
Amended Master Plan



Park Homes

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

Street Patterns



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



Updated Images to reflect
Amended Master Plan



Small Lot Single Family
Park Home

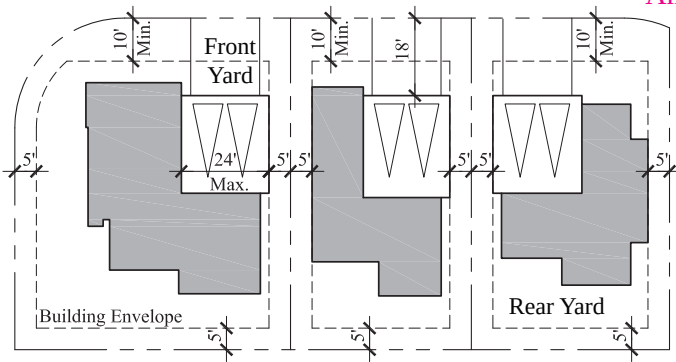
Ledger Way

Neighborhood
Park

Park Homes

Building Placement

Updated Images to reflect
Amended Master Plan



Small Lot Single Family Detached:

Park Homes consist of **thirty-five (35)** small lot single family **detached** homes and **twenty-eight (28)** **4-unit** multi-family **attached** units and **clubhouse/amenities** buildings.

Small Lot Single Family Detached:

Front Yard Setback: Minimum 10'

Side Yard Setback: Minimum 5'

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

Rear Yard Setback: Minimum 5'

Multi-Family Attached:

Front Yard Setback: Minimum 5'

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

End Unit Side Yard Setback: Minimum 2'

Rear Yard Setback: Minimum 10'

Clubhouse/Amenity Structure(s):

Front Yard Setback: Minimum 3' for main Structure*

Side Yard Setback: No minimum

Side Yard Street Setback: No minimum

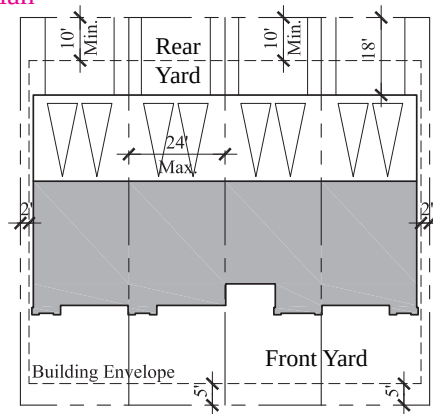
Rear Yard Setback: No minimum

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

Front Facade: ~~At least 40% of the Primary Facade must be within 5' of the required minimum Front Yard Setback.~~

Garages: Shall be a maximum of 24' wide. Garage doors must be placed at either ~~7'~~ 10' from the **edge of the Right-of-way property line** or a minimum of 18' from the **edge of the Right-of-way property line**.

Park Homes



Multi-Family Attached:

Garage Doors: Two (2) car **wide** garage doors may be a maximum 18' wide. Single doors may be a maximum of ~~10'~~ 9' wide.

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

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

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

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

Massing & Composition

Scale of Buildings

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

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

- No unbroken expanse of building mass may exceed ~~25' 35'~~. If the ~~25' 35'~~ is reached the wall line must step a minimum of ~~3' 2'~~ (Small Lot Single Family Detached units only).
- No unbroken expanse of building mass may exceed 45'. If the 45' is reached the wall line must step a minimum of 1' (Multi-family Attached units only).

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

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

Repetition

Buildings of similar plans must offer up differentiation in elevations and color. ~~Repetition of like elevations will not be permitted.~~



Horizontal & vertical variation must occur

Park Homes

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



Repetition of identical elevations is prohibited

Unit Size

Units in the Park Homes area will have a minimum square footage of 800 sq. ft. The first floor area shall not be less than 470 sq. ft. for two story units. The maximum square footage for any unit is ~~2,700~~ 2,800 sq. ft. (all areas noted are gross living areas and exclude porches, decks, garages and ~~uninhabitable~~ basements) as defined by the Park City ~~Municipal~~ Land Management Code.

Building Height

The intent of the height guideline is to present ~~an appropriately scaled roofscape that is compatible with its use and placement~~ a human-scale roofscape, one that steps with the contours of the terrain and recalls the natural setting. Allowable building heights are limited by the Park City ~~Municipal~~ Land Management Code. ~~Generally building heights cannot exceed 28' as measured from existing natural grade at any point, excluding chimneys.~~ No Structure shall be erected to a height greater than twenty-eight feet (28') from existing grade. Accessory Structures shall not exceed a maximum height of eighteen feet (18') to the peak of the roof.

The following exceptions apply only to the Main Structure:

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

Walls

Foundation Walls

Foundation walls form the base or grounding element of the structure. ~~These walls should be a continuation of the building wall.~~ Foundation walls must step down with the grade change so that their exposed surface is **covered** **minimized**. **Maximum exposed foundation wall height is four feet (4')**. All exposed concrete must be ~~clad or~~ finished for appearance with ~~an approved exterior wall material, see Building Walls for approved materials~~ foundation plaster, stone veneer, board formed concrete or paint.

Building Walls

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

Approved materials are:

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



Vertical siding



Horizontal & vertical siding material combinations



Wall Appurtenances

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

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



Simple wall decoration



Shutters not prominent in Park Homes

Park Homes

Porches

Porches

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

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

• Porches are usually located at the front setback line, but may also be located at the side setback line.

• Porches often will have deep eaves repeating the same rafter treatment as the main roof.

• Porch roof forms shall be consistent with the architectural style of the home.

• Porches must be a minimum of 8" above finished grade unless ADA access is required to the home. **Not all porches will be the same height. Porch height should vary in that porch height is a function of the topography and style of the home.** The front porch steps must be designed as an integral element to the design and style of the home and not just "stuck on" the front of the home.

• Porches can be used to wrap the corner of a house or fill the void created by an "L" shaped plan. Wrapped porches are strongly recommended for Corner Lots.

• Creativity consistent with the architectural style of the house shall be used in designing columns, posts, brackets, railing, trim and molding.

• Columns, where provided, must terminate at the porch deck or extend to within 4" of finished grade.

• Minimum porch depth is 5' with a minimum of 40 square feet. **In some instances porch depth will be allowed a minimum porch depth of 4'. This will require additional porch length to ensure that porches are functional.**

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

Appropriate Porch flooring surfaces include:

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



Porches located at front setback



Properly detailed porch elements



Porch reduces impact of building mass to street



Porch height should vary

Park Homes

Windows & Doors

Windows

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

Windows may be constructed of the following materials:

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

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

Doors

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

Trim

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



Predominantly rectangular



Vertical proportion



Doorway is complimentary to materials of the home



Door is protected from weather



Trim proportion to the size of the openings



Expressive trim



Trim with simple profile

Park Homes

Garages & Garage Doors

Garages

Garages or **Parking Structures** are required in the Park Homes area of the development. They can be attached or detached and must provide a minimum of one car per residential unit. Garages must not dominate the structure when viewed from the street, especially in areas visible from right-of-ways, common areas and adjacent home sites. ~~All garages must be accessed from the Local Street. Parking Structures may be accessed from Residential Streets. Garages may be side entry designs or accessed perpendicular from the Local Street.~~ The use of overhangs and significant architectural details are encouraged to visually lessen the impact of the garage entrance(s).

Garage Doors

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

- Doors should be paneled and may incorporate glass.
- Doors **should** are encouraged to be painted or stained colors similar to the body of the home to lessen their visual impact.
- Single garage doors are preferred. The use of single doors allows for more variety in the garage elevation.
- Garages for an individual unit are limited to **two** (2) garage doors in the Park Home area. A **two** (2) car tandem garage is allowed.
- No garage door over 9' high will be approved.
- **Doors may include Diagonal, X-Bracing or Z-Braced Planks or Panels if consistent with the design of the home.**

Driveways

Shared Driveways are allowed and encouraged but their width at the curb must be minimized. Driveways are encouraged to be concrete, colored concrete, stamped colored concrete, unit pavers turf block or other permeable pavers or other pattern and texture methods approved by the Design Review Board. Asphalt drives will be permitted but must be properly maintained.

Park Homes



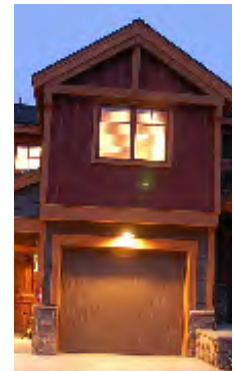
Paneled doors are encouraged to incorporate glass



Door is painted to match body of the home



Single doors are preferred where feasible



Living area overhangs garage to lessen visual impact



Segmented doors - help to visually appear as two separate doors

Added new Image

Roof Patterns & Materials

Roof Patterns

Roof elements play a major part in how the overall building design relates to human scale and to the topography of the site. Roof forms can also help bring developments together visually through the use of reoccurring underlying principles.

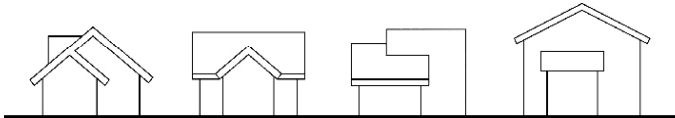
- Allowable roof pitches for sloped roofs are between **4:12 3:12** and **8:12 12:12** (roof pitch less than 4:12 may not extend up to five feet (5') above the twenty eight foot (28') Building Height)
- Allowable roof types are: gable, hip, partial hip and flat.
- Shed roofs may only be used as secondary roof forms (shed roofs may have a pitch of no less than 2:12)
- Flat roofs are also an allowable roof form (flat roofs may be sloped for drainage)

Roof forms need to be broken down to address human scale so as not to become boxy. Generally roof structures and roof lines should step with the topography of the site creating the appearance that the buildings mass steps with and follows the slope of the site. Flat roofs should be incorporated into the Park Homes where feasible and utilized for snow storage, water collection, reduced roof impacts and the creation of “green” landscaped roofs, roof gardens or patio spaces.

Building designs will incorporate a primary roof form with secondary elements attached to the primary form. See Massing & Composition for additional criteria.

The following roof shapes are not permitted:

- Mansard, fake mansard, Gambrel or Domed



Variation in Roof Forms Contributes to a more Visually Rich Neighborhood

Roof Overhangs

Roof overhangs protect walls and openings **from weather** and contribute to the buildings character. Roofs should overhang walls a minimum of 12” and a max of **24” 36”**. Roof overhangs less than 12” requires **Design Review Board committee** approval. **Overhangs of 0” are allowed on flat roofs.** Wood, composite and aluminum are allowed materials for fascia and soffit.

Park Homes



Overhangs protect walls



Appropriate roof overhangs

Changed Image

Roof Materials

Allowed roofing materials are:

- Architectural composition shingles, min.30 year
- Copper, must oxidize and turn bronze
- Zinc, flat finish
- Cor-ten steel
- **Self adhering single ply** Membrane roofing (at flat roofs)
- Solar Shingles
- Green roofs

The following materials can be used with approved color selection:

- Aluminum
- Steel

Standing Seam Metal or corrugated roofs shall be primarily allowed on accent and porch roofs.

The following roofing materials are not allowed:

- Wood Shakes
- Highly reflective metals
- Asphalt rolled roofing



Primary roof form broken up with secondary roof elements



Roof is broken up to relate to human scale

Roof Appurtenances

Roof Appurtenances

Approved Dormer Shapes:

- Shed Dormers
- Gable Dormers
- Hip Dormers

• Snow Diverters should be used wherever sufficient amounts of snow may accumulate over occupied areas such as entries, patios, porches, driveways and decks. Special care should be taken with metal roofing as it is prone to releasing snow which can cause injury to people or damage to property.

• Snow Melt Systems should only be considered when all other alternatives have been explored fully. Proper roof design is imperative to eliminate the dependency of snow melt systems and their energy consumption.

• Roof top stairs, mechanical and electrical areas are required to be placed within the roof structure and are not permitted to be placed on the roof unless shielded. Shielding solutions must be approved by the **Design Review Board committee**.

• Ornaments like finials, scroll work on the ridge or barge and eave boards or decorative turrets are discouraged.

• Skylights are not to be highly reflective and must be installed flush against the roof. They should not extend to the eave line. As mentioned elsewhere in these guidelines bubble type skylights will not be approved. Light pollution from skylights will not be permitted.

• **Horizontal direct vent fireplaces are allowed but chimneys are encouraged.** When used, chimneys must be enclosed in a chase. The chase may be clad with wood siding, stucco, stone or approved metal. Chimney caps are required and must be constructed of approved material. Exposed metal chimneys and spark arrestors are not permitted.

• Mechanical vents 6" or larger must be enclosed in an appropriate architectural structure to match building components. When chimneys are required their size, shape and height should match that of other chimney elements on the roof. All other unenclosed exposed vents must be coated to match the roof color.

• Clerestories should be placed within the field of the roof and cannot extend to the eave lines except as approved by the **Design Review Board committee**.

• Solar Panels are allowed and encouraged and should be placed to maximize their effectiveness while also minimizing their visual impacts on adjacent owners and the community as a whole.

Gutters and Downspouts

Gutters and downspouts should be metal or copper, have a factory finished metallic patina, painted to match the surface to which they are attached or match the trim color of the home.

Rain Storage Devices

All rain storage devices must be placed underground.



Mechanical vents reflect architectural style



Gutters match surface or trim color



Solar panels located to maximize effectiveness and minimize visual impact



Skylight placed flush to roof and color blends well with roof

Park Homes

Home Appurtenances

Mechanical Equipment

Care must be given in designing a home to the location of utility equipment to avoid prominent exposure of mechanical equipment and meters to public view. Compressors, meters, utility boxes and miscellaneous equipment shall be grouped and located and screened to minimize the impact on neighbors and the community.

Utility meters are typically required to have impact protection. The location and design of this impact protection shall be included on the construction plans. The design shall satisfy the building department and utility provider requirements.

Screens can be comprised of either landscaping or landscaping and wood that is compatibly detailed to harmonize with the homes exterior. Exposed vents, grilles and other mechanical, electrical and plumbing components should be coordinated with building elements. Consider locating the dryer exhaust vent, hose bibs, waterproof outlets etc. below the first floor beam. Conceal these items to the extent possible and coordinate visible items with the foundation piers and screens.

No roof mounted mechanical equipment is allowed unless mounted on a flat roof element and is not visible from public view.

Lighting

Front porch lights should be a primary architectural focus. Outdoor and indoor lighting will be carefully reviewed to assure that neighboring properties are protected from light sources. The intent is to produce an enticing low level throughout the community that creates a warm ambience while maintaining views of the night sky and stars. Exterior lighting shall be kept to a minimum and shall be limited to porches, courtyards, garage entries, addresses and to mark paths.

The light source must conform to Park City Municipal Corporation Municipal Code / Land Management Code standards (found at www.parkcity.org). Floodlighting and moonlighting are prohibited.

Antennae and Satellite Dishes

When possible, satellite dishes, television or radio aerials, or antennas should be installed so as to be screened from the road, adjacent home sites or public areas. No satellite dish may be installed that is larger than 39" in diameter. Removal of trees to improve reception is prohibited. The screen wall is subject to Design Review Board approval and must be an integral component of the house design. In some cases, the enclosure may not be approved due to the location on the home site and its visual effect on the overall street scene or as viewed from adjacent home sites. Umbrella covers over satellite dishes are prohibited.

Trash Containers

Space shall be provided in an adequate and appropriate side or rear yard or interior portion of the garage to accommodate at least one trash and one large recycling container per unit and must be concealed from view from the Street or Local Street.

Accessory Structures

No accessory structures are permitted.



Lights should complement architectural style but remain simple in form

Park Homes

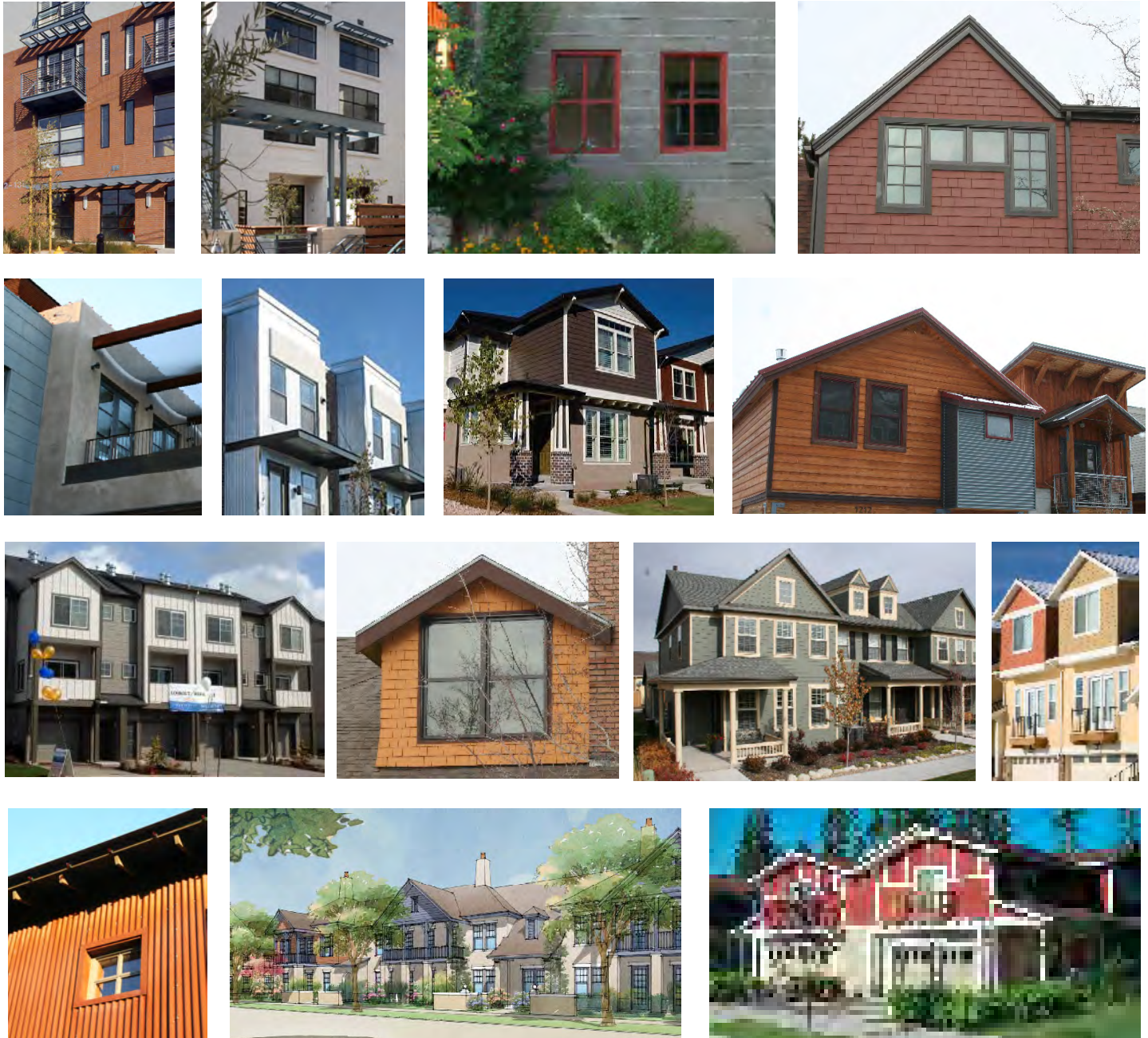
Example Gallery

Exterior Colors

The Park Homes have a diverse range of building size. With this diversity comes an opportunity to introduce a broad range of color ranges seen in other phases of the development. Smaller buildings such as duplex & fourplex buildings should follow the standard established by the Cottage Homes guidelines & utilize primary colors. White & light gray are not considered primary colors. Buildings larger than four units Multi-family buildings should must utilize colorful earth tones in an effort to lessen their visible mass.

Key Elements

- Varied Wall Planes & Massing
- Expressive Trim
- Exposed Structural Elements
- Low Sloping/Flat Roofs
- Emphasis on Front Porches
- Mining Meets Modern
- Not Resort Mountain Timber
- Mountain Contemporary
- Simple Forms
- Garages Secondary
- Grouped Windows
- Creative Materials



Park Homes

Cottage Homes

C o m m u n i t y & A r c h i t e c t u r e
P a t t e r n s

Street Patterns



Typical Cottage Homes are single story, story and a half and two story homes placed on traditional lots located in the heart of the neighborhood. The Cottage Homes place an emphasis on the homes front facade with prominent street oriented entry's and front porches and by incorporating **semi** recessed garages or detached garages **and, where feasible, garages that are accessed from the side street**. The Cottage Homes are placed close to the street and sidewalks creating an intimate setting that should include appropriate front yard landscaping and garden fencing common to traditional neighborhoods while still providing on street parking and sufficient snow storage areas.

Updated Images to reflect
Amended Master Plan



Piper Way

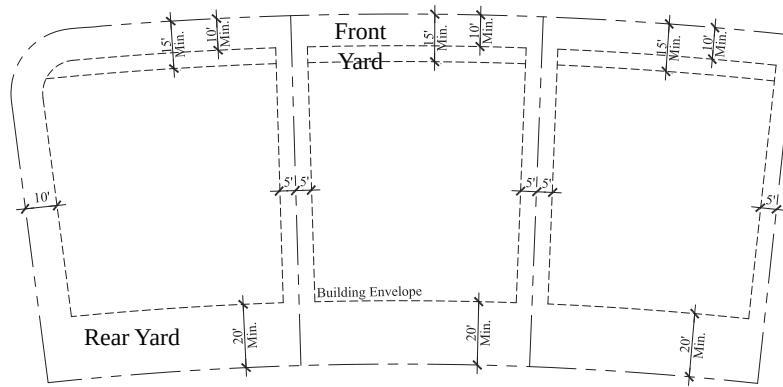
Cottage Home

Cottage Home

Ledger Way

Cottage Homes

Building Placement



Updated Image to reflect Amended Master Plan

Cottage Lots:

Cottage Homes consist of single family **detached** homes on lots that range in size from approximately 4,200 square feet to 10,500 square feet.

Front Yard Setback: 15' to Main House - 20' to front of garage. Front Porches or Single Story Bays may extend to within 10' of the **Sidewalk or Street ROW** property line.

Side Yard Setback: Minimum ~~setback for all homes is~~ 5'

Side Yard Street Setback (Corner Lot): Minimum 10' ~~for all structures~~ to Main House - 15' to front of garage (side load garage).

Rear Yard Setback: Minimum 20' ~~to Main House~~

~~**Front Facade:** At least 40% of the Primary Facade must be within 5' of the required minimum Front Yard Setback.~~

Attached Garages: Garage **door** width must not exceed 55% of the width of the front facade of the house. Shall be a maximum of 24' wide. ~~Garages at front or side yard shall be setback 20' of 5' behind front or side Facade (Whichever is greater). Garages must be placed a minimum of 5' from the Side Property Line.~~ Attached Garages shall be a maximum of 26' wide. Garages shall be setback a minimum of 5' behind Facade.

Detached Garages: Shall be a maximum of 24' wide ~~May be placed at 3' from the side property line~~ and shall be a maximum of 18' in height. ~~Detached garages shall be setback a minimum of 5' behind facade.~~

Garage Doors: Two (2) car wide garage doors may be a maximum 18' wide. Single doors may be a maximum of 10' wide.

Cottage Homes

Parking: No enclosed structures for the storage **or parking** of boats and/or motor homes are permitted.

Front Yard Exceptions: (1) Uncovered steps leading to the Main Building provided the steps are not more than four feet (4') in height from Final Grade, not including any required handrails, and do not cause any danger or hazard to traffic by obstructing view of a street or intersection; (2) Roof overhangs, eaves, and cornices projecting not more than three feet (3') into the Front Yard; (3) Porches and Bay Windows, not more than ten feet (10') wide, projecting not more than five feet (5') into the Front Yard;

Side & Rear Yard Exceptions: (1) Bay Windows not more than twelve feet (12') wide, projecting not more than two feet (2') into the Side/Rear Yard; (2) Chimneys not more than five feet (5') wide projecting not more than two feet (2') into the Side/Rear Yard; (3) Window wells and light wells projecting not more than three feet (3') into the Side/Rear Yard; (4) Roof overhangs and eaves projecting not more than three feet (3') into the Side/Rear Yard; (5) Hot tubs and decks located at least five feet (5') from the Side/Rear Lot Line; (6) Window sills, belt courses, cornices, trim, and other ornamental features projecting not more than six inches (6") beyond the window or Structure to which it is attached. In no case shall an exception be allowed if contrary to the International Building Code.

Front, Side & Rear Yard Exceptions: (1) Fences, retaining walls, stairs, pathways, trails, sidewalks, patios, driveways, similar Structures, screened mechanical and utility equipment, and approved Parking Areas are allowed as exceptions in the Front/Side/Rear Yards as approved by the Design Review Board.

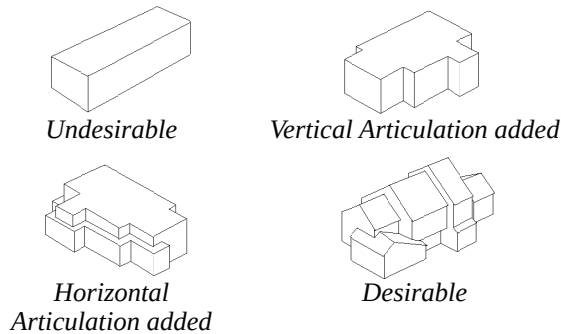
Massing & Composition

Built Forms Follow Contours

Building placement should respect existing land forms. Structures should follow contours and fit into existing land massing, rather than ignore or dominate these forms.

Scale of Buildings

It is important that the massing of the buildings be scaled in such a way that it relates to the people living there and harmonizes with the area and its natural features. No unbroken expanse of building mass may exceed ~~35' 45'~~ in length on ~~all~~ any side elevation and 25' on ~~all~~ front and rear elevations ~~without a break or step~~. If the maximum length is reached, ~~the wall line must step a minimum of 4'~~ any combination of vertical and horizontal stepping can be added together to achieve a minimum of 3' shift, subject to the architectural style of the home.



This requirement is applied to ensure building mass does not become overpowering. Changing the planes of walls, changing direction, and providing some variety in the roof form yields diversity and visual interest. Additive building volumes give the home an appearance that it was built over time.

Repetition

~~Buildings of similar plans must offer up differentiation in elevations and color. To ensure diversity, identical building elevations shall not be permitted on the same street frontage or directly across the street for a distance of no less than three-hundred (300) feet. Also, no more than 2 similar floor plans may occur consecutively along a street.~~ The Design Review Board shall review these requirements on a case-by-case basis per specific site conditions. Homes with similar heights may only occur consecutively along a street three times before a change in massing is required. For example, three adjacent two-story homes must be followed by a one and a half story or one-story home. There should be substantial variation in individual building forms.

Cottage Homes

Residence Size

Residences in the Cottage Homes area will have a minimum square footage of 900 sq ft for single story structures. The first floor area (defined as that floor that is accessed by the front door) shall not be less than 600 sq. ft. for two-story structures. The maximum square footage for any residence is 3,500 sq. ft. (all areas noted are gross living areas and exclude porches, decks, garages and ~~uninhabitable~~ basements) as defined by the Park City ~~Municipal~~ Land Management Code.

Building Height

The intent of the height guideline is to present a human-scale roofscape, one that steps with the contours of the terrain and recalls the natural setting. Allowable building heights are limited by ~~the~~ Park City ~~Municipal~~ Land Management Code. ~~Generally building heights can not exceed 28' as measured from existing natural grade at any point, excluding chimneys.~~ No Structure shall be erected to a height greater than twenty-eight feet (28') from existing grade. Accessory Structures shall not exceed a maximum height of eighteen feet (18') to the peak of the roof.

The following exceptions apply only to the Main Structure:

- (1) A gable, hip or similar pitched roof may extend up to five feet (5') above Building Height, if the roof pitch is 4:12 or greater.
- (2) Chimneys, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building.

Side Elevations

All Cottage units with side elevations exposed or clearly visible from a public road shall pay special attention to the massing and composition to ensure appropriate scale and form to fit visually into the landscape and windows should occur in these visible end walls. Additional landscape measures may be required to achieve this requirement.



Avoid Consecutive Massing

Walls

Foundation and Retaining Walls

Foundation walls form the base or grounding element of the structure. ~~These walls should be a continuation of the building wall.~~ Foundation walls must step down with the grade change so that their exposed surface is **limited** **minimized**. **Maximum exposed foundation wall height is four feet (4')**. All exposed concrete must be ~~clad or~~ finished for appearance with **foundation plaster**, stone veneer, board formed concrete or **concrete with an exposed aggregate paint**. Retaining Walls should appear to be an extension of the foundation walls of the structure. Retaining Wall materials may include stacked rock or materials to match foundation wall material **subject to Design Review Board approval**. ~~No Retaining Walls may be placed within the side yard setbacks unless they are placed perpendicular to the lot line.~~



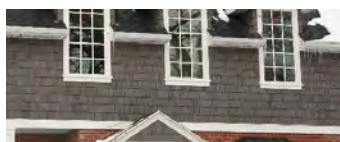
Foundation wall too exposed

Building Walls

Building walls are those walls above the foundation walls that form the middle of the structure. The treatment of these walls provides an opportunity to visually unify this phase of the development. The use of different materials is encouraged to give distinction to the varied forms of the building. Materials on building walls will be limited to three different types for any single structure in the Cottage Homes.

Approved materials are:

- **Natural Stone**
- Horizontal wood siding
- Board and batten vertical wood siding
- Machine sawn wood shingles
- Composite Board siding or approved similar
- Stucco (as approved by the Design Review Board)
- Steel (as approved by the Design Review Board)
- **Masonry**



Wall Appurtenances

Detail elements applied to the exterior wall such as wall decoration, shutters, bay windows and flower boxes can add visual interest to the building façade. Care should be taken to not overstate or overly decorate. These elements should be functional and not simply replications of things seen elsewhere.

- Wall Decoration - Painted, relief or trimmed detail work is not recommended.
- Window and Door Shutters - They should appear operable and matched to size openings. They may be made of wood or fiberglass that resembles wood. Their design should be simple and straightforward, with out undue decoration. Painted shutters are encouraged on single windows and fully glazed doors. Hardware shall be corrosion-resistant in a compatible color. Styles may be louvered, raised or flat paneled or planked and awning shutters are permitted.
- Bay Windows and Flower Boxes - These should be designed in a simple and direct manner.



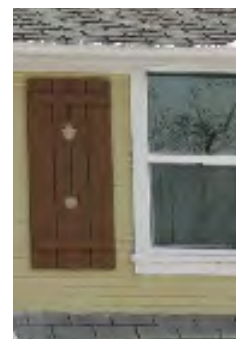
Shutters sized to match openings



Shutters are simple and straightforward



Simple Bay Window adds interest to home



Does not appear operable

Cottage Homes

Porches

Porches

A core ideal of the development is the use of covered front porches to promote a human scale, sense of entry and emphasize relationship to the street.

Massing of porch elements also can help to further ground the building by forming a base from which the building mass can grow. To this end porches should be made to convey a sense of human scale and are limited to one story in height.

Integration of the front porch is required in the Cottage Homes area.

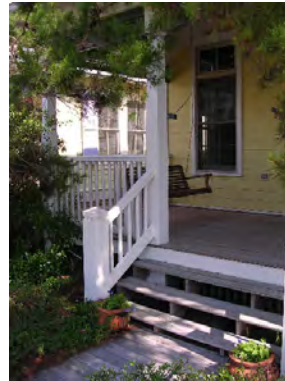
• Porches are usually located at the front setback line:

- Porches will often have deep eaves repeating the same rafter treatment as the main roof.
- Porch roof forms shall be consistent with the architectural style of the home.
- Porches must be a minimum of 8" above finished grade unless ADA access is required to the home. **Not all porches will be the same height. Porch height should vary in that porch height is a function of the topography and style of the home.** The front porch steps must be designed as an integral element to the design and style of the home and not just "stuck on" the front of the home.
- Porches can be used to wrap the corner of a house or fill the void created by an "L" shaped plan. Wrapped porches are strongly recommended for Corner Lots.
- Creativity consistent with the architectural style of the house shall be used in designing columns, posts, brackets, railing, trim and molding.
- Columns, where provided, must terminate at the porch deck or extend to within 4" of finished grade.
- Minimum porch depth is 6' with a minimum of 60 square feet.

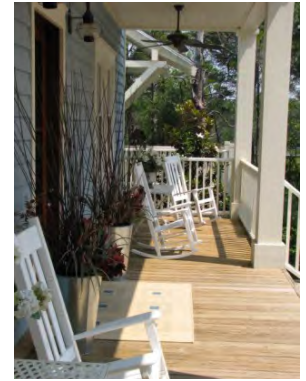
- All porches shall be properly detailed with authentic porch edge conditions, including a cantilevered "lip" or edge. If the porch surface is left as natural or colored concrete the face of the cantilevered lip must also remain as natural or colored concrete. If the porch surface is finished with another material, then that material should wrap the face of the porch lip.

Appropriate Porch flooring surfaces include:

- Wood or Composite Decking
- Natural or Approved Colored Concrete
- Tile or Concrete Pavers



Appropriate porch detailing



Authentic flooring materials



Porch roof forms are consistent with home



Porches above grade

Cottage Homes

Windows & Doors

Windows

Windows should be predominantly rectangular in shape and vertical in orientation. Windows are often single, paired or in strips of three (3) or more. Octagonal, circles **arched** and hexagon shaped windows will not be approved. Window heads must be **shaped to match roof lines or remain level**. **No scissor truss windows will be permitted with slopes not matching the roof line.**

Windows should not be placed within 12" of any building corner.

Window placement is critical and should be studied carefully for aesthetic appeal, rhythm, and proportion.

Windows may be constructed of the following materials:

- Wood
- Wood clad with color fast vinyl or aluminum
- Metal clad windows must be coated with an approved finish
- Vinyl

Note: The glass and frames used in windows and skylights cannot be highly reflective. The lenses of skylights must be clear, gray or bronze. All skylights must be low profile. No bubble type skylights will be permitted. Skylight locations should integrate well with the exterior design and not seem random. Light pollution from skylights will not be permitted. The type and location of skylights are subject to the review of the **Design Review Board committee**.

Doors

Exterior door openings **into conditioned space** should be protected from weather. Porches, overhangs and other architectural features can shield openings and add interest.

Doorways should be rectangular in shape. They should be made of a material and finished in a manner that is complimentary to the other exterior materials being used.

Doors are encouraged to be colorful architectural focal points. **Full glass storm doors are allowed.**

The use of limited glass in entry doors is encouraged, ex. ½ lights with divided lights. Full glass doors are discouraged.

Cottage Homes



Windows predominantly rectangular and vertical in proportion



Window heads must be level

Trim

Within the Cottage Home product expressive trim is identified as a key architectural element. Trim shall be proportioned to the size of the opening with a minimum width of three and one-half inches. Trim shall project a minimum of one-half inch past the leading edge of the adjacent siding. Most trim shall be flat. Any shapes must have a simple profile. Siding must abut trim (trim shall not be installed on top of siding).



Trim proportioned to size of opening



Trim should be simple, flat



Expressive trim



Doors should be colorful, architectural focal points

Garages & Garage Doors

Garages

Garages are required in the Cottage Homes area of the development. They can be attached or detached and must accommodate at least one car. Garages must not dominate the residence when viewed from the street, especially in areas visible from right-of-ways, common areas and adjacent home sites.

All garages accessed from the street must either be side entry designs or if parallel to the street must be setback a minimum of 5' from the front entry elevation or element of the main structure or be side entry designs. The use of overhangs and significant architectural details are encouraged to visually lessen the impact of the garage entrance(s).



Single garage doors are preferred **Added new Image**

Garage Doors

Garage doors must be provided with detailing that is tied to the homes overall design themes. **Garage doors must appear as traditional swinging, folding or sliding doors.** Segmented doors are **only permitted** allowed if they are constructed to appear to be one of **these the** traditional door types, **or similar, as shown in the images (see images this page)** and are subject to Design Review Board approval.

- Doors should be **vertical** paneled **or planked** and may incorporate glass.
- Doors **should** are encouraged to be painted or stained colors similar to the body of the home to lessen their visual impact.
- Single **car** garage doors are preferred. The use of single doors allows for more variety in the garage elevation.
- Three car garages are permitted in the Cottage Homes area but must incorporate a tandem garage or a front and side entry garage combination to do so.
- No garage door over 9' high will be approved.
- Doors may **not** include Diagonal, X-Bracing or Z-Braced Planks or Panels **if consistent with the design of the home.**



Front loaded garage is secondary to the home



Not this - door dominates visually



Paneled door incorporates glass



Not this - Garage door is dominant element

Added new Image

Driveways

Shared Driveways are allowed and encouraged but their width at the curb must be minimized. Driveways are encouraged to be concrete, colored concrete, stamped colored concrete, unit pavers turf block or other permeable pavers or other pattern and texture methods approved by the Design Review Board. Asphalt drives will be permitted but must be properly maintained.



Segmented doors - help to visually appear as two separate doors

Added new Image

Cottage Homes

Roof Patterns & Materials

Roofing Patterns

Roofscapes dramatically shape a neighborhood and therefore require special design attention. In Historic Neighborhoods, it is obvious that a variety of roof forms, masses and slopes give great diversity to communities. Roof elements play a major part in how the overall residence design relates to human scale and to the topography of the site. Roof forms can also help bring developments together visually through the use of reoccurring underlying principles.

- Allowable roof pitches for sloped roofs are between **6:12** **3:12** and 12:12 (**roof pitch less than 4:12 may not extend up to five feet (5') above the twentyeight foot (28') Building Height**)
- Allowable roof types are: gable, hip, partial hip and flat
- Shed roofs **and flat roofs** may **only** be used as secondary **roof** forms (**shed roofs may have a pitch of no less than 2:12**)
- Flat roofs are also an allowable roof form (**flat roofs may be sloped for drainage**)
- Roof dormers are encouraged to punctuate second story roof mass

Roof forms should remain simple. All two story homes need to incorporate single story or secondary elements which will help the overall forms to sit within the topography better. Generally roof structures and roof lines should step with the topography of the site creating the appearance that the homes mass steps with and follows the slope of the site. Flat roofs should be incorporated into the Cottage Homes where feasible and utilized for snow storage, water collection, reduced roof impacts and the creation of “green” landscaped roofs, roof gardens or patio spaces. **Home Building** designs will incorporate a primary roof form (roof area in excess of 250 sq. ft.) with secondary elements (roof area less than 250 sq. ft.) attached to the primary form.

The following roof shapes are not permitted:

- Mansard, Fake Mansard, Gambrel and Domed



Two story homes incorporate single story elements

Cottage Homes

Roof Overhangs

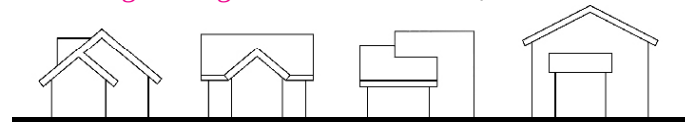
Roof overhangs protect walls and openings **from weather** and contribute to the buildings character. Roofs should overhang walls a minimum of 12” and a max of **24” 36”**. Roof overhangs less than 12” requires **Design Review Board committee** approval. Overhangs of 0” are allowed on flat roofs. Wood, composite and aluminum are allowed materials for fascia and soffit.



Flat roof elements are appropriate and encouraged
Changed Image



Metal as secondary roof element



Variation in roof forms contributes to a more visually rich neighborhood

Roof Materials

Allowed roofing materials are:

- Architectural composition shingles, min. **40** **30** year
- Copper, must oxidize and turn bronze
- Zinc, flat finish
- Cor-ten steel
- **Self Adhering single ply** Membrane roofing (at flat roofs)
- Solar Shingles
- Green roofs

The following materials can be used with approved color selection:

- Aluminum
- Steel

Standing Seam Metal or corrugated roofs shall be primarily allowed on accent and porch roofs.

The following roofing materials are not allowed:

- Wood Shakes
- Highly reflective metals
- Asphalt rolled roofing

Roof Appurtenances

Roof Appurtenances

Approved Dormer Shapes:

- Shed Dormers
- Gable Dormers
- Hip Dormers

• Snow Diverters should be used wherever sufficient amounts of snow may accumulate over occupied areas such as entries, patios, porches, driveways and decks. Special care should be taken with metal roofing as it is prone to releasing snow which can cause injury to people or damage to property.

• Snow Melt Systems should only be considered when all other alternatives have been explored fully. Proper roof design is imperative to eliminate the dependency of snow melt systems and their energy consumption.

• Roof top stairs, mechanical and electrical areas are required to be placed within the roof structure and are not permitted to be placed on the roof unless shielded. Shielding solutions must be approved by the Design Review Board.

• Ornaments like finials, scroll work on the ridge or barge and eave boards or decorative turrets are discouraged.

• Skylights are not to be highly reflective and must be installed flush against the roof. They should not extend to the eave line. As mentioned elsewhere in these guidelines bubble type skylights will not be approved. Light pollution from skylights will not be permitted.

• **Horizontal direct vent fireplaces are allowed but chimneys are encouraged.** When used, chimneys must be enclosed in a chase. The chase may be clad with wood siding, stucco, stone or approved metal. Chimney caps are required and must be constructed of approved material. Exposed metal chimneys and spark arrestors are not permitted.

• Mechanical vents 6" or bigger must be enclosed in a chimney. When chimneys are required their size, shape and height should match that of other chimney elements on the roof. All other unenclosed exposed vents must be coated to match the roof color.

• Clerestories should be placed within the field of the roof and cannot extend to the eave lines except as approved by the **Design Review Board committee**.

• Solar Panels are allowed and encouraged but must be placed to minimize their visual impact to the neighborhood while maximizing their effectiveness.

Gutters and Downspouts

Gutters and downspouts should be metal or copper, have a factory finished metallic patina or painted to match the surface to which they are attached.

Rain Storage Devices

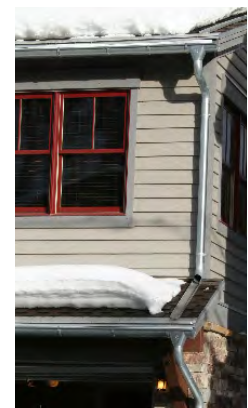
All rain storage devices must be placed underground.



Skylights are flat to roof and do not extend to eavelines or roof peaks



Solar panels visual impacts are minimized



Gutters match trim or are appropriate for the architectural style

Cottage Homes

Home Appurtenances

Mechanical Equipment

Care must be given in designing a home to the location of utility equipment to avoid prominent exposure of mechanical equipment and meters to public view. Compressors, meters, utility boxes and miscellaneous equipment shall be grouped and located and screened to minimize the impact on neighbors and the community.

Utility meters are typically required to have impact protection. The location and design of this impact protection shall be included on the construction plans. The design shall satisfy the building department and utility provider requirements.

Screens can be comprised of either landscaping or landscaping and wood that is compatibly detailed to harmonize with the homes exterior. Exposed vents, grilles and other mechanical, electrical and plumbing components should be coordinated with building elements. Consider locating the dryer exhaust vent, hose bibs, waterproof outlets etc. below the first floor beam. Conceal these items to the extent possible and coordinate visible items with the foundation piers and screens.

No roof mounted mechanical equipment is allowed unless mounted on a flat roof element and is not visible from public view.

Lighting

Front porch lights should be a primary architectural focus. Outdoor and indoor lighting will be carefully reviewed to assure that neighboring properties are protected from light sources. The intent is to produce an enticing low level throughout the community that creates a warm ambience while maintaining views of the night sky and stars. Exterior lighting shall be kept to a minimum and shall be limited to porches, courtyards, garage entries, addresses and to mark paths.

The light source must conform to Park City Municipal Corporation Municipal Code / Land Management Code standards (found at www.parkcity.org). Floodlighting and moonlighting are prohibited.

Antennae and Satellite Dishes

When possible, satellite dishes, television or radio aerials or antennas should be installed so as to be screened from the road, adjacent home sites or public areas. No satellite dish may be installed that is larger than 39" in diameter. Removal of trees to improve reception is prohibited. The screen wall is subject to Design Review Board approval and must be an integral component of the house design. In some cases, the enclosure may not be approved due to the location on the home site and its visual effect on the overall street scene or as viewed from adjacent home sites. Umbrella covers over satellite dishes are prohibited.

Trash Containers

Space shall be provided in an adequate and appropriate side or rear yard or interior portion of the garage to accommodate at least one trash and one large recycling container per unit and must be concealed from view from the Street or Local Street.

Accessory Structures

No accessory structures are permitted.



Lights should complement architectural style but remain simple in form

Cottage Homes

Example Gallery

Exterior Colors

With the smaller homes on smaller lots there is a much higher density within the Cottage Home area than in other areas of the development. The use of rich and lively colors will help to add visual interest to this area as well as help create a strong sense of place. Earth tones are allowed but primary colors are encouraged. Building color palletes will be limited to a body, trim and window color.

Key Elements

- Varied Wall Planes & Massing
- Expressive Trim
- Exposed Structural Elements
- Varied Roof Forms
- Emphasis on Front Porches
- Colorful Exteriors
- Vertical Proportions for Windows
- Classic Forms
- Simple Forms
- Garages Secondary
- Grouped Windows
- Use of Special Windows
- Architecture Forward
- Not Mountain Timber



Cottage Homes

Homesteads

C o m m u n i t y & A r c h i t e c t u r e
P a t t e r n s

Street Patterns



Homesteads are typically one and one-half to two story homes on the largest lots within the neighborhood providing for a varied streetscape. All Homestead lots are accessed from the Street creating a need to vary driveway alignments and garage orientations. Homestead streetscapes must provide for a variety of landscapes while also providing adequate snow storage opportunities. Emphasis should remain on the front facades and the front doors and porches for all Homesteads maintaining a consistency within the project across all product types.



Homestead

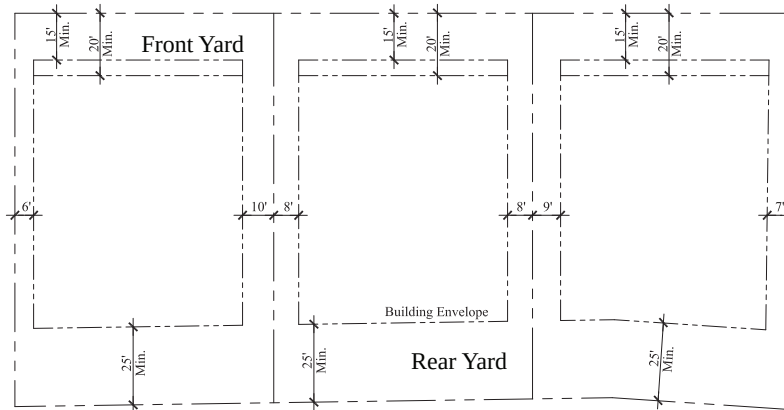
Calamity Lane

Homestead

Updated Images to reflect
Amended Master Plan

Homesteads

Building Placement



Updated Image to reflect
Amended Master Plan

Homestead Lots:

Homesteads consist of larger single family **detached** homes on lots that generally range in size from 8,000 square feet to 25,000 square feet.

Front Yard Setback: 20' to Main House - 30' to front of **garage**. Front Porches or Single Story Bays may extend to within 15' of the **Sidewalk or ROW** property line.

Side Yard Setback: Minimum 6' - total **combined** side yard setbacks shall equal 16'

Side Yard Street Setback (Corner Lot): Minimum 15' ~~for all structures~~ to Main House - 25' to front of garage (side load garage). Wrapped porches may extend to within 10' of the property line.

Rear Yard Setback: Minimum 25' ~~to Main House~~.

Front Facade: ~~Where possible it is encouraged to place the Primary Facade within 5' of the required minimum Front Yard Setback.~~

Attached Garages: Garage **door** width must not exceed 50% of the width of the front facade of the house. **Attached** Garages shall be a maximum of 38' wide. Garages shall be setback a minimum of 10' behind Facade. **Front-loaded** garages at front yard shall be setback 25' from the property line or 10' behind the Home Facade at the front setback, ~~whichever is greater.~~ Side loaded garages may be placed at the 25' setback.

Detached Garages: Shall be a maximum of 24' wide and shall be a maximum of 18' in height. Detached garages shall be setback a minimum of 10' behind Facade.

Garage Doors: Two (2) car **wide** garage doors may be a **maximum** 18' wide. **Individual Garage Single** doors **are encouraged and** may be a maximum of 10' wide.

Front Yard Exceptions: (1) Uncovered steps leading to the Main Building provided the steps are not more than four feet (4') in height from Final Grade, not including any required handrails, and do not cause any danger or hazard to traffic by obstructing view of a street or intersection; (2) Roof overhangs, eaves, and cornices projecting not more than three feet (3') into the Front Yard; (3) Porches and Bay Windows, not more than ten feet (10') wide, projecting not more than three feet (3') into the Front Yard;

Side & Rear Yard Exceptions: (1) Bay Windows not more than twelve feet (12') wide, projecting not more than two feet (2') into the Side/Rear Yard; (2) Chimneys not more than five feet (5') wide projecting not more than two feet (2') into the Side/Rear Yard; (3) Window wells and light wells projecting not more than three feet (3') into the Side/Rear Yard; (4) Roof overhangs and eaves projecting not more than three feet (3') into the Side/Rear Yard; (5) Hot tubs and decks located at least five feet (5') from the Side/Rear Lot Line; (6) Window sills, belt courses, cornices, trim, and other ornamental features projecting not more than six inches (6") beyond the window or Structure to which it is attached. In no case shall an exception be allowed if contrary to the International Building Code.

Front, Side & Rear Yard Exceptions: (1) Fences, retaining walls, stairs, pathways, trails, sidewalks, patios, driveways, similar Structures, screened mechanical and utility equipment, and approved Parking Areas are allowed as exceptions in the Front/Side/Rear Yards as approved by the Design Review Board.

Homesteads

Massing & Composition

Built Forms Follow Contours

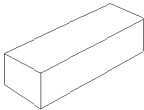
Building placement should respect existing land forms. Structures should follow contours and fit into existing land massing, rather than ignore or dominate these forms.



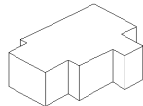
Home responds to natural grade

Scale of Buildings

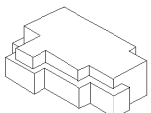
It is important that the massing of the buildings be scaled in such a way that it relates to the people living there and harmonizes with the area and its natural features. No unbroken expanse of building mass may exceed **35' 45'** in length on **all any** side elevation and 25' on **all** front and rear elevations **without a break or step**. If the maximum length is reached, **the wall line must step a minimum of 4' any combination of vertical and horizontal stepping can be added together to achieve a minimum of 3' shift, subject to the architectural style of the home.**



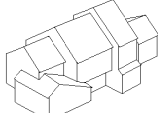
Undesirable



Vertical Articulation added



Horizontal Articulation added



Desirable

This requirement is applied to ensure that building mass does not become overpowering. Changing the planes of walls, changing direction, and providing some variety in the roof form yields diversity and visual interest. Additive building volumes give the home an appearance that it was built over time.

Repetition

Buildings of similar plans must offer up differentiation in elevations and color. To ensure diversity, identical building elevations shall not be permitted on the same street frontage or directly across the street for a distance of no less than three-hundred (300) feet. The Design Review Board shall review these requirements on a case-by-case basis per specific site

Homesteads

conditions. Homes with similar heights may only occur consecutively along a street three times before a change in massing is required. For example, three adjacent two-story homes must be followed by a one and a half story or one-story home. There should be substantial variation in individual building forms. **Also, no more than two similar floor plans may occur consecutively along a street.**



Not this - Similar two-story homes repeated too often

Residence Size

Residences in the Homesteads will have a minimum square footage of 2,000 sq ft for single story structures. The first floor area shall not be less than 1,500 sq. ft. for two story structures and the second level shall be no more than 2/3 the main floor area. The maximum square footage for residences varies throughout the Homesteads (all areas noted are gross living areas and exclude porches, decks, garages and **uninhabitable** basements) as defined by the Park City **Municipal Land Management** Code. Refer to the recorded community plat for individual lot requirements.

Building Height

The intent of the height guideline is to present a human-scale roofscape, one that steps with the contours of the terrain and recalls the natural setting. Allowable building heights are limited by **the Park City Municipal Land Management Code. Generally building heights can not exceed 28' as-measured from existing natural grade at any point, excluding chimneys. No Structure shall be erected to a height greater than twenty-eight feet (28') from existing grade. Accessory Structures shall not exceed a maximum height of eighteen feet (18') to the peak of the roof.**

The following exceptions apply only to the Main Structure:

(1) A gable, hip or similar pitched roof may extend up to five feet (5') above Building Height, if the roof pitch is 4:12 or greater.

(2) Chimneys, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building.

Side & Rear Elevations

All Homesteads shall pay special attention to the side elevations and shall be treated the same as the front elevation with similar materials, windows, scale, etc...

Walls

Foundation and Retaining Walls

Foundation walls form the base or grounding element of the structure. ~~These walls should give the building the impression of solidity and repose.~~ Foundation walls must step down with the grade change so that the exposed surface is ~~limited~~ minimized. ~~Maximum exposed foundation wall height is four feet (4').~~ All exposed concrete must be ~~clad or~~ finished for appearance with ~~a durable material such as foundation plaster,~~ stone veneer, board formed concrete or concrete with an exposed aggregate paint. ~~These treatments will protect the lower wall from impact and snow damage. Under no circumstances should lower walls be surfaced with wood, plywood, aluminum siding, steel or plastic siding, asphalt composition or brick.~~ Retaining Walls should appear to be an extension of the foundation walls of the structure. ~~Retaining Wall materials may include stacked rock or materials to match foundation wall material subject to Design Review Board approval.~~



Stone wall matches home



Not this

Building Walls

Building walls are those walls above the foundation walls that form the middle of the structure. The treatment of these walls provides an opportunity to visually unify this phase of the development. The use of different materials is encouraged to give distinction to the varied forms of the building. Materials on building walls will be limited to three different types for any single structure in the Homesteads.

Approved materials are:

- Wood shingles
 - Natural Stone - Rectilinear stone only (No river rock)
 - Horizontal wood siding
 - ~~Board and batten vertical wood siding~~
 - ~~Machine sawn wood shingles~~
 - Composite Board siding or approved similar
 - Stucco (as approved by the ~~Design~~ Review Board)*
 - Steel (as approved by the ~~Design~~ Review Board)
 - ~~Masonry~~
 - Exposed aggregate concrete
 - Board formed concrete
- * Stucco may only be used as an accent material.

Homesteads

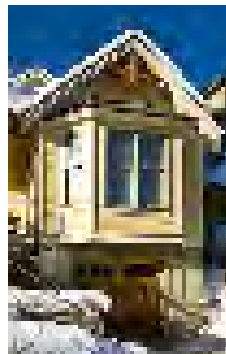


Varied wall materials provide interest and distinction to wall planes

Wall Appurtenances

Detail elements applied to the exterior wall such as wall decoration, shutters, bay windows and flower boxes can add visual interest to the building façade. Care should be taken to not overstate or overly decorate. These elements should be functional and not simply replications of things seen elsewhere.

- Wall Decoration - Painted, relief or trimmed detail work is not recommended.
- Window and Door Shutters - They should appear operable and matched to size openings. They may be made of wood or fiberglass that resembles wood. Their design should be simple and straightforward, with out undue decoration. Painted shutters are encouraged on single windows and fully glazed doors. Hardware shall be corrosion-resistant in a compatible color. Styles may be louvered, raised or flat paneled or planked and awning shutters are permitted.
- Bay Windows and Flower Boxes - These should be designed in a simple and direct manner



Window bay extends over garage to minimize visual impact



Flower boxes detail and charm

Porches

Porches

A core ideal of the development is the use of covered front porches to promote a human scale, sense of entry and emphasize relationship to the street.

Massing of porch elements can also help to further ground the building by forming a base from which the building mass can grow. To this end porches should be made to convey a sense of human scale and are limited to one story in height.

The use of porch elements in the Homestead area is highly encouraged.

- Porches shall usually be located at the front setback line.
- Porches will often have deep eaves repeating the same rafter treatment as the main roof.
- Porch roof forms shall be consistent with the architectural style of the home.
- Porches must be a minimum of 8" above finished grade unless ADA access is required to the home. **Not all porches will be the same height. Porch height should vary in that porch height is a function of the topography and style of the home.** The front porch steps must be designed as an integral element to the design and style of the home and not just "stuck on" the front of the home.
- Porches can be used to wrap the corner of a house or fill the void created by an "L" shaped plan. Wrapped porches are strongly recommended for Corner Lots.
- Creativity consistent with the architectural style of the house shall be used in designing columns, posts, brackets, railing, trim and molding.
- Columns, where provided, must terminate at the porch deck or extend to within 4" of finished grade.
- Minimum porch depth is 8' with a minimum of 80 square feet.

- All porches shall be properly detailed with authentic porch edge conditions, including a cantilevered "lip" or edge. If the porch surface is left as natural or colored concrete the face of the cantilevered lip must also remain as natural or colored concrete. If the porch surface is finished with another material, then that material should wrap the face of the porch lip.

Appropriate Porch flooring surfaces include:

- Wood or Composite Decking
- Natural or Approved Colored Concrete
- Tile or Concrete Pavers
- Natural Stone



Columns and posts are an integral part of architectural style



Front steps are integral part of home



Porch roof breaks up two story element



Porch raised above finished grade

Homesteads

Windows & Doors

Windows

Windows should be predominantly rectangular in shape and ~~may be square, horizontal or~~ vertical in orientation. ~~Windows are often single, paired or in strips of three (3) or more.~~

Octagonal, circles, ~~arched~~ and hexagon shaped windows will not be approved. Window heads must ~~be shaped to match roof lines or~~ remain level. ~~No scissor truss windows will be permitted with slopes not matching the roof line.~~ ~~Windowss should not be placed witin 12" of any building corner.~~

~~Windows should be utilized as a feature element within a wall plane.~~

Window placement is critical and should be studied carefully for aesthetic appeal, rhythm, and proportion.

Windows may be constructed of the following materials:

- Wood
- Wood clad with color fast vinyl or aluminum
- Metal clad windows must be coated with an approved finish
- Vinyl

~~Note: If divided light windows are proposed the window must be a true divided light. Snap in grids, or grids between glass pains will not be approved.~~

Note: The glass and frames used in windows and skylights cannot be highly reflective. The lenses of skylights must be clear, gray or bronze. All skylights must be low profile. No bubble type skylights will be permitted. Skylight locations should integrate well with the exterior design and not seem random. Light pollution from skylights will not be permitted. The type and location of skylights are subject to the review of the **Design** Review Board.

Doors

~~Exterior~~ door openings ~~into conditioned space~~ should be protected from weather. Porches, overhangs and other architectural features can shield openings and add interest.

Doorways should be rectangular in shape. They should be made of a material and finished in a manner that is complimentary to the other exterior materials being used.

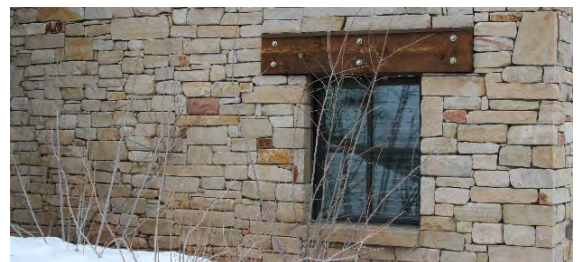
Doors are encouraged to be architectural focal points. ~~Full glass storm doors are allowed.~~

The use of glass in entry doors is encouraged, ex. ½ lights with divided lights. Full glass doors are discouraged.

Homestead Homes



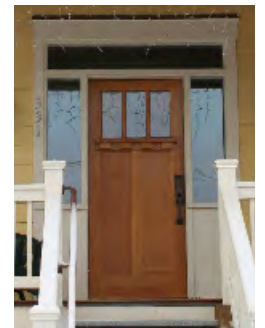
Windows are rectangular and window heads must remain level



Window is a feature element within this wall plane

Trim

Expressive trim is identified as a key architectural element. Trim, when used, shall be proportioned to the size of the opening with a minimum width of three and one-half inches. Trim shall project a minimum of one-half inch past the leading edge of the adjacent siding. Most trim shall be flat. Any shapes must have a simple profile. Siding must abut trim (trim shall not be installed on top of siding).



Doors should be significant architectural features of the Homestead homes

Garages & Garage Doors

Garages

Garages are required in the Homestead area of the development. They can be attached or detached and must accommodate two cars at a minimum. Garages must not dominate the residence when viewed from the street, especially in areas visible from right-of-ways, common areas and adjacent home sites. Side entry garages are preferred where feasible. Side entry garages may be placed at the front setback. Front entry garages must be setback a minimum of 10' from the front facade of the main structure. The use of overhangs and significant architectural details are encouraged to visually lessen the impact of the garage entrance(s).

Garage Doors

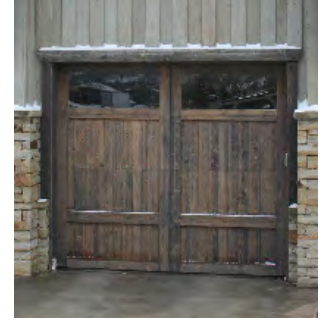
- Garage doors must be provided with detailing that is tied to the homes overall design theme.
- Doors may include Diagonal, X-Bracing or Z-Braced Planks or Panels **if consistent with the design of the home.**
- **Doors should be paneled and may incorporate glass.**
- Doors **should are encouraged to** be painted or stained colors similar to the body of the home to lessen their visual impact.
- Single-car garage doors are preferred. The use of single doors allows for more variety in the garage elevation.
- If more than a two car garage is planned, no more than a two-car garage door or two single-car garage doors can occur on the same wall plane. Must offset third door wall plain by a minimum of 24". No more than three garage doors may occur in the same elevation. Tandem garages are allowed.
- No garage door over 9' high will be approved.



Segmented doors - help to visually appear as two separate doors



Patio over garage lessens its visual impact



Door stain compliments the homes architectural style



Not this - Garage doors for three cars occur on the same wall plane

Driveways

Driveway accesses are to be a maximum of 14 feet wide, except where they provide a turnaround or parking at a garage. Driveways and parking designs are to consider snow shed and snow storage requirements. Every effort shall be made to minimize the paved areas of driveways and turnarounds while still conforming to parking requirements.

Only one driveway entry is permitted per Homesite. All driveways are to follow alignments that minimize grading, tree/shrub removal, or other disruption of the Homesite.

Driveways that cross challenging slopes may require special grading and/or retaining wall treatments. Owners and their Consultants are to design site-specific solutions that maintain a balance between minimizing site disturbance and creating driveways that do not compromise the community aesthetic.

Driveway and garage layouts are to minimize the visibility of garage doors and driveway parking from off-site.

Driveways are encouraged to be natural stone, unit pavers, concrete, colored concrete, stamped colored concrete, unit pavers, turf block or other permeable pavers or other pattern and texture methods approved by the Design Review Board. Asphalt drives will be permitted but must be properly maintained.

Homesteads

Added new Image

Roof Patterns & Materials

Roofing Patterns

Roof elements play a major part in how the overall residence design relates to human scale and to the topography of the site. Roof forms can also help bring developments together visually through the use of reoccurring underlying principles.

- Allowable roof pitches for sloped roofs are between **4:12** 3:12 and **8:12** 12:12 (roof pitch less than 4:12 may not extend up to five feet (5') above the twenty eight foot (28') Building Height)
- Allowable roof types are: gable, hip, partial hip and flat
- Shed roofs **and flat roofs** may **only** be used as secondary **roof forms** (shed roofs may have a pitch of no less than 2:12)
- Flat roofs are also an allowable roof form (flat roofs may be sloped for drainage)
- Roof dormers are encouraged to punctuate second story roof mass

Roof forms should remain simple. All two story homes need to incorporate single story or secondary elements which will help the overall forms to sit within the topography better. Generally roof structures and roof lines should step with the topography of the site creating the appearance that the homes mass steps with and follows the slope of the site. Flat roofs should be incorporated into Homesteads where feasible and utilized for snow storage, water collection, reduced roof impacts and the creation of "green" landscaped roofs, roof gardens or patio spaces. **Home Building** designs will incorporate a primary roof form (roof area in excess of 250 sq. ft.) with secondary elements (roof area less than 250 sq. ft.) attached to the primary form.

The following roof shapes are not permitted:

- Mansard, Fake Mansard, Gambrel and Domed



Roof dormer punctuates second story mass



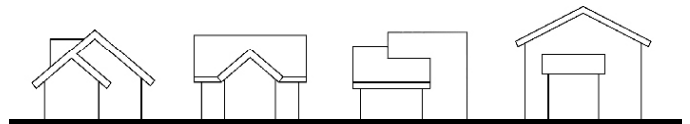
Simple roof forms

Roof Overhangs

Roof overhangs protect walls and openings **from weather** and contribute to the buildings character. Roofs should overhang walls a minimum of **24" 12"** and a max of **36"**. Roof overhangs less than **24" 12"** requires Design Review Board approval. **Overhangs of 0"** are allowed on flat roofs. **Wood, composite and aluminum** are allowed materials for fascia and soffit.



Prominent overhangs contribute to a home's character



Variation in roof forms contributes to a more visually rich neighborhood

Roof Materials

Allowed roofing materials are:

- Architectural composition shingles, min. **40 30** year
- Copper, must be allowed to oxidize and turn bronze
- Zinc, flat finish
- Cor-ten steel
- **Self-adhering single ply** Membrane roofing (at flat roofs)
- Solar Shingles
- Green roofs

The following materials can be used with approved color selection:

- Aluminum
- Steel

Standing Seam Metal or corrugated roofs shall be primarily allowed on accent and porch roofs.

The following roofing materials are not allowed:

- Wood Shakes
- Highly reflective metals
- Asphalt rolled roofing

Homesteads

Roof Appurtenances

Roof Appurtenances

Approved Dormer Shapes:

- Shed Dormers
- Gable Dormers
- Hip Dormers

• Snow Diverters should be used wherever sufficient amounts of snow may accumulate over occupied areas such as entries, patios, porches, driveways and decks. Special care should be taken with metal roofing as it is prone to releasing snow which can cause injury to people or damage to property.

• Snow Melt Systems should be only considered when all other alternatives have been explored. Proper roof design is imperative to eliminate the dependency of snow melt systems and their energy consumption.

• Roof top stairs, mechanical and electrical areas are required to be placed within the roof structure and are not permitted to be placed on the roof unless shielded. Shielding solutions will be approved by the Design Review Board.

• Ornaments like finials, scroll work on the ridge or barge and eave boards or decorative turrets are discouraged.

• Skylights are not to be highly reflective and must be installed flush against the roof. They should not extend to the eave line. As mentioned elsewhere in these guidelines bubble type skylights will not be approved. Light pollution from skylights will not be permitted.

• Horizontal direct vent fireplaces are allowed but chimneys are encouraged. When used, chimneys must be enclosed in a chase. The chase may be clad with wood siding, stucco, stone or approved metal. Chimney caps are required and must be constructed of approved material. Exposed metal chimneys and spark arrestors are not permitted.

• Mechanical vents 6" or bigger must be enclosed in a chimney. When chimneys are required their size, shape and height should match that of other chimney elements on the roof. All other unenclosed exposed vents must be coated to match the roof color.

• Clerestories should be placed within the field of the roof and cannot extend to the eave lines except as approved by the Design Review Board committee.

• Solar Panels are allowed and encouraged but must be placed to minimize their visual impact to the neighborhood while maximizing their effectiveness.

Gutters and Downspouts

Gutters and downspouts should be metal or copper, have a factory finished metallic patina or painted to match the surface they are attached.

Rain Storage Devices

Any above ground rain storage devices should be appropriately screened from neighboring properties and roadways. All devices should be painted to match the building color or be of similar materials to limit the visual impacts. Below grade devices are encouraged where possible.



Chimneys enclosed with stone and wood provide architectural feature



Solar panels visual impacts are minimized



Gutters must complement the homes style

Homesteads

Home Appurtenances

Mechanical Equipment

Care must be given in designing a home to the location of utility equipment to avoid prominent exposure of mechanical equipment and meters to public view. Compressors, meters, utility boxes and miscellaneous equipment shall be grouped and located and screened to minimize the impact on neighbors and the community.

Utility meters are typically required to have impact protection. The location and design of this impact protection shall be included on the construction plans. The design shall satisfy the building department and utility provider requirements.

Screens can be comprised of either landscaping or landscaping and wood that is compatibly detailed to harmonize with the homes exterior. Exposed vents, grilles and other mechanical, electrical and plumbing components should be coordinated with building elements. Consider locating the dryer exhaust vent, hose bibs, waterproof outlets etc. below the first floor beam. Conceal these items to the extent possible and coordinate visible items with the foundation piers and screens.

No roof mounted mechanical equipment is allowed unless mounted on a flat roof element and is not visible from public view.

Lighting

Front porch lights should be a primary architectural focus. Outdoor and indoor lighting will be carefully reviewed to assure that neighboring properties are protected from light sources. The intent is to produce an enticing low level throughout the community that creates a warm ambience while maintaining views of the night sky and stars. Exterior lighting shall be kept to a minimum and shall be limited to porches, courtyards, garage entries, addresses and to mark paths.

The light source must conform to Park City Municipal Corporation Municipal Code / Land Management Code standards (found at www.parkcity.org). **Floodlighting and moonlighting are prohibited.**

Antennae and Satellite Dishes

When possible, satellite dishes, television or radio aerials or antennas should be installed so as to be screened from the road, adjacent home sites or public areas. No satellite dish may be installed that is larger than 39" in diameter. Removal of trees to improve reception is prohibited. The screen wall is subject to Design Review Board approval and must be an integral component of the house design. In some cases, the enclosure may not be approved due to the location on the home site and its visual effect on the overall street scene or as viewed from adjacent home sites. Umbrella covers over satellite dishes are prohibited.

Trash Containers

Space shall be provided in an adequate and appropriate side or rear yard or interior portion of the garage to accommodate at least one trash and one large recycling container per unit and must be concealed from view from the Street.

Accessory Structures

Accessory structures will be permitted per Park City Municipal Code. It is important that the massing and scale, as well as forms, materials, and other detailing be coordinated with the main buildings. Design and materials shall be consistent with the guidelines for the homes.



Lights should complement architectural style but remain simple in form

Homesteads

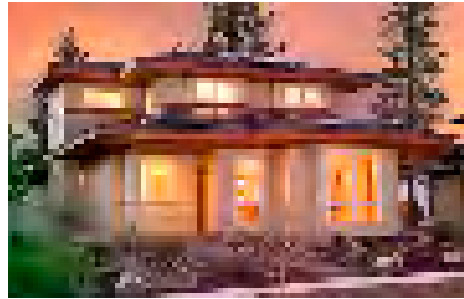
Example Gallery

Exterior Colors

Since the sizes of residences in the Homestead area are larger than in other areas of the development the use of earth tone colors are encouraged. The use of earth tone colors will allow the larger forms to blend better with the natural landscape and create some distinction between this area and other areas of the development. The use of accent colors will be allowed and is encouraged at entries and gathering points.

Key Elements

- Varied Wall Planes & Massing
- Expressive Trim
- Exposed Structural Elements
- Varied Roof Forms
- Emphasis on Front Porches
- Stone Integrating Building to Site
- Not Resort Mountain Timber
- Mountain Contemporary
- Simple Forms
- Garages Secondary
- Grouped Windows
- Creative Materials
- Mountain Cottage
- Second Story Porches



Homesteads

Landscape Guidelines

Landscape Appurtenances

Paths, Outdoor Stairs and Terraces

Paths, outdoor stairs and terraces are to follow the natural topography and respond to existing vegetation patterns. Retaining walls and building foundations are to be used together with paths, outdoor stairs and terraces to tie the architecture to the land. All Improvements are to be located within the Enhanced and Transitional Landscape Zones.

Approved materials for outdoor use include stone, chipped stone, decomposed granite and/or wood. The use of stone that is similar to or matches that found naturally within the Wasatch Mountain region is encouraged for terraces, stairs, paths and other landscape structures.

Outdoor Fireplaces

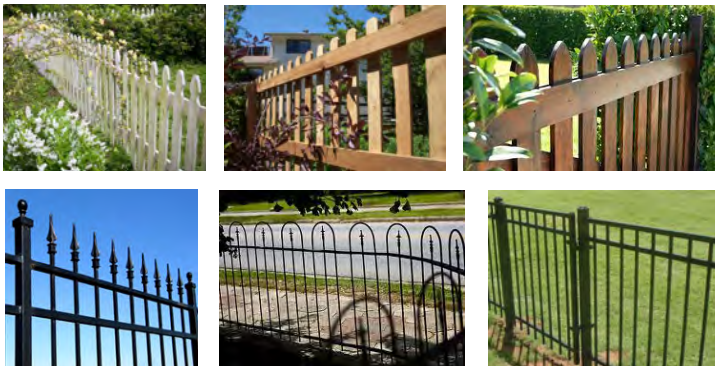
Outdoor wood burning fire pits or fireplaces are prohibited. Apparatus that utilize alternate energy sources are encouraged.

Lighting

All outdoor landscape lighting should be low voltage lighting and meet night sky requirements. All outdoor lighting must be controlled with a timer or motion sensor to limit lighting use and shall conform to **LMC sections 15-5-5(i) and 15-3-3(c) and these design guides Park City Municipal Corporation Municipal Code / Land Management Code standards (found at www.parkcity.org).**

Fences, Garden Walls and Gates

The use and placement of fences are to be minimized. In the Park Home and Cottage Home lots fences are allowed in the front, side and rear yards. Front yard fences shall be a minimum of 30" in height and a maximum of 42" in height. Side yard and rear yard fencing may be a maximum of 6 feet in height and may not start until 10 feet behind the front facade of the home.



Fences should be open picket or rail fences

Privacy fences (maximum of 6 feet in height) will be allowed in the small lot single family detached Park Homes in both the side and rear yards. Privacy fences may be allowed in the Cottage Homes in rear yards where lots back other lots and in side yards up to the rear of the home. All other fences should be open picket or rail fencing to provide physical separation but not complete visual separation. Additional screening may be achieved through the use of landscape and/or landscape screens.

No fences are allowed within the Homestead Lots ~~or within those Cottage lots placed among the Homestead lots~~ with the exception of pet enclosures or pool fencing. Pool fences shall be a minimum of 6 feet in height or as required by Code. Pool and spa fences may require additional detailing and landscape treatments, as specified by the Design Review Board to mitigate off-site visibility.

Fences used as pet enclosures may likewise extend up to 6 feet in height provided they are not visible from the street. Wire mesh, finished to recede into the landscape, may be added to wood rail fence at pet enclosures. Pet enclosure size and location shall be as approved by the Design Review Board.

Fence and gate designs are to utilize styles consistent with the homes architectural vernacular. Materials may include wood picket, metal picket, wrought iron, stone or a combination. No solid color (black is ok for metal fences) or highly reflective fence materials will be allowed. Gates are permitted only as a component of an approved fence or wall and are to be located within the Enhanced Landscape Zone and not at driveway entries. Vegetation is to be planted in front of and behind fences to blend them with the surrounding vegetation.

Trellises

Trellises are permitted and should occur in the landscape or as an attachment to the home. Trellis material should match materials used on the home and should be appropriately scaled and located to function as a secondary element.

Trellises provide visual interest to the home and landscape



Landscape Appurtenances

Play Structures

Play structures, trampolines, swing sets, slides, or other such devices are allowed only when the application is made in advance with the Design Review Board. Approval for such equipment may be granted when it is proposed to be placed within fenced, rear yard areas, is constructed and finished with materials which are complementary to the structure, is limited in height to eight feet or less, and for which the colors of the equipment are in keeping with the intent of these guidelines.

Tennis, Sports Courts and Basketball Standards

Due to the extensive clearing required by tennis courts, they will not be permitted.

Sport courts will be allowed only when acceptable measures to minimize their impacts are included in the plan. Wall-mounted or freestanding basketball goals may be allowed subject to the Design Review Board approval. Support posts of a freestanding basketball goal shall be painted to blend unobtrusively with its visual backdrop surrounding, and the backboard must be clear. No Lighting may be used for any of the above mentioned uses.

Address Markers

Address marker designs for homes within Park City Heights should meet Park City standards (Title 12).

Sound Barriers

No sound walls or **sound prevention** structures are permitted within Park City Heights. Sound mitigation **shall may** be provided with landscaping, berms, appropriate home and site design incorporating sound mitigation construction practices as approved by the Design Review Board.

Pools, Spas and Water Features

All pools, spas and water features are to adhere to the following Guidelines:

Pools, Spas and other water features are to be located within the Enhanced Landscape Zone only. These must be visually connected to the Residence and designed as an integral part of the house's exterior design.

The introduction of landscaped water features, such as artificial creeks, is not allowed. Small decorative fountains are permitted within courtyards and/or other outdoor spaces **not visible from off-site**.

Swimming pools will be approved within the Homesteads only and on a Lot by Lot basis. Pool safety measures are to be made in accordance with local governmental regulations. All pool heaters or pool heat sources must be powered by alternative energy sources or offsets.

All above ground Spas should be located to minimize the visual impact of the spa structure to adjacent homes and to the street. Privacy screening may be required.



Spa is tucked under a deck and screened with an evergreen shrub hedge

Spa and water feature equipment enclosures are to appear as extensions of the home and/or located in underground vaults to contain noise. Solid noise absorbing covers for equipment will be required after installation if it is discovered that the equipment is audible from adjacent properties.

Grading and Retaining

Site Grading

Mass grading of the property has resulted because of impacted soils and other expansive and fat clays. As continued phases are developed, additional grading and soil mitigation may result in continued mass grading. The impacted soils will be regraded and landscaped or revegetated to prevent erosion. The objective in site grading shall be to preserve the integrity **and form** of the natural landscape **if/where it exists**, by responding sensitively to existing topography, **and** maintaining the natural drainage patterns and **to** conserving the general visual character of **grading/clearing-sites-and-settings the site**. ~~All~~ Work on roads, driveways or lots **must shall** be done in a manner that minimizes disruption and alteration of existing topography. Grading, clearing and retaining activities shall be in accordance with Park City standards. ~~Over-excavation or excessive clearing of cut-and-fill slopes will not be allowed.~~

Grading **must shall** be limited to what is reasonably necessary ~~for the construction of roads, driveways and homes~~. The maximum gradient allowed on cut and fill slopes shall not exceed 2:1. However, because soil on fill slopes as steep as 2:1 is difficult to protect from erosion, it is recommended that these slopes be gentler in gradient wherever the terrain permits (3:1 is a more workable maximum gradient for successful revegetation). All approved cut and fill slopes shall be revegetated by the placement of topsoil, plant materials, and/or the approved seed mix appropriate for slope stabilization ~~within the time frame specified by Park City~~. Topsoil will be the key to the revegetation effort and will require enough thickness so as to be effective in the revegetation success.

Clearing and Grubbing

Clearing and grubbing of vegetation and soils **in areas that have not been mass graded**, shall be minimized from April thru July to avoid disturbance of nesting birds, unless a detailed search for active nests is conducted and submitted to the Planning Commission for review by a certified wildlife biologist.

Roadway Retaining Walls

Where possible, road cut and fill treatments shall minimize the horizontal length by utilizing a retaining wall. Retaining walls shall be natural rock. No manufactured materials will be allowed. All stone shall be of a consistent color throughout the project and should generally be a beige or light tan sandstone similar to the Sunrise Blend available in Brown's Canyon.



Wall Color

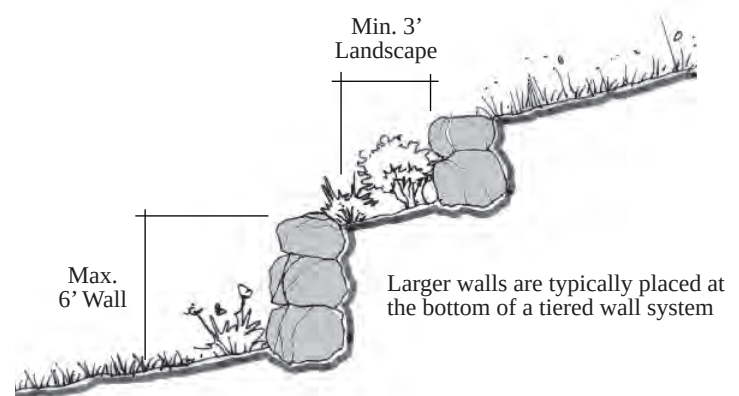


Minimum 3' landscaped shelf between walls

Site/Lot Retaining Walls

Proposed retaining walls shall not exceed 6 feet where they are necessary. A system of 4' to 6' walls (i.e. tiered walls) with no individual wall exceeding 6' may be used. The walls shall be separated by a minimum 3' landscaped area from top back of lower wall to toe of upper wall.

Retaining walls located within property setbacks must be setback from the property line at least the distance equivalent to the height of the wall, e.g. a 4' wall must be located a minimum of 4' from the property line. A maximum 4:1 slope shall also be provided from the bottom of the wall to the property line to ensure a smooth transition between lots.



Tiered Retaining Wall Section

Grading and Retaining

Driveways

Driveways shall be placed along roads to help reduce the visual effects of cuts and fills. Each **Homestead** lot may be accessed by a single driveway only. Access drives, especially in the Homesteads, shall be located so as to preserve and avoid important natural features, such as large or significant plant materials, drainage ways, and rock outcroppings, so as to minimize disruption of the existing landscape. Retaining walls may be required on driveways to reduce the visual effect and should be incorporated into the design and construction of the road providing access to the lot.

Lot Grading

All lot development must generally conform to the existing landform. Grading shall be minimized **where possible**. The extent of any site grading shall be approved by the Design Review Board based on a determination not only of its impact on the natural landform and existing vegetation, but also on the determination of the visual impacts that may result from the grading. The construction of cut and fill slopes will be performed to neat and clean lines that are visually appealing. Excavation or fill must be limited to four (4) feet vertically outside of the structure that is exposed to view. Walk-out basements must meet this requirement. The Design Review Board reserves the authority to disapprove of any exposed excavation or fill transition that is abrupt or unnatural in appearance.

Topsoil should be separated from other excavated material and stockpiled on site for later re-use. As much as possible, cut and fill grading quantities should balance to minimize excessive excavation or fill requirements. Every attempt must be made to minimize cut and fill necessary for the construction of a home to reduce heavy truck traffic to the home site. The project developer is providing an on-site excavation storage area for any materials to be re-used. This storage area will be available at a minimum thru Phase 1 and 2 of the development. No excess fill may be placed on a lot. Fill locations within the development may be appropriate for excess fill placement and lot owners are encouraged to coordinate with the master developer for location and timing if possible. If no site is available within the project it is the responsibility of the lot owner to legally dispose of excess fill material outside of the project.

Revegetation

All disturbed areas must be revegetated with approved plant material or seed mix per Park city standards to reduce propagation of noxious weeds and minimize adverse storm water impacts. See Plant List C for the approved Native Grass seed mix and application rate.

Noxious Weeds

Noxious weeds must be managed consistent with the Park City Municipal Code, **Title 6, Section 6-1-1** and the Summit County Weed Management Plan.

Noxious weeds which become established on graded land in the project area should be physically removed or herbicide treated to prevent their spread throughout the project area and onto adjacent lands.



Dyer's Woad



Thistle

General Landscape Guidelines

Landscape Improvements should incorporate, rehabilitate and enhance existing vegetation when appropriate, utilize indigenous and/or regional species, and minimize areas of intensive irrigation.

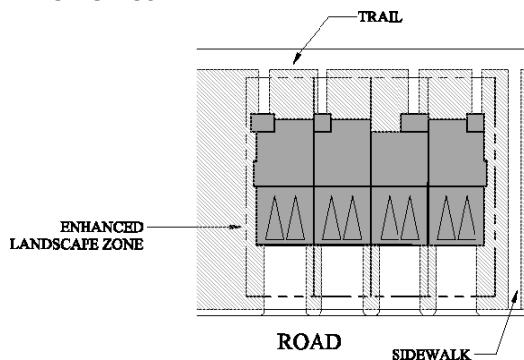
New trees and shrub plantings are to be a mix of sizes that will blend naturally into the surrounding vegetation near the developments edges.

The **general** landscape design **for on** each Homesite is to gradually transition from the Home to the lot edge or Natural Area to match adjacent landscapes and/or enhance existing native landscape patterns.

Three Landscape Zones have been created within the development areas:

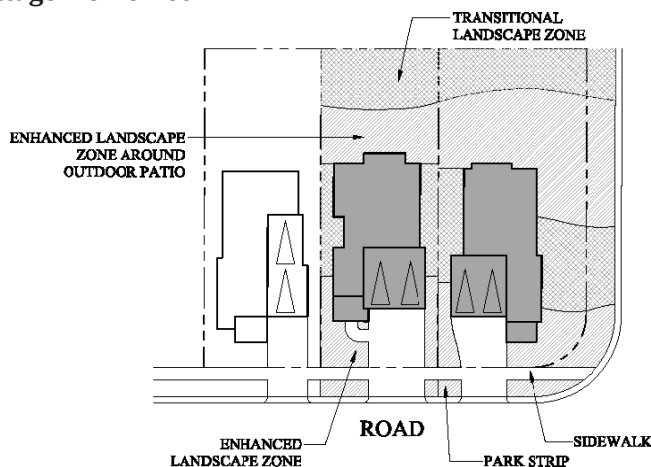
- Enhanced Landscape Zone
- Transitional Landscape Zone
- Natural Landscape Zone

Park Home Lot



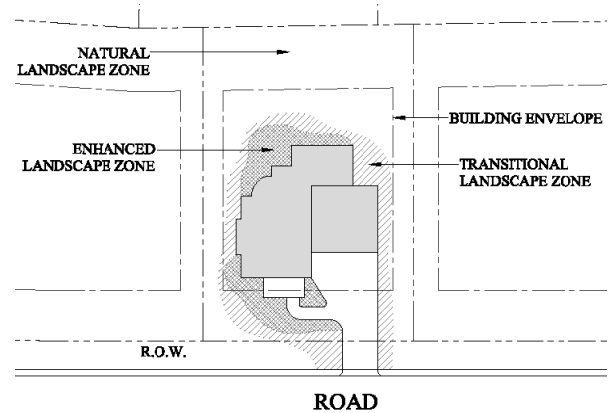
Updated Image to reflect Amended Master Plan

Cottage Home Lot



Updated Image to reflect Amended Master Plan

Homestead Lot



Updated Image to reflect Amended Master Plan

Wildlife

Due to the proximity to the natural open space surrounding the proposed development and the potential to attract foraging animals, landscape plans should be sensitive to the use and protection of plants that may be desirable to animals.

Approved Plant List

The Design Review Board has approved a list of plants deemed to be inherently compatible with the natural Park City landscape, including indigenous and non indigenous species. Such plants are listed in Plant Lists A, B and C of this Design Guide. Proposed plants not on the Approved Plant List are to be identified on all landscape submissions with a full description of the plant and the intent of its proposed use.



Diverse landscape with minimal irrigation needs



The use of turf should be minimized and placed for maximum use or visual appeal.

Enhanced Landscape Zone

The Enhanced Landscape Zone is that portion of the **building** lot adjacent to the home and exterior living spaces including front porches, patios and terraces. In the Park Home and Cottage Home lots the Enhanced Landscape Zone may extend to the Street right-of-way (ROW). Plant lists A, B and C contains a list of plant materials that are appropriate for use in the Enhanced Landscape Zone.

Plant materials may be planted in more formal planting patterns within the Enhanced Landscape Zone adjacent to the home (**generally within 10' of the structure**). Planting beyond this area should begin to transition to a more natural and random planting pattern.

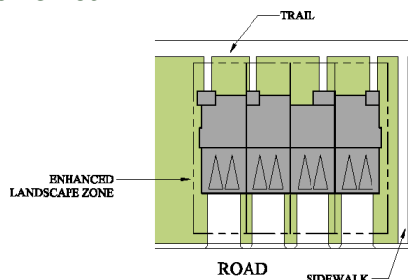


Enhanced landscaping around porches should be emphasized

New plantings are to be used to frame important viewsheds, reduce the visual impact of the residence, and screen outdoor service areas and other improvements from adjacent Homesites and off-site views. Larger scale planting materials including trees and large shrubs are to be planted adjacent to buildings to soften the architectural edge and blend buildings with the landscape.

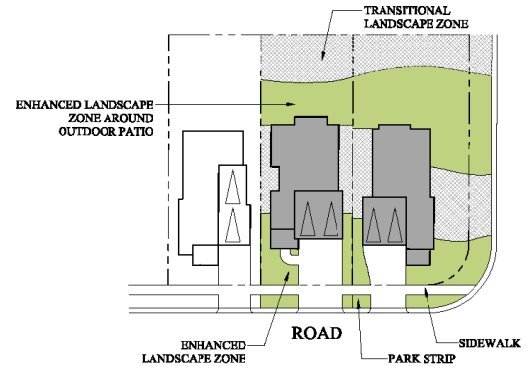
Manicured or groomed yards shall only be located within the Enhanced Landscape Zones. Grasses are to be used only as specimen plants. Plant material and irrigation in the ROW and/or park strip shall be installed and maintained by the Lot Owner and is subject to any requirements of Park City Municipal Code.

Park Home Lot



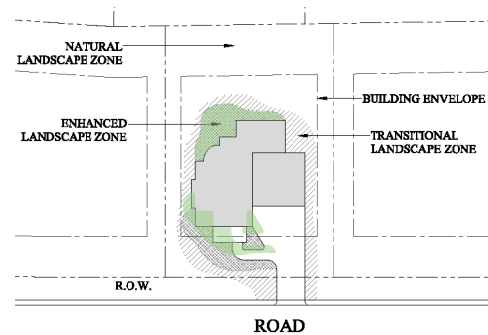
Updated Image to reflect Amended Master Plan

Cottage Home Lot



Updated Image to reflect Amended Master Plan

Homestead Lot



Updated Image to reflect Amended Master Plan

Park Strip Landscaping

The intent of the park strip landscaping standard is that thirty three percent (33%) or more of the park strip surface be covered with vegetation within three (3) years of planting or when planting has reached maturity, whichever comes first. For lots with two (2) or more street frontages, this standard shall be applied separately to each adjacent park strip on each street frontage.

It shall be the property owner's responsibility to ensure that erosion does not deposit soil or other material on sidewalks or in the street. Materials such as bark, shredded plant material, and compost, may be used as water conserving mulch for plants and may also be used as the only material in portions of a park strip.

Gravel Large diameter rocks and boulders may be used on portions of the park strip. Large diameter rocks and boulders shall be kept a minimum of eighteen inches (18") away from **existing** street trees. Organic mulch **or gravel** shall be used near street trees. No annuals are allowed within the park strip landscape.

Transitional Landscape Zone

The Transitional Landscape Zone is that portion of a homesite that falls outside of the Enhanced Landscape Zone but is disturbed during construction and within which an Owner must enhance/revegetate the landscape. All areas of the homesite which were disturbed by construction activity must be restored and revegetated, and must be appropriately tended, until the new landscape and natural vegetation is reestablished. The Transitional Landscape Zone is that area that transitions from the Enhanced Landscape Zone to an adjacent homesite or to a Natural Landscape Zone. Plant lists B and C contain a list of plant materials that are appropriate for use in the Transitional Landscape Zone.

In order to blend improvements with the site, plant materials are to be planted in natural groupings to mimic the natural planting patterns found on and around the site.

The line of interface between this Transitional Zone and the natural landscape or adjacent home shall occur along a soft irregular edge creating a smooth, natural transition.

New plantings are to be used to frame important viewsheds, reduce the visual impact of the residence, and screen outdoor service areas and other improvements from adjacent Homesites and off-site views.

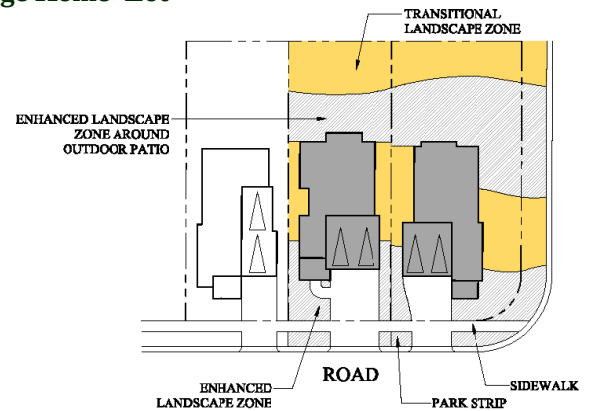
Plant material and irrigation in the ROW shall be installed and maintained by the Lot Owner.

Only Drip Irrigation is allowed in the Transitional Zone.



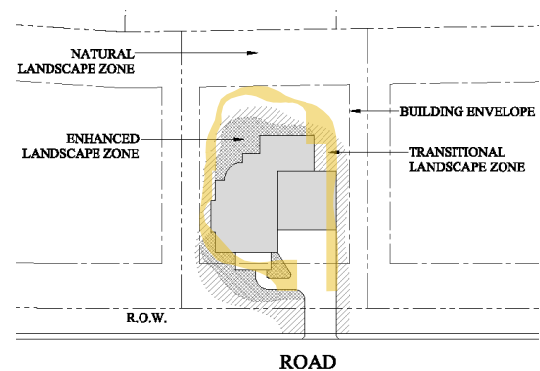
Landscaping should transition from enhanced plantings to adjacent homes or native areas

Cottage Home Lot



Updated Image to reflect Amended Master Plan

Homestead Lot



Updated Image to reflect Amended Master Plan

Park Strip Landscaping

The intent of the park strip landscaping standard is that thirty three percent (33%) or more of the park strip surface be covered with vegetation within three (3) years of planting or when planting has reached maturity, whichever comes first. For lots with two (2) or more street frontages, this standard shall be applied separately to each adjacent park strip on each street frontage.

It shall be the property owner's responsibility to ensure that erosion does not deposit soil or other material on sidewalks or in the street. Materials such as bark, shredded plant material, and compost, may be used as water conserving mulch for plants and may also be used as the only material in portions of a park strip.

Gravel Large diameter rocks and boulders may be used on portions of the park strip. Large diameter rocks and boulders shall be kept a minimum of eighteen inches (18") away from existing street trees. Organic mulch or gravel shall be used near street trees. No annuals are allowed within the park strip landscape.

Natural Landscape Zone

The Natural Landscape Zone is that portion of the lot that lies outside of the homes disturbed area of construction, and must remain as natural area, or revegetated area to the standards outlined in this section.

Most Cottage and Park Home lots will not contain natural landscape zones. Only those lots adjacent to existing natural open space may have natural landscape zones within the lot area.

The Natural Landscape Zone is to be planted only with those plant materials identified within Plant List C.

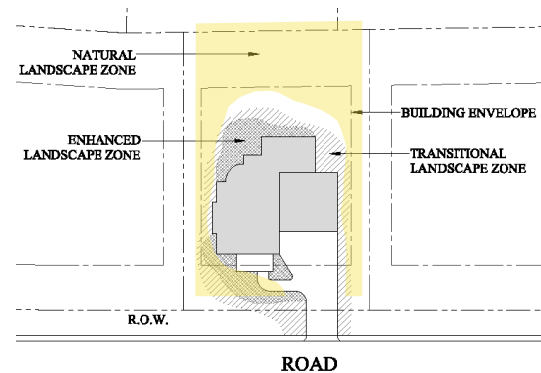
Landscape transitions to existing open spaces should be carefully planted so as to best create a seamless revegetated landscape. In addition, the density and mix of any added plant material in the Natural Landscape Zone will be required to approximate the density and mix found in the general area.

Excluding trees, permanent irrigation of the Natural Area on homesites with existing vegetation is not permitted, since the indigenous vegetation does not require additional water. Permanent irrigation of the Natural Area can lead to disease and death of the native plants, and aid in the spread of undesirable plant species or weeds.

Temporary irrigation of all revegetation in the Natural Areas is allowed. Permanent irrigation for newly planted trees is permitted.

Plant material and irrigation in the ROW shall be installed and maintained by the Lot Owner.

Homestead Lot



Updated Image to reflect Amended Master Plan

Plant List A

Trees

Celtis reticulata - Western Hackberry
 Malus spp. – Crabapple
 Pinus contorta - Lodgepole Pine
 Prunus padus - Mayday Tree
 Pyrus calleryana – Flowering Pear
 Robinia pseudoacacia - Black Locust

Shrubs

Cornus alba - Variegated Dogwood
 Cornus sericea flaviramea - Yellowtwig Dogwood
 Cotoneaster acutifolius’ - Peking Cotoneaster
 Euonymus alatus ‘compacta’ - Burning Bush
 Pinus mugo - Mugo Pine
 Pinus mugo - Big Tuna Mugo Pine
 Prunus besseyi - Western Sand Cherry
 Prunus tomentosa - Nanking Cherry
 Syringa vulgaris - Lilac

Perennials

Alcea rosea - Hollyhock
 Alchemilla spp. - Lady’s Mantle
 Armeria maritima - Sea Thrift or Sea Pink
 Artemisia spp. - Silermound
 Astilbe spp. – Astilbe
 Centaurea dealbata – Bachelor Button
 Cerastium tomentosum - Snow in Summer
 Chrysanthemum spp. - Daisy
 Coreopsis - Coreopsis
 Delphinium - Larkspur
 Dianthus - Dianthus
 Dicentra spectabilis - Bleeding Heart
 Doronicum spp. - Leopard’s Bane
 Hemerocallis - Daylilly
 Heuchera - Coral Bells
 Iris missouriensis - Western Blue Flag
 Iris siberica - Siberian Iris
 Lavendula spp. - Lavender
 Liatris spp. - Gayfeather
 Lysimachia punctata - Loosestrife
 Monarda didyma - Bee balm
 Nepeta mussini - Catmint
 Papaver orientale - Oriental Poppy
 Prunella - Prunella
 Pulsatilla vulgaris - Pasque Flower
 Rudbeckia spp. - Black-eyed Susan

Sagina subulata. - Irish Moss
 Salvia spp. - Sage
 Tradescantia spp. - Spider Wart
 Pulsatilla vulgaris - Pasque Flower
 Rudbeckia spp. - Black-eyed Susan
 Sagina subulata. - Irish Moss
 Salvia spp. - Sage
 Tradescantia spp. - Spider Wart

Grasses

Aristida purpurea - Purple Threeawn
 Bouteloua curtipendula - Side Oats Grama
 Elymus cineris - Great Basin Wild Rye
 Lolium spp. - Ryegrass
 Miscanthus spp. - Maidengrass
 Panicum spp. - Switchgrass
 Phalaris spp. - Ribbongrass
 Poa alpina - Alpine Bluegrass
 Poa secunda - Sandberg Bluegrass
 Schizachyrium spp. - Little Bluestem

Groundcover

Aegopodium podagraria - Bishop’s Weed
 Ajuga spp. - Bugleweed
 Arctostaphylos uva-ursi - Kinnikinnick
 Fragraria sp. - Strawberry
 Gallium odoratum - Sweet Woodruff
 Hypericum calycinum - St. John’s Wort
 Juniperus horizontalis - Wiltoni Juniper
 Juniperus sabina - Calgary Carpet & Buffalo
 Lamium spp. - Nettle
 Lysimachia nummularia - Creeping Jenny
 Phlox - subulata - Creeping Phlox
 Potentilla verna nana - Spring Cinquefoil
 Saponaria sp. - Soapwort
 Thymus spp. - Thyme
 Veronica spp. - Veronica
 Vinca minor - Vinca

Vines

Clematis sp. - Clematis
 Lonicera x brownii ‘Dropmore Scarlet’ - Dropmore Scarlet
 Honeysuckle
 Parthenocissus quinquefolia - Virginia Creeper

Plant List B

Trees

Abies concolor - White Fir
 Acer x freemanii - Autumn Blaze Maple
 Acer ginnala - Amur Maple
 Acer platanoides - Norway Maple
 Acer truncatum - Norwegian Sunset Maple
 Acer truncatum - Crimson Sunset Maple
 Alnus incana - Thinleaf Alder
 Amelanchier x grandiflora - Autumn Brilliance Serviceberry
 Crataegus crus-galli 'Inermis' - Thornless Cockspur Hawthorn
 Crataegus crus-galli 'Inermis' - Crusader Hawthorn
 Picea pungens - Colorado Green Spruce
 Pinus flexilis - Limber Pine
 Pinus mugo - Tannenbaum Mugo Pine
 Pinus nigra - Austrian Pine
 Pinus silvestris - Scotch Pine
 Populus x acuminata - Lanceleaf Cottonwood
 Populus angustifolia – Narrowleaf Cottonwood
 Populus tremuloides 'Erecta' - Swedish Aspen
 Tilia sp. - Linden

Shrubs

Caragana arborescens - Siberian Pea Shrub
 Cornus sericea - Redtwig & Alleman's Compact Dogwood
 Cornus sericea - Baileyi Dogwood
 Fallugia paradoxa - Apache Plume
 Lonicera tatarica - Tatarian Honeysuckle
 Mahonia repens - Creeping Oregon Grape
 Paxistima myrsinites - Mountain Lover or Oregon Boxwood
 Physocarpus malvaceus – Ninebark
 Potentilla fruticosa – Shrubby Cinquefoil
 Ribes alpinum - Alpine Currant
 Ribes aureum - Golden Currant
 Rosa Woodsii - Wood's Rose
 Salix spp. - Willow
 Sorbaria sorbifolia - Ashleaf Spirea
 Spiraea sp - Spiraea

Perennials

Achillea millefolium - Western Yarrow
 Aconitum columbianum - Monkshood
 Agastache rupestris - Hyssop
 Alcea sp. - Hollyhock
 Antennaria rosea - Pussy Toes
 Aquilegia caerulea - Columbine
 Arctostaphylos uva-ursi - Kinnikinnick
 Campanula spp. - Bellflower
 Fragaria spp. - Strawberry
 Gaillardia spp. - Gaillardia
 Hosta sp. - Hosta
 Linum spp. - Flax
 Lupinus spp. - Lupine
 Papaver nudicaule - Iceland Poppy
 Sedum spp. - Sedum
 Solidago sphacelata - Goldenrod
 Viguiera multiflora (Heliomeris multiflora) - Showy Goldeneye

Bulbs - As appropriate for Region

Plant List C

Trees

Abies lasiocarpa – Subalpine Fir
 Acer glabrum - Rocky Mountain Maple
 Juniperus scopulorum-Rocky Mountain Juniper
 Pinus aristata - Bristlecone Pine
 Prunus virginiana – Chokecherry
 Populus tremuloides - Quaking Aspen
 Pseudotsuga menziesii - Douglas Fir
 Quercus gambelii - Gambel Oak

Shrubs

Amelanchier alnifolia - Saskatoon Serviceberry
 Artemisia tridentata - Big Sage
 Atriplex canescens - Four Wing Saltbrush
 Cercocarpus ledifolius - Curleaf Mountain Mahogany
 Chrysothamnus nauseosus - Rubber Rabbitbrush
 Gutierrezia sarothrae - Snakeweed
 Purshia tridentata - Antelope Bitterbrush
 Rhus glabra - Smooth Sumac
 Rhus trilobata - Three Leaf/Oakbrush Sumac
 Sambucus canadensis - Adams Elderberry
 Sambucus canadensis aurea - Golden Elderberry
 Shepherdia argentea - Buffalo Berry
 Symphoricarpos occidentalis - Western Snowberry

Perennials

Allium acuminatum - Tapertip or Wild Onion
 Aster spp. - Aster
 Balsamorhiza sagittata - Arrowleaf Balsamroot
 Calochortus nuttallii - Sego Lily
 Castilleja chromosa - Indian Paintbrush
 Erigeron spp. - Fleabane
 Eriogonum umbellatum - Sulfer Flower
 Geranium spp. - Geranium
 Helianthus - Sunflower
 Oenothera spp. - Evening Primrose
 Penstemon spp. - Penstemon
 Sphaeralcea spp. - Globemallow
 Vicia americana - American Vetch
 Wyethia amplexicaulis - Mule's Ear

Grasses

Achnatherum hymenoides - Indian Ricegrass
 Bromus marginatus - Mountain Brome
 Elymus lanceolatus spp. - Streambank Wheatgrass
 Festuca longifolia - Hard Fescue

Festuca ovina - Sheep Fescue
 Festuca rubra - Red Fescue
 Festuca rubra commutata - Chewing Fescue
 Pascopyrum smithii - Western Wheatgrass
 Pseudoroegneria spicata - Bluebunch Wheatgrass
 Poa bulbosa - Bulbous Bluegrass
 Sitanion elymoides - Bottlebrush Squirreltail
 Stipa viridula - Needle Grass

Native Grass Seed Mix - Granite Seed (801)768-4422

20.0% Slender Wheatgrass
 ——— (Elymus trachycaulus ssp. trachycaulus)
 26.25% Western Wheatgrass
 ——— (Pascopyrum smithii)
 22.5% Bluebunch Wheatgrass
 ——— (Pseudoroegneria spicata ssp. spicata)
 5.0% Sheep Fescue
 ——— (Festuca ovina)
 3.75% Sandberg Bluegrass
 ——— (Poa sandbergii)
 22.5% Indian Ricegrass
 ——— (Achnatherum hymenoides)

15% Slender Wheatgrass (Agropyrontrachycaulum)
 10% Nevada Bluegrass (Poanevadensis)
 9% Squirreltail (Sitanionhystrix)
 20% Bluebunch Wheatgrass (Agropyronspicatum)
 10% Western Wheatgrass (Agropyronsmithii)
 10% Thickspike Wheatgrass (Agropyrondasystachyum)
 15% Mountain Brome (Bromuscarinatus)
 0.25% Yarrow (Achilleamillifolium)
 0.5% Blueflax (Linumperenne)
 0.25% Silver Lupine (Lupinusargenteusvar.argenteus)
 10% Rye (Loliumperenne)

Seeding Rate

Broadcast - 30 pls pounds per acre

Seeding shall be applied by broadcast and raked into the top 1/4" of the top layer of soil. Hydro-mulch shall be sprayed over the prepared seeded areas. Hydro-mulch shall consist of fertilizer at the rate of six (6) pounds per one thousand (1000) square feet and "fiber mulch" at the rate of fourteen hundred pounds (1400) per acre of area.

Seeding shall occur only during the following seasons:

Spring - Spring thaw to May 1st

Fall - September 15th until consistent ground freeze.

Sustainability

Building Sustainability

Park City Heights has been conceived and planned using sustainable site design concepts and green building principles. The main objectives are: (1) Create a standard where homes are durable, healthy, comfortable, affordable and energy-efficient; and (2) Protect, conserve and ensure the long-term availability of water, one of the community's most precious and scarce natural resources.

~~The Leadership in Energy and Environmental Design (LEED™) Green Building Rating System represents the U.S. Green Building Council's effort to provide a national standard for green building. By using established and innovative practices, standards and technologies, LEED provides common design guidelines and a third-party certification tool.~~

Sustainable building is a whole systems approach to the design, construction, and operation of the home and the community. By incorporating ~~the building standards of the U.S. Green Building Council;~~ sustainable building standards, Park City Heights will ensure that energy and resources are used efficiently.

Sustainable buildings are designed and constructed to incorporate environmental considerations and resource efficiency into every step of the home building and land development process with the goal to minimize the home's environmental impact.

Residential building quality is a very important and integral part of a sustainable community because it directly contributes to the long-term satisfaction of the people who live there. Park City's semi-arid climate makes certain that effective and sustainable water management is a constant priority. Reducing water consumption is critical to water conservation.

To create a more sustainable community and environment the following standards apply:

Each home ~~must meet the LEED for Homes Silver Rating but owners are strongly encouraged to achieve a higher LEED for Homes rating~~ shall be constructed to National Association of Home Builders National Green Building Standards Silver Certification (or other equivalent Green Building certification approved by the Planning Director) OR reach LEED for Homes Silver Rating (minimum 60 points).



Owners are encouraged to achieve a higher Green Building certification rating when physically and economically viable establishing Park City Heights as the leading example in Park City's sustainability goals and objectives.

~~AND~~
~~IN ADDITION~~

~~Each home must achieve a combined 10 points within the Sustainable Sites Landscaping and the Water Efficiency sections of LEED for Homes Checklist.~~

In order to achieve water conservation goals, each home must either: 1) achieve at a minimum, the Silver performance level points within Chapter 8, Water Efficiency, of the National Association of Home Builders Green Building Standards; OR 2) achieve a minimum combined 10 points within the Sustainable Sites Landscaping (SS2) and the Water Efficiency (WE) sections of LEED for Homes Checklist.

Points achieved in ~~this Landscaping and Water Efficiency section~~ these resource conservation categories will count towards the overall score.

~~A Third Party Inspection is required to ensure that the home meets the LEED for Homes Silver rating.~~ An industry standard Third Party inspector shall be ~~selected mutually agreed upon~~ by the Park City Chief Building Official ~~prior to permit issuance~~ and the applicant prior to issuance of a building permit to provide third party inspection for compliance with Green Building requirements.



In addition to the requirements above, there are other fundamental elements that may be applied to achieve higher levels of sustainability and should be incorporated into each home. These sustainability elements include design practices that apply to three specific categories within the development:

- Building Sustainability
- Community Sustainability
- Landscape Sustainability

Building Sustainability

Home Size

All homes within Park City Heights should strive to be “modest” in scale and reflect historical development patterns of Old Town. ~~LEED for Homes~~; Sustainable building requirements provide incentives for smaller, more efficiently designed homes ~~and may be the single most important component of attaining a home’s Leed rating~~. The size of a home is directly related to the short and long term material and energy consumption and should be carefully analyzed early in this process.

Building Materials

Designs shall encourage the use of sustainable construction materials and products, including recycled content, salvaged, and FSC-certified materials **and shall** promote sustainability through building practices that reduce energy consumption, as well as through the continued review of viable alternative energy sources.

Alternative (Renewable) Energy Sources

Alternative energy should be used where physically viable and economically feasible. As financing options for alternative energy systems continue to evolve it may be necessary to amend the Park City Heights Design Guides to accommodate alternative methods for employing these systems into the Park City Heights development, e.g. creation of a solar garden. While energy conservation is an integral component of sustainability, alternative energy sources may provide a more effective solution to reducing the impact and consumption of fossil fuel energy.

Solar

The use of solar equipment (e.g. panels, shingles & cells) is strongly encouraged and can be used as a Solar Electric or Solar Water Heat System. Solar Electric Systems, also known as photovoltaic (PV) systems, use solar panels to convert sunlight into electricity. Federal and State incentive programs are often available, depending on the system type and size. Systems can be roof-mounted, wall-mounted or site-mounted subject to compliance with required health and safety standards and provided that the Solar Electric System is not installed in a manner that will interfere with the solar access of an adjacent property owner. “Building integrated” photovoltaic (PV) systems are also increasingly available. PV and solar thermal systems require direct solar access for extended periods thus, careful planning is required to ensure installations are properly oriented and are not compromised by shading from adjacent buildings or vegetation.

Geothermal

Ground Source Heat Pumps or Geoexchange systems may be allowed where feasible but in no way may it interfere with adjacent properties. Solar Heating and a Ground Source Heat Pump may be combined to form a geosolar system for even greater efficiency. Any above grade equipment must be incorporated into the landscaping and be of similar color.

Wind

Wind energy systems may be allowed but must conform to the Park City Municipal Corporation Land Management Code.

Construction Waste Mitigation & Recycling

Builders are required to reduce, reuse and recycle construction waste to include wood, drywall, metals, concrete, dirt and cardboard. A project construction recycling center will be established on site. Separate recycling bins will be provided for different materials and it will be the responsibility of each contractor to ensure that jobsite material is recycled to the greatest extent possible. Builders are to incorporate strategies such as “efficient framing” techniques and “optimum value engineering” that reduces the amount of wood used in the framing process without compromising structural integrity. Framing with engineered lumber rather than dimensional lumber is encouraged. Engineered lumber makes good use of small trees and wood chips, where dimensional lumber comes from big trees and represent more raw material than alternatives such as roof trusses, I-joists (floor trusses), laminated veneer lumber (LVL), and structural insulated panels (SIPs).



Solar placement may vary to maximize effectiveness

Building Sustainability

In-Home Recycling

It is required to provide an in-home recycling center in each dwelling unit where materials are separated and free from contamination. Encourage the use of available street side recycling service or materials can be taken to the Park City recycling center.



ENERGY STAR®

In addition to each home meeting the required **LEED for Homes Silver Rating**, green building requirements, all homes will be built to ENERGY STAR® Standards for the year in which the building permit is issued. All appliances installed should be ENERGY STAR approved.



Skylights

Skylights are an effective way to light and heat a home passively. Low-E glass or triple glazed acrylic units save energy and money while keeping the home more comfortable. Skylights must be integrated with the design of the home. Skylights should be designed as an integral part of the roof. Only flat skylights with clear or bronze glazing will be allowed, while bubble or dome skylights with frosted or colored glazing are not.

Light pollution from skylights will not be permitted. All light sources shall be shielded and both outdoor and indoor lighting will be carefully reviewed to assure that neighboring properties are protected from direct light sources.

Fireplaces

All fireplaces must be non wood burning and comply with Park City Municipal regulations. Apparatus that utilize alternate/renewable energy sources are encouraged.

Non Air-Conditioned Homes

Provide as an environmentally sensitive option to buyers to reduce energy consumption. This can be augmented by installing ceiling fans which improve interior comfort by circulating cold and warm air. Ceiling fans can be adjusted to either draw warm air upward during summer months or push it downward during the winter.

Heated Driveways

Heated Driveways may be allowed, but only if it receives its power from an Alternative Energy Source as specifically approved by the Design Review Board.

Lighting

Develop and design strategies to provide natural lighting in each home. It is encouraged to install high-efficiency lighting systems with advanced lighting controls. Include motion sensors tied to dimmable lighting controls and provide task lighting which reduces general overhead light levels.

All homes are required to install compact fluorescent lamps (CFLs), halogens, or light emitting diodes (LEDs), or other approved bulbs or light source at time of construction. These light bulbs and sources last longer and use less energy than traditional incandescent bulbs. Most states are incorporating new laws that effectively phase out the traditional light bulb. The Department of Energy has set efficiency standard levels for all light bulbs, and today's standard incandescents cannot meet those levels. The traditional incandescent light bulbs will not be allowed.



Community Sustainability

Transportation

Encourage alternative modes of transportation through site planning and building orientation that emphasize connections to sidewalks, bike paths and trail networks. Homes should be placed and built incorporating easy connections for pedestrian and bike access to trails, sidewalks and streets. These options make it easier for people to choose alternative modes of transportation that contribute to a more sustainable environment that is healthier and more enjoyable for everyone.

Open Space

Encourage design that emphasizes the natural connection to open space and parks. Provide maximum continuity of open space and preserve important natural vistas that reinforce a sense of place and relationship to the natural environment. Integrate views and access into the greenway network from homes. Promote the development of site plans that create attractive, comfortable outdoor spaces.

Topography

Integrate natural site features such as topography, views and vegetation into site design. Building placement should follow contours rather than being placed at right angles to the prevailing slope. On sloping sites, staggering placement of homes along opposite sides of the street, rather than siting homes directly opposite one another, can provide better preservation of views. Use topography to create continuous green space connectivity between homes. Retain the maximum possible amount of natural vegetation. Avoid excessive grading and cutting of hillsides.

Water Conservation

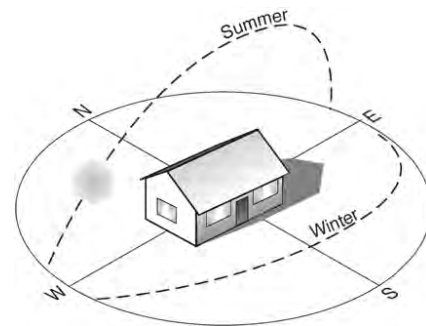
Incorporate the installation of low flow toilets and flow reducers on faucets and shower heads. Flow reducers can cut water usage of faucets by as much as 40% with little noticeable effect. Park City Heights has defined the minimum Low Flow as:

- Toilets - 1.5 gallons per flush
- Kitchen Faucets – 2.0 gallons per minute
- Bathroom Faucets – 1.8 gallons per minute
- Shower Heads – 2.4 gallons per minute

Solar Orientation

Where possible, the longer axis of the home should be oriented east/west. By orienting the home in that direction, the longer dimension of the home faces sunny south. The optimum position for maximum solar benefits is true south but you can vary the orientation within 15-20 degrees of that direction with minimal effect. This placement creates optimum conditions for the use of passive and active solar strategies reducing energy costs substantially.

Design shall encourage site and building placement that improves energy efficiency by incorporating natural cooling and passive solar heating. This may include extended eaves, window overhangs, awnings and tree placement for natural cooling, and building and window orientation to take advantage of passive solar heating.



Proper Home Orientation can substantially reduce Energy Consumption

Stormwater Management

Pervious pavement is designed to allow percolation or infiltration of stormwater through the surface into the soil below where the water is naturally filtered and pollutants are removed. Design that uses alternatives to reduce impervious pavement is a positive step toward improving the quality of our water resource and is highly encouraged. However, pervious pavement is easily compromised by plowing that dislodges pavers and sanding which disrupts the pavements filtration process and should be reviewed carefully.



Permeable pavement options should be explored

Community Sustainability

Fire Protection

Roofing Materials & Fire Sprinklers

Roofing Materials must be non-combustible and have a Class “A” Fire Rating. No wood shake roofing material will be permitted.

All buildings over 750 square feet must be constructed with an Automatic Fire Extinguishing System installed as required and approved by Park City.

Fires

No person shall build, ignite or maintain any outdoor fire of any kind for any purpose with the exception of a permanent barbecue, portable barbecue or grill and they are located a minimum of thirty (30) feet from any combustible material or nonfire-resistant vegetation.

Defensible Space

On all Homestead lots and those lots that are directly adjacent to existing shrub or tree vegetative growth owners should place an emphasis on utilizing fire-resistant vegetation or growth within the planned landscape adjacent to all buildings and structures to minimize the potential of transmitting fire from the native growth to any structure. (generally 30’ minimum). Deadwood shall be regularly removed from trees.

Landscape Sustainability

Hydrozoning

Grouping plants that have similar water requirements. Hydrozoning is a key component of a water-efficient irrigation system and landscape. Plant species with similar needs should be selected and grouped within each hydrozone. It is also effective to create microclimate zones so that plants with higher water needs are closest to the house and plants with lower water needs are on the perimeter of the garden or landscape.

Each hydrozone will contain plants that will be irrigated on the same schedule, using the same irrigation method. Generally, each hydrozone is served by one valve or control zone (although more than one valve may be required to service an area due to flow and water pressure). By using controllers with multiple run times that are able to support low-volume systems (cycle and soak) and by dividing the landscape into hydrozones, each area will receive the amount of water it needs without puddling or runoff. The result of hydrozoning is improved plant health and less water use.



Turf not a dominate component of the landscape

Turf

Turf, when used, must not be a dominant component of the landscape. Individual homesites in the Park Home and Cottage Home lots shall not contain turf areas greater than 20% of the total lot area. Individual homesites in the Homestead lots shall not contain turf areas greater than 15% of the homes total lot area. All turf area must be located within the Enhanced Landscape Zone.

Irrigation

All landscape areas within the Enhanced and Transitional Landscape Zones shall be irrigated. All irrigation provided shall be drip irrigation with the exception of turf areas. All drip tubing shall be concealed below plant bed mulch and must remain covered at all times.

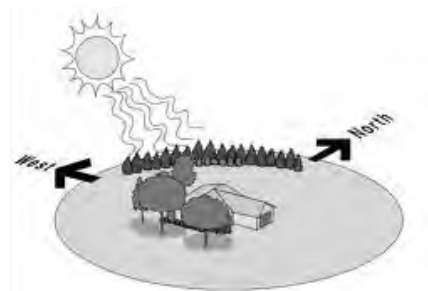
All irrigation systems shall be controlled by an automatic controller which includes a rain sensor. Rain sensors should be utilized to detect the presence of rainfall and disable the irrigation controller from operating during periods of wet weather. Rain Sensors should be adjusted to suit the requirements of the landscape and soil conditions for each home.

Rain Harvesting

Water tanks used for storing harvested rain from roofs are encouraged (see Roof Appurtenances/Rain Storage Devices for approvals). Rainwater tanks are installed to make use of rain water (rain, hail, sleet or snow) for later use especially for landscape watering, thus reducing one's reliance of culinary water for irrigation.

Shade Trees/Heat Gain

Deciduous trees placed on the south and east or west can shade your home in the summer before dropping their leaves in the winter to let the sunlight into your home. Trees can bring the ambient temperature down as much as five degrees on a hot day. This reduces heat gain, allowing for cooler ventilation. Deciduous trees and vines in front of south facing walls and windows will further cool homes.



Properly placed trees can reduce energy consumption throughout the year

Disclaimers

1. Any Commercial or Community structures proposed within the project boundaries are required to follow these Design Guides and should follow all Guides required for Park Homes.
2. Unless addressed in these Guides all additional requirements must follow the projects Codes, Covenants and Restrictions (C.C. & R'S) as adopted and/or the Park City Municipal Codes.
3. Illustrations and Photos are included throughout the Guidelines to help convey the thoughts and concepts described in the document's text. These images are intended to express general design concepts and are not meant to impose specific plans or design solutions.

Planning Commission Staff Report



Subject: Park City Heights Design Guidelines
Author: Kirsten Whetstone, MS, AICP
Date: August 24, 2016
Type of Item: Ratification of amended Park City Heights Master Planned Development (MPD) Development Agreement Exhibit G – Park City Heights Design Guidelines

Summary Recommendations

Staff recommends the Planning Commission review and ratify the revised Exhibit G (Park City Heights Design Guidelines) of the recorded Amended Park City Heights Master Planned Development (MPD) Development Agreement and direct Staff to record the revised Exhibit G at Summit County.

Topic

Applicant: Ivory Development LLC, owner
Applicant's representative: Brad Mackay and Spencer White
Location: Richardson Flat Road, east of SR 248 and west of US 40
Zoning: Community Transition (CT)
Adjacent Land Uses: Open Space, Rail Trail, US 40, Quinn's Water Treatment Plant, and vacant land

Disclosure: The City retains a security interest as the holder of a Trust Deed in conjunction with a prior transaction regarding the property. However, the City is not an "applicant" and does have any current ownership in the property.

Proposal

Attached are the Park City Heights Design Guidelines (Exhibit A) redlined to show amendments approved by the Planning Commission on November 6, 2013, with additional revisions approved by the Planning Director in 2014, highlighted in yellow. Staff requests the Commission ratify the amended Design Guidelines so that this document can be recorded at Summit County as an amendment to Exhibit G of the recorded Amended Park City Heights Development Agreement (Exhibit B).

Background

The Park City Heights MPD was initially approved by the Planning Commission on May 11, 2011. The original Development Agreement was ratified by the Planning Commission on October 26, 2011, executed on November 18, 2011, and recorded at Summit County on November 23, 2011.

On November 6, 2013, the Planning Commission approved amendments to the Park City Heights MPD and preliminary plat due to soil conditions discovered on the site that necessitated a re-design of the lower site plan and changed the configuration of the Park Home and Cottage units. The Design Guidelines were also amended at that time.

to reflect these changes. The amended MPD Development Agreement was ratified by the Commission on September 24, 2104 and recorded at Summit County on November 4, 2014.

During review of building permits in 2014 for the first units and Clubhouse, the applicants and Staff discovered that the recorded Design Guidelines were in black and white, the photos were not clear, and that additional clarifications were needed in terms of descriptions for lots, unit types and configurations due to changes in the MPD site plan and subdivision plat (as further described below).

Because the Design Guidelines are an attachment to the recorded Development Agreement, Staff is requesting Planning Commission review and ratification of the amendments to Exhibit G of the Amended Development Agreement (Design Guidelines), in order to record a clean (un-redlined) and color version of the amended Design Guidelines.

Analysis

The redlined Design Guidelines were recorded at Summit County as a black and white document that is not legible. Additional administrative revisions were approved by the Planning Director in September of 2014 after the Development Agreement and Guidelines were recorded at Summit County. These revisions provided clarity in terms of descriptions of lot types and street patterns to reflect the revised plat and the revised MPD site plan. Descriptions for the amended unit and lot types and configurations were corrected. These further amendments included the following:

- 1) Include setback exceptions (such as for bay windows, eaves, porches, etc.) that apply per the CT zone and in compliance with the LMC;
- 2) Include setbacks for the Clubhouse;
- 3) Include height exceptions that apply per the CT zone (such as 5' for pitched roofs of at least a 4:12 pitch);
- 4) Revise the concept plan illustrations to match the amended MPD and plat;
- 5) Change photos to comply with the amended MPD;
- 6) Delete statements about LEED construction, consistent with the MPD conditions that did not require LEED standards, but conditioned the following: "all units will be constructed to National Association of Builders National Green Building Standards Silver Certification (or other equivalent Green Building certification approved by the Planning Director)" OR reach LEED for Homes Silver Rating (minimum 60 points).; and
- 7) Other administrative design clarifications such as roof materials, articulation, stepping, repetition of design within 300', etc. as highlighted in Exhibit A.

Section 15-6-4 (G) of the Land Management Code states that once the Planning Commission has approved a Master Planned Development for a project (*or an amendment*), the approval shall be put in the form of a Development Agreement. The Development Agreement must be ratified by the Planning Commission and signed by the Mayor on behalf of the City Council prior to recordation at the Summit County Recorder's office.

These proposed changes to Exhibit G of the recorded Amended Development Agreement are consistent with the approved amended Master Planned Development and are not contrary to the site and lot requirements of the CT Zone or the LMC. These amendments to the Design Guidelines are considered administrative and do not affect the force and effect of the recorded Development Agreement.

Department Review

The Planning Department has reviewed the amended Design Guidelines for consistency with the November 6, 2013, amended Park City Heights MPD approval and the October 15, 2014 Amended Development Agreement. Planning, Engineering and Legal Departments have reviewed this staff report.

Recommendation

Staff recommends the Planning Commission review and ratify the revised Exhibit G (Park City Heights Design Guidelines) of the recorded Amended Park City Heights Master Planned Development (MPD) Development Agreement and direct Staff to record the revised Exhibit G at Summit County.

Exhibits

Exhibit A- Proposed Amended Exhibit G (Park City Heights Design Guidelines) to the Amended Park City Heights Development Agreement

Exhibit B- Recorded Amended Development Agreement (recorded November 4, 2016) (including recorded Exhibit G Design Guidelines) (note only Exhibits A, B, C and G are included with this report).

Exhibit C- Minutes of November 6, 2013 Planning Commission meeting

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height throughout town as evidence in comments by the Planning Commission and the public.

MOTION: Commissioner Joyce moved to CONTINUE the Bonanza Park East Master Planned Development Pre-application to October 26, 2016. Commissioner Thimm seconded the motion.

VOTE: The motion passed unanimously.

2. Park City Heights MPD- Ratification of Amended Development Agreement – Design Guidelines. (Application PL-13-02209)

Planner Kirsten Whetstone reported that this was an administrative item for ratification of the Amended Park City Heights Design Guidelines. She noted that the Design Guidelines were amended when the Planning Commission approved the amended MPD in 2013 based on the soil and changes to the site. There was a configuration of lots and layout at the entrance.

Planner Whetstone stated that the Design Guidelines were amended and recorded in 2014. However, with the building permits they realized that additional changes needed to be made to make it consistent with the MPD. One was the LEED requirements, which was an “or” because it was a Green Building Standard or LEED. She noted that those changes were approved by the Planning Director and when the applicant wanted to get them recorded, the Staff thought they should first come to the Planning Commission because they are an exhibit to a recorded document.

Planner Whetstone commented on recent changes identified by the Staff regarding basements and building height that they wanted referred back to the LMC. Those were the handwritten changes reflected on pages 5, 16 and 27. Each one for house size talks about excluding the basement, and the Staff wanted it tied back specifically to the way the LMC excludes basements. Language was added to say, “As defined by the Park City Land Management Code”. The language for Height currently says, “As defined by the Park City Municipal Code”, and that changed to read, “As defined by the Park City Land Management Code.” Planner Whetstone noted that those were the only highlighted changes.

The Staff recommended that the Planning Commission review, approve, and ratify the amended Design Guidelines in Exhibit A. The changes shown in yellow were made by the Planning Director. The handwritten changes would be cleaned up and the document would be recorded at the County. It would be ideal if the County will record them without any

redlines and in color. Planner Whetstone noted that the public have been interested in purchasing homes and they cannot read the recorded version of the Design Guidelines.

Chair Strachan opened the public hearing.

There were no comments.

Chair Strachan closed the public hearing.

Chair Strachan did not understand the history of the amendment or the substantive effect of the amendments. He thought the revision on Exhibit A were too vague. It says per the LMC, but he thought it was important to know the exact citations to the LMC that apply.

Chair Strachan understood that the changes to the old Design Guidelines were done administratively, but he would like to know the history behind those changes because they were not approved by the Planning Commission. Chair Strachan recalled that the original Guidelines were vigorously debated. When he read the Staff report for this meeting, it was the first time that he knew there were strike-outs and that things were removed from the Design Guidelines after the project was approved.

Chair Strachan noted that Exhibit C attached to the Staff report did not show the discussion that the Planning Commission had over these Design Guidelines, and he remembered a lively discussion about the LEED certification. Chair Strachan stated that any time there are height exception changes he wants to know exactly what they were. Without that information he was not confident or comfortable with a motion to approve amendments to the Design Guidelines when he was not sure what the amendments are. Chair Strachan clarified that he was not saying that the changes could not be remedied, but he needed the pertinent information.

Planner Whetstone explained that there are no height exceptions to the CT Zone. However, there is a standard height exception for a pitched roof of 5'. The Design Guidelines said 28' but it did not have the exception. Planner Whetstone stated that none of the setback exception like the 3' for the eve, or the chimney or the bay windows were in the Design Guidelines but they are standard in the LMC. The applicant was not asking for those as a change to the Guidelines. Planner Whetstone remarked that because the CT zone has a 25' setback for everything, the MPD identified the setbacks, and those were part of the approval. Planner Whetstone pointed out that design guidelines were definitely part of the discussion when the MPD was amended.

Chair Strachan agreed. However, he has never seen the ones attached with the strike-throughs, and those were not approved. Planner Whetstone clarified that it was the Exhibit

that was discussed by the Planning Commission when it was approved in 2013. Chair Strachan requested to see the minutes from that meeting, because that was not his recollection. Planner Whetstone stated that the Guidelines were included in the Staff report when they were approved, and she would provide that Staff report. She explained that the redlines were brought to the Planning Commission and suggested that maybe Chair Strachan was not present for that meeting. She recalled that the MPD amendment was discussed over three or four meeting and the Design Guidelines were always part of that discussion. The redlines in the recorded version were part of the packet.

Chair Strachan recalled all the meetings and he was wary of why they would change things like height the exception now. Planner Whetstone reiterated that there were no height exceptions. They were only adding the height exception for a pitched roof to the Guidelines, which is already allowed in the LMC. Chair Strachan believed the Planning Commission deliberately left out the 5' exception.

Chair Strachan assumed there was an issue, or they would not be asking the Planning Commission to amend it. He asked what the Planning Commission needed to change. Planner Whetstone referred to page 5 of the Design Guidelines, which was page 84 of the Staff report, and noted that for basements they were adding language, "As defined by the Park City Land Management Code". This language is important because of the way they measure to determine whether basements are included or not. Under Building Height, the change was that no structure shall be erected, but it did not specify a height. The zone height says 25' and allows an additional 5'. The change is important because these Guidelines are the documents for reviewing building permits, and they wanted the language to match the CT zone.

Spencer White, representing the applicant, emphasized that they were not asking for any special consideration. If someone reads through the Design Guidelines, they should know exactly the City's height restrictions without going to the LMC. He explained that they incorporated the language straight from the LMC into the Design Guidelines to avoid confusion.

Mr. White stated that through the MPD process there were a few lots on a ridge and they were going to limit some of those heights. In the MPD process, those lots were removed from the ridge when they redid the lot configurations. He clarified that those were the only lots that had specific restrictions, but those lots no longer exist because they were removed in the MPD amendment.

Chair Strachan clarified that the issue was that he did not understand exactly what was being changed. He pointed to pages 83 and 84 as examples. He stated that handwritten notes revised per the LMC and highlighted section did not have the same specificity with

which they dealt with the entire packet of Design Guidelines. He was concerned that ratifying what may be considered administrative amendments were actually substantive amendments. For example, revise the concept plan illustrations. Planner Whetstone noted that the concept plan was on the first page. It was the revised plan that the Planning Commission had approved, but the recorded version had the old layout. Chair Strachan referred to page 75, which was a new concept plan with a highlight that said, "correct layout". May was scratched out and August was written in. He asked if that would be the recorded document. Planner Whetstone replied that Mr. White would make the final changes. She did not have the ability to make the changes because it was a PDF. Since it was a recorded document she had to write in the changes until Mr. White could make the changes on the appropriate pages. Once the changes are made it will be recorded.

Mr. White understood that Chair Strachan was asking for a redlined version showing what exactly was changed. Chair Strachan wanted a way to determine whether the change is administrative or substantive. He was not comfortable approving changes that Mr. White still needed to fix. What the Planning Commission reviews for an approval should be exactly what they are approving. He was concerned that the recorded document could be different from what they thought they were approving.

Mr. White pointed out that some of the changes were requested by the City. He understood Chair Strachan's concerns and he was willing to come back with a redline set for discussion at another meeting. His only request is to have the final set recorded as quickly as possible. Mr. White stated that the changes are not substantive to Park City Heights. It does not change the design of the homes and there were no issues on their part.

Commissioner Phillips stated that as he read the Staff report it was very difficult to understand why the changes were being made. After hearing Planner Whetstone answer Chair Strachan's questions, it would have been helpful to have that information in the Staff report, especially, since the other Commissioners were not on the Planning Commission when Park City Heights was approved.

Planner Kirsten offered to provide additional information for the next meeting. Chair Strachan thought it would also be helpful to know what changes were made by former Planning Director Eddington and the history behind those changes.

Director Erickson stated that if the other Commissioners were having a difficult time understanding the changes, the Staff would provide background information and bring them back for review.

Commissioner Band found it confusing and she had actually called Planner Whetstone when she was reading the Staff report. Commissioner Joyce thought this was a good opportunity to use color coding. They could use one color for what has already been approved by the Planning Commission, another color for changes that have never been approved by the Planning Commission, and other colors for additional categories to help with clarification.

Chair Strachan believed that Mr. White and Planner Whetstone understood their concerns and that they needed to walk the Planning Commission through the process.

Commissioner Thimm stated that he was confused when he saw a color version and a black and white version. He tried to his best to understand what it all meant, but it would have been helpful to have a redline version. Commissioner Thimm supported Commissioner Joyce's suggestion for color coding to keep it all in one document. Chair Strachan suggested that Planner Whetstone also include a separate, clean version for the Planning Commission to approve.

Chair Strachan asked Mr. White for a status update. Mr. White stated that currently four affordable townhome units are ready for final approval. Six of the Park Homes, which are the small lot, single-family detached affordable units have final approval. Four other affordable townhomes are under construction. One market rate unit is under construction and nearly final. They have applications in for other building permits. Mr. White stated that they were working with Anne and Rhoda to finalize the pricing on the affordable units and those ten units should be up for sale fairly soon.

MOTION: Commissioner Joyce moved to CONTINUE the Park City Heights MPD Ratification of the Amended Development Agreement Design Guidelines to a date uncertain. Commissioner Band seconded the motion.

VOTE: The motion passed unanimously.

The Park City Planning Commission Meeting adjourned at 7:50 p.m.

Approved by Planning Commission: _____