PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
February 14, 2024

The Planning Commission of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually.

MEETING CALLED TO ORDER AT 5:30 PM.

1. ROLL CALL

2. MINUTES APPROVAL

2.A. Consideration to Approve the Planning Commission Meeting Minutes from January 10, 2024

2.B. Consideration to Approve the Planning Commission Meeting Minutes from January 24, 2024

3. PUBLIC COMMUNICATIONS

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5. CONTINUATIONS

5.A. **10206 Twisted Branch Road – Subdivision** – The Applicant Proposes to Create One (1) Lot with Access Off of Gated Twisted Branch Road in the Recreation and Open Space Zoning District and in the Sensitive Land Overlay. PL-23-05973 (2 mins.)
(A) Public Hearing; (B) Continue to March 13, 2024

5.B. **10206 Twisted Branch Road – Conditional Use Permit** – The Applicant Proposes to Construct a Private Restaurant Use with Ski-in/Ski-out Access in the Recreation and Open Space Zoning District and the Sensitive Land Overlay. PL-23-05823 (2 mins.)
(A) Public Hearing; (B) Continue to March 13, 2024

6. REGULAR AGENDA

6.A. **220 King Road – Plat Amendment** – The Applicant Proposes Amending Plat Notes of the Lot 2 Phase 1 Treasure Hill Subdivision Plat Regarding Building Footprint to Demolish Two Existing Dwellings and to Construct a New Single-Family Dwelling and Accessory Buildings within the Sweeney Master Planned Development, Historic Residential - 1 Zoning District, and Partially within the Sensitive Land Overlay. PL-22-05318 (90 mins.)
(A) Public Hearing; (B) Action

6.B. **220 King Road – Conditional Use Permit** – The Applicant Proposes Demolishing Two Existing Dwellings to Construct a New Single-Family Dwelling and Accessory Buildings within the Sweeney Master Planned Development, Historic Residential - 1 Zoning District, and Partially within the Sensitive Land Overlay. PL-22-05319

(A) Public Hearing; (B) Action

6.C. **220 King Road – Steep Slope Conditional Use Permit** – The Applicant Proposes Demolishing Two Existing Dwellings to Construct a New Single-Family Dwelling and Accessory Buildings within the Sweeney Master Planned Development, Historic Residential - 1 Zoning District, and Partially within the Sensitive Land Overlay. PL-23-05571
(A) Public Hearing; (B) Action

6.D. **7932 Red Tail Court – Conditional Use Permit** – The Applicant Proposes to Construct a Private Recreation Facility (Swimming Pool) in the Residential Development (RD) Zoning District and Sensitive Land Overlay. PL-23-05961 (15 mins.)
(A) Public Hearing; (B) Action

6.E. **243 Woodside Avenue – Steep Slope Conditional Use Permit** – The Applicant Proposes to Construct a New Single-Family Dwelling in the Historic Residential -1 Zoning District. PL-23-05842 (20 mins.)
(A) Public Hearing; (B) Action

7. WORK SESSION

7.A. **2000 Meadows Drive (Park Meadows Golf Course) – Conditional Use Permit and Modification to the Master Planned Development** – The Applicant Proposes to Construct a 6,386-Square-Foot Maintenance Building, a 2,018-Square-Foot Lean-to Shed, and a 10,744-Square-Foot Paved Parking Area for 20 Off-Street Parking Spaces within the Park Meadows Master Planned Development and Recreation and Open Space Zoning District. PL-23-05986, PL-23-05893 (45 mins.)

8. ADJOURNMENT

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or planning@parkcity.org at least 24 hours prior to the meeting.

***Parking is available at no charge for meeting attendees who park in the China Bridge parking structure.**

A majority of Planning Commissioners may meet socially after the meeting. If so, the location will be announced by the Planning Commission Chair. City business will not be conducted.

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
JANUARY 10, 2024

COMMISSIONERS IN ATTENDANCE: Vice Chair Christin Van Dine, Laura Suesser, Bill Johnson, John Frontero, Henry Sigg, Rick Shand

EX OFFICIO: Rebecca Ward, Planning Director; Spencer Cawley, City Planner; Virgil Lund, City Planner; Lillian Zollinger, City Planner; Browne Sebright, Housing Program Manager; Jaron Ehlers, Planning Technician

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1. ROLL CALL

Vice Chair Christin Van Dine called the meeting to order at approximately 5:33 p.m. and stated that she would serve as Chair for this meeting as Chair Sarah Hall was traveling and listening to the meeting remotely.

Vice Chair Van Dine announced that all Commissioners were present in chambers, with the exception of Commissioner Henry Sigg who attended remotely.

2. MINUTES APPROVAL

A. Consideration to Approve the Planning Commission Meeting Minutes from December 13, 2023.

MOTION: Commissioner Johnson moved to APPROVE the Planning Commission Meeting Minutes from December 13, 2023. Commissioner Frontero seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission.

It was noted that Vice Chair Van Dine would vote on matters during this meeting.

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

A. Land Management Code Amendment Update.

Planning Director, Rebecca Ward, reported that a Staff Communication was attached to the Packet that outlined the current status of the Land Management Code ("LMC") amendments. She noted that a Work Session was scheduled for the Planning Commission on March 13, 2024, to set the priorities for this year. She noted that Lisa Wise Consulting, Cascadia Partners, and Fehr & Peers would be in Park City on February 27, 2024, for a community open house. On February 28, the consultants would provide a presentation for the Planning Commission in a Work Session.

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Vice Chair Van Dine reminded the Commissioners to think of priorities for the LMC amendments for 2024 in advance of the March 13 Work Session. She suggested giving the Planning Department a heads up, if possible so they could have good information going into that Work Session.

4. PUBLIC COMMUNICATIONS

There were no public communications.

5. CONTINUATIONS

A. Land Management Code Amendments – The Planning Commission will Review Amendments to Create a Maximum Lot Size in the Residential - 1, Residential - Medium Density, and Recreation Commercial Zoning Districts. PL-23-05821.

City Planner, Spencer Cawley, reported that Staff requested a continuance of this item to allow Staff additional time to provide additional information for the Commission's consideration.

Vice Chair Van Dine opened the public hearing. There was no public comment or input. The public hearing was closed.

In response to an inquiry from Commissioner Laura Suesser, Director Ward reported that the Pending Ordinance would remain in effect.

MOTION: Commissioner Frontero moved to CONTINUE Land Management Code Amendments – Maximum Lot Size in the Residential - 1, Residential - Medium Density, and Recreation Commercial Zoning Districts, and the public hearing thereon to March 27, 2024. Commissioner Suesser seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission.

6. REGULAR AGENDA

A. 1460 Eagle Way - Zone Change – The Applicant Requests to Change the Designated Zoning District for Lot B of the Eagle Way Second Amended Plat From Single-Family and Estate to Exclusively Within the Single-Family Zoning District. PL-23-05916.

Planner Cawley reported that the applicant was present in chambers and available to respond to questions. In June 2023, the City Council adopted Ordinance No. 2023-29 which approved the Eagle Way Second Amended Plat Amendment. This Plat Amendment was recorded with the County in August 2023. The Plat Amendment created a 1.04-acre Lot at 1460 Eagle Way, and the expansion of that Lot created a split-zoned Lot where the majority was located in the Single-Family Zoning District; however, there was also a 12,400 square foot section of the Lot zoned as Estate.

Planner Cawley reported that the applicant proposed to re-zone the split-zoned Lot so that 1460 Eagle Way would be entirely within the Single-Family Zoning District. He presented an image

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attached to the Draft Ordinance that showed the existing zoning on the left and the proposed zoning on the right. He noted that as part of the Plat Amendment, an approximate nine-acre Estate zoned Lot was created. The zoning change sought by this application would not have any effect on that nine-acre Lot.

In terms of the analysis included in the Staff Report, Planner Cawley mentioned the comparison of the Single-Family and Estate Zoning District requirements. There would be reduced Setbacks as required by the Single-Family Zoning District requirements. Currently, the applicant has existing and open Building Permits for an addition to the house. He explained that any of those additions within the Estate Zoning were reviewed and approved under the Setback of 30 feet and would remain despite the zone change. He explained that the density in the Single-Family zone was three units per acre, whereas in the Estate Zoning District, it was one unit per three acres. Therefore, as a result of this zone change, this one-acre Lot could potentially be subdivided into three Lots. He noted this for the Commission's information and stated that the applicant had not proposed such a subdivision.

Building Height was the same in both the Single-Family and Estate zones. Planner Cawley noted the exceptions outlined in the Staff Report that addressed roof pitch or roof type as well as chimneys or antennas; however, those exceptions were consistent across both zones. For the allowed and conditional uses, Planner Cawley directed the Commission to Staff's analysis in the Staff Report. He explained that the Single-Family Zone would have fewer allowed and conditional uses. He pointed out that in the Single-Family Zoning District, Nightly Rentals were only allowed within Prospector Village; therefore, this property could not be used as a Nightly Rental. He referenced the Sensitive Land Overlay ("SLO") Analysis included in the Staff Report and attached as an exhibit. He reported that any future development would be required to comply with the SLO regardless of the Estate or Single-Family zoning. If the Lot were to remain split-zoned, it would still need to comply with the SLO. Conversely, if the Commission forwarded a positive recommendation for the City Council's consideration, any development would be required to comply with the SLO.

With regard to the General Plan, Planner Cawley highlighted Goal 14 which discussed living within limits, which was specific to development and construction within the limits of the property and paying attention to preservation of the natural environment. Additionally, he stated that would be supported by the regulations of the SLO and would not change whether the Lot was Estate or Single-Family zoning.

Planner Cawley expressed that by changing the zoning to Single-Family there would be less ambiguity for any future development. He reported that Staff recommended the Commission review the proposed zone change, hold a public hearing, and consider forwarding a recommendation to the City Council's consideration on February 1, 2024, subject to the Findings of Fact and Conclusions of Law outlined in the Draft Ordinance.

Commissioner Suesser asked about the lack of Conditions of Approval in the Draft Ordinance and felt there were a number of items in the Findings of Fact that would be better listed as a Condition of Approval as they would require continuing compliance by the applicant. Planner Cawley explained that this was a zoning Ordinance, therefore regardless of the outcome of this application, there was no proposed development or other actions where Conditions of Approval could be specifically tied to this change.

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Commissioner Suesser highlighted Findings of Fact 24 and 25 that referred to standards that the applicant must maintain going forward. However, given the comment that this was a zoning change and these would be continuing Findings of Fact, she withdrew her objections.

Commissioner Shand referenced the drawing on page 7 of the Packet (page 49 of 352) that depicted the footprint of the home and asked for clarification that the home sat entirely on the new proposed Lot. He noted it was part of the SLO analysis. Planner Cawley stated that this report was part of the Plat Amendment application, and this was a carryover. At that time, the proposal was to expand Lot B, and it was shown where the addition would expand beyond the property lines at that time. He explained that the proposal now was not to combine lots; rather, it was to change the zoning so that the Lot that already went through a Plat Amendment would be within one zoning district. He added that the applicant's addition could not go beyond their property lines. In fact, for that portion of the Lot, the applicant must meet the 30-foot Setbacks as it was currently zoned Estate.

Vice Chair Van Dine opened the public hearing. She reminded those present that public comments were limited to three minutes. There was no public comment. The public hearing was closed.

Vice Chair Van Dine reported that her initial issue was that the property could be subdivided into three lots in the future. She noted that was not something they could address at this time and should the applicant seek to subdivide, it would require a Plat Amendment that would come back before the Planning Commission.

Commissioner Frontero asked the applicant, Karen Marriott, about the intention for added density and expressed concern about it. He did not feel that subdividing this Lot into three lots was consistent with the intent of this neighborhood. Applicant Marriott stated this application was made to clean up the zoning for this property, and added that her family would remain in this home and there was no ability to put anything else on this Lot. She stressed that subdividing was not their intention; rather, their intention was to clean up the zoning.

Commissioner Frontero asked if the Planning Commission could include a restriction on density for the future. Planner Cawley stated that could be done only if the applicant agreed to return for a Plat Amendment. Applicant Marriott added that she lived on this property for 26 years and wanted to clean up the zoning.

MOTION: Commissioner Johnson moved to forward a POSITIVE recommendation for the City Council's consideration on February 1, 2024, for 1460 Eagle Way – Zone Change for Lot B of the Eagle Way Second Amended Plat Amendment – subject to the Findings of Fact and Conclusions of Law set forth in the Draft Ordinance as follows:

Findings of Fact:

1. The property is located at 1460 Eagle Way.

2. The property is listed with Summit County as Parcel Number EW-B-2AM.

3. The property is in the Single-Family and Estate Zoning Districts.

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4. The Applicant proposes amending the Zoning Map to rezone 1.04 acres from Single-Family and Estate to be entirely in the Single-Family Zoning District.

5. The Applicant is also the property owner of the 9.35-acre Estate lot immediately to the south, known as 1468 Eagle Way.

6. This Zoning Map amendment does not extend to the Estate Lot, which will remain in the Estate Zoning District.

7. On June 15, 2023, the City Council adopted Ordinance No. 2023-29, approving the Eagle Way Second Amended Plat Amendment, which increased the size of 1460 Eagle Way from 0.76 acres (33,235 square feet) to 1.04 acres (45,114 square feet).

8. The expansion of 1460 Eagle Way created a split-zoned Lot, with 12,400 square feet in the Estate Zoning District and 32,714 square feet in the Single-Family Zoning District.

9. Pursuant to LMC § 15-1-6(B), the Area of Lot B within the SF Zoning District must comply with all SF Lot and Site requirements. The Area within the E Zoning District must comply with all E Lot and Site requirements.

10. On October 23, 2023, the Applicant submitted a Zone Change application to the Planning Department to rezone the split-zoned lot at 1460 Eagle Way to be entirely in the Single-Family (SF) Zoning District. Staff determined the application was complete on October 26, 2023.

11. The Land Management Code regulates Lot and Site Requirements pursuant to LMC § 15-2.10-3 for Estate Zoning District and § 15-2.11-3 for Single Family Zoning District.

12. A Single-Family Dwelling is an allowed Use in the Single-Family and in the Estate Zoning District for Lots with at least three acres.

13. The maximum Density in the Single-Family Zoning District is three units per acre.

14. The required Front, Rear, and Side Setback in the Estate District is 30 feet.

15. The required Front Setback in the Single-Family District is 20 feet.

16. The required Side Setback in the Single-Family District is 12 feet.

17. The required Rear Setback in the Single-Family District is 15 feet.

18. There is an existing Single-Family Dwelling with active building permits for a remodel and garage addition (#23-240 and #23-1151).

19. Due to the size of the Lot (1.04 acres), the Applicant or future Property owner could demolish the Single-Family Dwelling and apply to subdivide the Lot into three Lots.

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20. The Applicant's addition is required to meet the E Zoning District setback requirement of 30 feet because it was the governing zone at the time Staff reviewed the Building Permit.

21. If this Zone Change is approved, the Applicant will have reduced Setbacks, and future additions to the site's Structure will be reviewed under the SF Zoning District requirements.

22. The maximum Building Height in the Estate Zoning District is 28 feet from Existing Grade.

23. The maximum Building Height in the Single-Family Zoning District is 28 feet from Existing Grade.

24. Gable, hip, barrel, and similar pitched roofs may extend up to five feet above the Zone Height in the E Zoning District and in the SF Zoning District if the roof pitch is 4:12 or greater.

25. Antennas, chimneys, flues, vents, and similar structures may extend up to five feet above the highest point of the Building to comply with International Building Code requirements in both E and SF Zoning Districts.

26. The proposed Zone Change only alters the roof pitch; the maximum Building Height remains the same.

27. The proposed Zone Change to Single-Family will reduce the site's Allowed and Conditional Uses. It will also restrict the site from becoming a Nightly Rental, which is allowed within Prospector Village Subdivision, the only Subdivision in the SF Zoning District.

28. The proposal is consistent with Goal 14 of the Park City General Plan.

29. Any development at 1460 Eagle Way will be governed by the Zoning Ordinances of one zone, which will remove ambiguity as to when the site must comply with Estate and when it must comply with Single-Family requirements.

30. The Lot is in the Sensitive Land Overlay and must comply with the Sensitive Land Overlay criteria outlined in LMC Chapter 15-2.21, regardless of Estate or Single-Family Zoning.

31. The site will be held to the standards established by the Sensitive Land Overlay, allowing Development in a manner that encourages the preservation of Park City's natural environment while providing for an acceptable Urban Scale.

32. The Development Review Committee met on November 21, 2023, and finds the proposal meets development standards.

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Conclusions of Law:

1. The Zoning Map Amendment request is consistent with the Park City General Plan and the Land Management Code, including § 15-1-7(2).

2. The Zoning Map Amendment is consistent with applicable state law.

3. The Zoning Map Amendment furthers the purposes of Utah Code § 10-9a-102(1).

Commissioner Sigg seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission.

B. 1760 Prospector Avenue – Conditional Use Permit – The Applicant Proposes a CUP for a 20-Seat Indoor Entertainment Facility for Sundance Events and Other Community Events in the General Commercial Zoning District. PL-23-05926.

City Planner, Virgil Lund, reported that the structure at 1760 Prospector Avenue was constructed in 2021. The prior structure was demolished and re-built. He presented a table that showed the square footage of the current uses at the property, and he noted there were approximately 200 square feet of retail, some office space, and lounge areas. He also noted there were 834 square feet for the indoor entertainment facility or theatre. A Conditional Use Permit ("CUP") was sought to allow the use of a private indoor entertainment facility. It would be comprised of approximately 20 seats and would be used for private events such as Sundance and other community events throughout the year. Planner Lund stated that the CUP approval was required for the applicant to obtain a Business License that would allow them to hold events.

With regard to the analysis, Planner Lund reported that this property was located within the General Commercial Zoning District. The Setbacks for this Lot were zero, as it was part of the Prospector Square Overlay. He added that the applicant was also required to comply with Floor Area Ratio, which could not be more than two. This structure has a Floor Area Ratio of 1.3. He reported that the application complied with the off-street parking requirements in the LMC. He mentioned that Prospector Square has a shared parking concept in which several uses per Lot share common parking. Parking is managed through the Prospector Square Property Owners' Association, with common areas designated as parking lots.

Planner Lund explained that the applicant's structure used Lot H and Lot G for parking. No business was guaranteed specific parking spaces or the right to reserve parking spaces. Each business may use parking in any or all of the parking lots in common with the other owners of Prospector Square. A table showing the parking required for the existing uses related to parking lot H was presented to the Commission. Planner Lund mentioned that there was a restaurant, a dentist's office, a spa and salon, a ski shop, a private school, and many office buildings that surround this parking lot. Lot H has 62 available parking spaces.

In terms of the required parking, Planner Lund explained that there would be approximately 16 spaces required for each use, and the indoor entertainment facility/theatre would require five

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parking spaces. Lot G, which is located across the street from the applicant's property, has approximately 100 parking spaces available.

Planner Lund reported that the intended hours of operation were from 10:00 a.m. to 11:00 p.m. The indoor entertainment facility would be used more during the evening hours, which would ensure sufficient parking, as the other uses for Lot H were generally daytime uses. He expressed that the prior structure at 1760 Prospector Avenue required 18 parking spaces, and noted the decrease to 16 spaces for the current use. He explained that bicycle parking could be challenging due to the zero foot Setback requirement; however, there is a storage area inside the building that allows employees to store bicycles. In addition, Lot H has a U-shaped bicycle parking spot, while Lot G has three bicycle parking spots. The shared pedestrian walkway and common area also have a few bicycle parking spots as well.

Planner Lund reported that this application complied with the CUP criteria. In terms of traffic and pedestrian circulation, he stated the building was located within 200 feet of an existing bus stop. Additionally, existing sidewalks surround the building, and there were no impacts to the pedestrian circulation system when the structure was re-built. He explained that guests would primarily arrive by parking in the existing parking lots, by ride-share, bike, foot, or public transit.

Planner Lund presented images of the prior structure and the current structure. He noted the original structure was constructed around 1988, and the new structure fit in with the existing structures in the neighborhood, while also giving it a more modern look. He stated that this CUP would also comply with the purpose of the General Commercial Zoning District, and would provide a unique commercial use for the Prospector Square neighborhood.

Planner Lund mentioned that there was one other theatre in Prospector Square, the Prospector Theatre, which is larger than the applicant's proposed theatre. Staff recommended the Planning Commission review the proposed CUP, open a public hearing, and consider approving the CUP based on the Findings of Fact, Conclusions of Law, and Conditions of Approval set forth in the Draft Final Action Letter.

On behalf of Park City Prospector LLC, Ben Ray reported that he owns ATI, a home automation company. He reported that they constructed this building for that business, and they saw a perfect fit when they started planning to have beautiful architecture in an area that needed a push for updates. Applicant Ray reported that as part of the construction, they met with Sundance to create a space that they could use when trying to buy and sell films. He stated that the space could be used as a commercial space for Sundance to screen the movies.

Applicant Ray added that they also hoped to host private events for Sundance as a source of extra income, given the expense of the building. He noted they have their regular business running out of this location on the day-to-day, and with the exception of Sundance and perhaps some corporate events, the building would sit quietly on evenings and weekends.

Commissioner Sigg asked about the occupancy limits for the building and the proposed space. Planner Lund responded that the Building Department issued a Building Permit that specified a maximum occupancy of 162 people.

Commissioner Johnson understood that there were 62 available parking spaces in Lot H. He sought clarification that per Code, all the uses proposed on that Lot would require only 55 parking spaces. Planner Lund confirmed that the Code would require 55 parking spaces, plus the 16

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parking spaces for the applicant's use. He noted that the parking spaces would technically be over what is available in Lot H, however, they also had Lot G.

Commissioner Johnson further inquired about the uses associated with Lot G. He explained that Lot H filled up quickly, and he wondered whether 5:00 p.m. was enough of a buffer between the day and evening uses. Planner Lund reiterated that Lot G had 100 parking spaces. He noted that there were residential apartments across the street that had underground parking for the residents. The other uses for Lot G included a restaurant and a pre-school.

In terms of what Lot G typically looked like in the evening, Planner Lund stated it was pretty easy to park. He acknowledged that there could be more bicycle parking in the area, and felt that might be a conversation to have with the Prospector Square Property Owners' Association to have more bike parking installed throughout the common areas. Commissioner Johnson expressed that he would like to see more bike parking. Applicant Ray stated they could accommodate more bike parking along the sidewalk that runs along the east side of the building.

Vice Chair Van Dine agreed with Commissioner Johnson's comments about finding more bike parking, especially given that this would be a smaller venue for locals to frequent. She mentioned the recent Code amendments and stated that anywhere they could get more bike parking would be desirable. Applicant Ray stated they would commit to that if Prospector would approve it.

There was discussion about adding this as a Condition of Approval. Vice Chair Van Dine did not know if they could condition the approval since it would have to go through the Prospector Owners' Association. Applicant Ray understood and mentioned that the Owners' Association had been good to work with, and had a good feeling that they could install bike parking in that location.

Commissioner Suesser commented on Applicant Ray's statement that the occasional or rare use of the space would be an advantage, and stated that they were trying to revitalize this area with an interest in bringing more vibrant commercial uses to this area. She asked the applicant to bear that in mind as they use and promote the space because it was important that this area be vibrant. Applicant Ray stated that his regular business would use the space every day, and they would hold private events for their clients quite often. In terms of renting the space, which would be a rarity. He agreed with Commissioner Suesser's comments regarding the vibrancy of the area, which is why they went over the top on the design of the building.

Vice Chair Van Dine opened the public hearing. There was no public comment. The public hearing was closed.

MOTION: Commissioner Sigg moved to APPROVE 1760 Prospector Avenue – Conditional Use Permit for a 20-seat Indoor Entertainment Facility – based on the Findings of Facts, Conclusions of Law, and Conditions of Approval set forth in the Draft Final Action Letter as follows:

Findings of Fact

1. The proposed Indoor Entertainment Facility is located at 1760 Prospector Avenue.

2. 1760 Prospector Avenue is part of the Lot 32 Prospector Square Amended Plat, Summit County Recorder Entry No. 320224, and is located on Lot 32A.

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3. On August 26, 2020, the City issued a Building Permit for the existing structure at 1760 Prospector Avenue to be demolished and re-built.

4. Approval of the Conditional Use Permit is required prior to the issuance of the Business License.

5. Staff determined the Application was complete on November 13, 2023.

6. The application as conditioned, complies with LMC Section 15-2.18 General Commercial District as follows:

    a. In the GC District, Indoor Entertainment Facilities require a Conditional Use Permit.

    b. On August 26, 2020, the City issued a Building Permit for 1760 Prospector Avenue, demonstrating compliance with all Lot and Site setbacks.

    c. The Structure at 1760 Prospector Avenue is located on Lot 32A and has a zero-foot Setback requirement.

    d. The Floor Area Ratio (FAR) for the constructed building is 1.3. The total interior area of the building is 3,842 square feet.

7. The application as conditioned, complies with LMC Section 15-3-6(B) Off-Street Parking requirements as follows:

    a. Indoor Entertainment Theaters require one space per four seats or five spaces per 1,000 sf of floor Area depending on the type of facility. The existing use of the building includes 205 square feet of retail space, 557 square feet of office space, 1,542 square feet of lounge areas, and 834 square feet of Indoor Entertainment Facility (theatre) space. The total number of Parking Spaces that the LMC requires for the building and all associated Uses is 16.

    b. The proposed hours of operation are from 10:00 AM to 11:00 PM. The Indoor Entertainment Facility will be used for events during the evening hours (after 5:00 PM). With the events occurring during the evening, this will ensure there is sufficient parking in the affected parking Lots. The Building Department issued a Building Permit that specifies a maximum occupancy of 162 people for the structure located at 1760 Prospector Avenue. The Building Department and Fire Marshall conducted a Final Inspection and confirmed the occupancy limit on September 29, 2022. The Structure received a Certificate of Occupancy on September 29, 2022.

    c. The previous Structure at 1760 Prospector Avenue was used for Medical related offices. The square footage of the previous building was 3,610 square feet. Per the LMC and Off-Street parking requirements outlined in LMC § 15-3-6(B), the medical-related offices required 18 parking spaces.

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As a result, the proposed use requires fewer parking spaces than the previous use.

d. The Park City General Plan indicates that Prospector Square uses the concept of shared parking, "a reality that is already successful in this area". (General Plan Vol 2. p 181).

e. The Prospector Square Subdivision, as approved by Park City, is based on a shared parking concept, in which all the lots can be improved without providing on-site parking. Parking is provided through the Property Owners Association within those Common Areas that have been designated as Parking Lots. 1760 Prospector Avenue primarily uses parking lot H. Lot H has approximately 62 Parking Spaces. No Owner (or business) is guaranteed specific parking spaces, the availability of parking adjacent to his or her lot, or the right to reserve parking spaces. Each Owner (or business) may utilize parking in any or all the Parking Lots, in common with all the Owners. Lot H is currently shared by businesses, which include a restaurant, a private school, a dentist's office, spas, salons, offices, and a ski shop.

f. The total number of Parking Spaces required for the surrounding Uses is 55.

g. On October 8, 2021, the Prospector Square Property Owners Association approved the plans for the structure and the Use of an Indoor Entertainment Facility at 1760 Prospector Avenue.

h. 1760 Prospector Avenue also uses Parking Lot G, which is on the other side of Prospector Avenue. Lot G has approximately 100 Parking Spaces. The existing uses for Lot G include residential apartments, a restaurant, and a pre-school. In addition to Lot G, the apartments have underground parking for the residents.

i. On October 8, 2019, the Prospector Square Property Owners Association approved the plans for the structure and the Use of an Indoor Entertainment Facility at 1760 Prospector Avenue.

j. On October 8, 2019, the Prospector Square Property Owners Association approved the plans for the structure and the Use of an Indoor Entertainment Facility at 1760 Prospector Avenue.

k. The proposed hours of operation are from 10:00 AM to 11:00 PM. The Indoor Entertainment Facility will be used for events during the evening hours (after 5:00 PM). With the events occurring during the evening, this will ensure there is sufficient parking in the affected parking Lots. The Building Department issued a Building Permit that specifies a maximum occupancy of 162 people for the structure located at 1760 Prospector Avenue. The Building Department and Fire Marshall conducted a Final

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Inspection and confirmed the occupancy limit on September 29, 2022. The Structure received a Certificate of Occupancy on September 29, 2022.

l. Bicycle Parking.

i. LMC § 15-3-9 requires that "Outdoor bicycle parking shall be provided for ten percent (10%) of the required Off-Street parking for the temporary storage of bicycles." The Structure at 1760 Prospector has zero-foot Setbacks, which creates a challenge to install bicycle parking on the same Lot as the Structure. There is a storage area inside the building that allows employees to store bicycles. Two bicycle parking spots are required for the Structure at 1760 Prospector Avenue. Parking Lot G, across the street from 1760 Prospector Avenue has available bicycle parking. Prospector Square also provides other bicycle parking on the shared pedestrian walkway.

8. The application as conditioned complies with LMC 15-1-10 Conditional Use Permits as follows:

a. Size and location of the site.

i. There is one other Indoor Entertainment Facility in Prospector Square, the Prospector Theatre. The proposed Indoor Entertainment Facility at 1760 Prospector and associated Uses are 3,842 square feet, which is 232 square feet bigger than the previous structure at 1760 Prospector.

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

i. One of the purposes of the GC Zoning District is to "allow Commercial Uses that orient away from major traffic thoroughfares to avoid strip commercial Development and traffic congestion." 1760 Prospector Avenue is oriented away from Highway 248 (Kearns Blvd) and is located within 200 feet of an existing transit line (5 Yellow) and bus stop.

c. Utility capacity.

i. The Development Review Committee reviewed this proposal on November 21, 2023, and did not identify any utility issues with the proposal.

d. Emergency Vehicle Access.

i. On November 21, 2023, the Park City Fire District reviewed the proposed Indoor Entertainment Facility and confirmed the proposal conforms with their requirements.

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e. Parking

i. See the Off-Street Parking analysis section above.

f. Internal Vehicular and Pedestrian Circulation System.

i. The proposed Use of an Indoor Entertainment Facility will not affect the vehicular or pedestrian circulation systems. There are existing sidewalks surrounding the building, and there were no impacts to the pedestrian circulation system when the building was re-built. Guests will arrive either by parking in the existing parking lot, rideshare, bike, foot, or public transit.

g. Fencing, Screening, and Landscaping.

i. Not applicable, there are no fences or landscaped areas proposed as part of this CUP application.

h. Building Mass, Bulk, and Orientation.

i. The previous Structure at 1760 Prospector was built circa 1988. When the Structure was re-built, it was built with similar size and dimensions to fit within the existing neighboring properties, while giving it a modern look.

i. Useable Open Space.

i. The original Prospector Square Subdivision was platted in 1974. The Subdivision Plat does not dedicate any Open Space area. The Common Area is dedicated on the Plat for pedestrian walkways to connect the businesses and improve walkability in the neighborhood. The Structure does not impede the pedestrian walkways.

j. Signs and Lighting.

i. No lighting is proposed or approved as part of this application.

k. Physical Design and Compatibility with Surrounding Structures.

i. The previous Structure at 1760 Prospector was built circa 1988. When the Structure was re-built, it was built with similar size and dimensions to fit within the existing neighboring properties, while giving it a modern look. The proposed Use of an Indoor Entertainment Facility also complies with the purpose of the GC Zoning District because it provides a unique commercial use for the Prospector Square neighborhood and helps contribute to the positive character of the City and neighborhood.

l. Noise, Vibration, Odors, Steam, or Other Mechanical Factors.

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i. Condition of Approval 3 states that the proposed use of the Indoor Entertainment Facility shall comply with the City Noise Ordinance in the Municipal Code of Park City Chapter 6-3.

m. Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas.

i. There are no changes proposed to the loading and unloading zones or trash and recycling pickup areas. There is an existing garbage enclosure located on the southeast corner of the shared parking lot and is managed by the Prospector Square Property Owners Association.

n. Expected Ownership and Management.

i. 1760 Prospector Avenue is owned by Park City Prospector LLC.

o. Within and Adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste, and Park City Soils Ordinance, Steep Slopes, and Appropriateness of the Proposed Structure to the Existing Topography of the Site.

i. This property is not within or adjoining environmentally sensitive lands, physical mine hazards, historic mine waste, or steep slopes. However, this property is within the Park City Soils Ordinance.

ii. The Building and Landscaping Permit for 1760 Prospector Avenue was reviewed and approved by the Sustainability Department on June 23, 2020, and did not require any Conditions of Approval.

p. Reviewed for Consistency with the Goals and Objectives of the Park City General Plan.

i. The proposed Indoor Entertainment Facility aligns with Goal 13 of the General Plan which states “Park City will continue to grow as an arts and culture hub encouraging creative expression.” The proposed Indoor Entertainment Facility will contribute to the local arts community and encourages creative expression through filmmaking.

q. Staff published notice on the City’s website and the Utah Public Notice website and posted notice to the property on December 27, 2023.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements outlined in LMC Chapter 15-2.18 General Commercial (GC) District, Chapter 15-3 Off Street Parking Requirements, and Section 15-1-10(E) Conditional Use Permits.

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2. The use will be compatible with surrounding Structures in use, scale, mass, and circulation.

3. The effects of any difference in use or scale have been mitigated through careful planning.

Conditions of Approval

1. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved use.

2. Any changes, modifications, or deviations from the approved use shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee.

3. The proposed use of an Indoor Entertainment Facility shall comply with the City Noise Ordinance in the Municipal Code of Park City Chapter 6-3.

4. The Applicant must receive an approved Sign Permit that complies with the Sign Code prior to installation of any signs.

5. Any Outdoor Lighting must comply with the Dark Sky Code, be fully shielded, down directed, with 3,000 degrees Kelvin or less and compliance must be determined prior to Business License issuance.

Commissioner Suesser seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission.

C. 516 Marsac Avenue - Conditional Use Permit – The Applicant Proposes to Convert an Existing Structure to a Triplex in the Residential - 1 Zoning District. PL-23-05904.

City Planner, Lillian Zollinger reported that this site was located in the Residential – 1 (“R-1”) Zoning District. The site is unique in that it fronts both Marsac Avenue and Ontario Avenue, and is subject to Historic District Design Guidelines. Also, despite the site not being located within a Historic District, it is subject to Maximum Square Footage requirements, exclusive of the garage. She explained that the applicant proposed a triplex use for this property. Given that the site fronts two Rights-of-Way, Planner Zollinger stated there was a Planning Director Setback Determination wherein the rear of the property was actually a Front Setback, and the Front Setback off Marsac Avenue actually came up to a dedicated Right-of-Way (“ROW”) as noted on the plat. She added that the Front Setback starts toward the middle of the property, as she highlighted on the graphic before the Commission. She also presented the original Building Permit for the structure that showed the structure was supposed to be built 20 feet from the Right-of-Way and compliant with the Setbacks at the time of construction. However, upon receiving a survey it was discovered that the house was built not quite parallel to the road and a portion of the structure encroached into the Front Setback.

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Planner Zollinger mentioned that the applicant was not proposing any additional expansion or changes to the portion of the house that currently encroached into the Setback. She reported that the applicant proposed to create three units into a triplex. Applicant proposed to remove 147 square feet from the upper level and construct 267 square feet on the lower level at the existing patio, which is already disturbed. There was no proposed change in height; therefore the proposal complied with the R-1 zoning requirements.

Additionally, Planner Zollinger reported that the proposal complied with the CUP requirements, with the exception of parking. The applicant requested a reduction in parking from six parking spaces to four parking spaces, with a Condition of Approval that each unit would be allotted specific parking. Planner Zollinger highlighted Condition of Approval 1 which would require the applicant to complete the Historic District Design Review process prior to submitting a Building Permit. Condition of Approval 4 would require that all Conditions of Approval and Plat Notes of the Ontario Avenue Subdivision continue to apply. Condition of Approval 6 would require that any areas disturbed during construction surrounding the proposed work be brought back to their original state and revegetated. She also noted Condition of Approval 10 that the maximum house size shall not exceed 2,600 square feet, excluding the 1,183 square foot garage. The garage would not increase in size.

Condition of Approval 12 would require that the three units be restricted so that the total number of cars is as follows: Unit One has one parking space, Unit Two has one parking space, and Unit Three has two parking spaces. Planner Zollinger completed her presentation and invited questions from the Commission while noting that the applicant would present some information as well.

On behalf of the applicant Park City Municipal Corporation, Steve Scribner from Shape Architects introduced himself and his colleague, Erica Robinson. He reported that their presentation would begin with information from Park City Housing Manager, Browne Sebright. Manager Sebright reported that Shape Architects was the City's consultant for this project. Manager Sebright reported that in 2017, the City purchased the former Peace House, a domestic violence shelter that had been used for many decades. Since the City purchased the property, it had primarily been used for seasonal housing for the City's Transit Department.

In the course of the City's use of that building, they discovered that the configuration as designed for its original use as a shelter was not aligned with how City employees would like to live currently. Therefore, the Housing team went before the City Council in 2022 to assess the best use for that property. The City Council directed the Housing Team to maximize the number of bedrooms in order to house employees and their families. Additionally, the Council recognized the limitations of the Lot and directed Staff to find a solution that would preserve as much of the existing building as possible, while seeing if the use could be maximized under the Code for a triplex. He reported that a year and a half ago, they surveyed employees to assess employee-housing needs. They found there was substantial demand for rental housing with an even mix between one, two, and three-bedroom units. The City therefore worked with Shape Architecture to come up with a design that would best meet the needs of the employees, given the limited square footage of the house.

Manager Sebright stated they also recognized the relatively small part of the site and wanted to ensure that occupants of the house would have their mobility needs met. They also recognized that this property was across the street from a Transit Center, and because the occupants would be City employees, they believed there would be many different options for accessing the various needs of their lives. He commented that working within the Code, Shape Architecture came up

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with a design that the Housing Team believed would minimize the disturbance to the landscape, while also providing good quality of life for the occupants.

Architect Scribner presented a plan view and noted the existing footprint of the building. He stressed that they did not propose any modifications to the portion of the building that exceeded the Setback. Instead, they included a smaller addition in the rear to better allocate the square footage to get the three units to work well. He reported that the second floor would consist of two units, and the third floor would be a single unit with two bedrooms. Architect Scribner added that the exterior stairs were basically on grade and would lead to a shared patio for access to all three units. He mentioned the potential turnaround space in the driveway that would alleviate any access issues directly onto Marsac Avenue. The proposal also included revegetating per the existing landscape and adding some landscaping in both the front and rear of the property. The additional landscaping would partially serve as screening.

Architect Scribner presented the concept rendering from the front. He noted the wood slats could serve as potential screening for trash and recycling. He provided assurance that the plan was to meet all guidelines in terms of material and form. He referenced the slight simplification of the roof to improve the maintenance, durability, and performance of the home while maintaining the same amount of headspace and livable space on the top floor. He also presented a view from the rear and highlighted the ability to include active solar for the home.

Architect Scribner next showed the lowest level depicting the allocated storage. Two units would have equitable south solar access. He noted that because of the lower-level design, it would be very challenging to increase parking due to the existing structure. In order to add more parking, they would have to excavate deeper into the hillside. He next showed the proposed solar panel and roof layout and reiterated that the design would simplify the existing roof form while keeping it relatively intact in terms of design. The three-bedroom unit on the top floor would be more generous in terms of space.

Commissioner Shand referenced the layout for the first level of living space and sought clarification that the additional square footage was depicted in the green area on the plan view. Architect Scribner confirmed and reported that the red-dashed line showed the existing structure. He noted that there was an existing concrete patio in that area, so the intent was to not increase the Area of Disturbance. There was discussion that the design would remain within the existing footprint. Architect Scribner commented that an existing concrete patio was outside of the existing envelope. Planner Zollinger also clarified that the plat specifically referenced square footage, not building footprint.

Commissioner Johnson mentioned the trash and recycling storage and noted the applicant proposed to store it within the garage and outside. He questioned whether it would be adequate space. He imagined there would be six receptacles for the entire property. Architect Scribner stated that was something they were willing to look at, and stated having two on the exterior and additional storage inside was the lowest impact for the site.

Commissioner Johnson's primary concern was the ingress and egress onto Marsac Avenue. He felt the trash and recycling should be stored in the garages so that people could adequately turn around at all times. He did not want to see people backing out onto Marsac Avenue. Commissioner Shand agreed and added that the hammerhead was important.

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Vice Chair Van Dine opened the public hearing. There was no public comment. The public hearing was closed.

Commissioner Frontero commented that if four cars were parked in the garage, the parking for this site would work. However, if there were 2 – 3 cars in the garage and 2 – 3 additional cars in the driveway, the hammerhead turnaround would not work. He asked what type of enforcement could be included so there would only be four cars on site. Commissioner Suesser observed that Condition of Approval 12 restricts the parking.

Planner Zollinger reported that the lease will include a provision regarding the number of cars, and Manager Sebright confirmed that the City agreed to include the allowed number of cars into the lease.

Commissioner Frontero understood this clarification and felt this was a terrific design. He stressed that the space needed to be free of cars for the turnaround to work.

Commissioner Sigg asked about the pedestrian component of this proposal and specifically mentioned access to the Marsac building and the parking area across the street or down toward the roundabout. He commented that Marsac Avenue was a fairly tight road with a canyon effect created by the Marsac and some of the other structures along the street. He questioned what measures were in place to protect the health, safety, and welfare of the residents. If this property was going to be for City employees who would likely work in Marsac, he sought an understanding of the safety mitigations for crossing Marsac Avenue.

Manager Sebright acknowledged that was a challenge, and explained that the safest way to cross Marsac Avenue from this location was to go down to the crosswalk at the roundabout and use the pedestrian system on the other side of the street. He stated this was a Utah Department of Transportation ("UDOT") Right-of-Way, and he understood the City had less control over what they could actually put into that Right-of-Way. They were trying to provide the maximum internal circulation possible, knowing that the occupants would have to go to the roundabout to cross the street.

Commissioner Sigg mentioned that a lot of commercial vehicles travel along Marsac Avenue, especially on that side of the road. He wanted to make sure that the health and safety of the City's employees were taken into account. In terms of the driveway design, Commissioner Suesser noted this was going from a two-car garage and driveway to a four-car wide driveway. She mentioned that would result in a lot of concrete. Planner Zollinger stated the planned driveway already existed and there were two two-car garages. Therefore, there was already space for four vehicles.

Referencing a photograph, Commissioner Suesser expressed that it appeared to show two single-car garages. Planner Zollinger represented that the photograph showed two two-car garages. Architect Scribner confirmed that they did not propose any change to the garage configuration.

Commissioner Suesser mentioned some recent applications and the desire to break up the concrete pad with turf or landscaping and asked if anything along those lines was proposed. Planner Zollinger answered in the negative and cited the existing conditions. Architect Scribner confirmed that aside from the additional turnaround area, no further changes were proposed.

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Vice Chair Van Dine observed that if anything were added, it would negate the hammerhead for the uphill garage to be able to exit forward. Commissioner Suesser commented that it made sense, but wanted to acknowledge that was likely why the landscaping strip was not required in this instance.

Commissioner Johnson returned to his prior comments and mentioned a Google image that showed the right two-car garage with four receptacles in front of it. He asked if they could clean up Condition of Approval 15 to make sure that the receptacles were being stored in an appropriate area to not impede the turnaround. He stressed that the turnaround was a mitigation technique.

Vice Chair Van Dine noted the turnaround would be on the opposite side from the trash receptacles. Commissioner Johnson commented that looking at it from a practical standpoint, no one was currently pulling into the garage in that location because of the receptacles, and he surmised they might be moved to the turnaround area. He reiterated his request to add some accountability to Condition of Approval 15 and suggested language that the receptacles must be stored within a screened structure or within the garage and not impede the ingress and egress of the driveway.

Commissioner Suesser echoed Commissioner Johnson's concerns and stated it was an issue she focused on in Old Town because the receptacles were an eyesore. Commissioner Johnson stated he was looking at a Google view that showed some illegal parking and the four receptacles stored up against the garage door. He stated they should be stored in the garage. Commissioner Suesser stated that if there was room, they could also be stored on the side near the stairs. She asked if there was room in the plans for the receptacles in this location.

Architect Scribner stated there was easily room in the current design for 2 – 3 trash receptacles underneath the porch and out of the way of the garage doors. He explained that was why they showed two sets of receptacles inside the garage and one set outside the garage. They felt the design showed the best place for the receptacles, and acknowledged the challenge of sharing the access to the exterior receptacles. He added that they could work on the design to potentially increase the number of outdoor receptacles to four. He stated they could look at different ways to fit receptacles in under the stairs.

Looking at the floor plan, Commissioner Johnson stated it appeared they could put four receptacles outside and two inside. He again suggested cleaning up the Condition of Approval. Commissioner Suesser suggested specifying that the trash and recycling bins shall be stored near the stairs as depicted and wondered if that would also be considered screening.

Planner Zollinger stated the plan would have to be worked on under the Historic District Design Review, but they could use materials or plantings to serve as screening. What exists currently would normally be considered screening; however, the design would likely need to be tweaked to be compliant with Historic District Design Guidelines.

Commissioner Shand asked if there was a way there could be three sets of bins in the garage. Architect Scribner stated there was plenty of room in the garage to store bins, but the issue was getting them in and out of the garage if the garage was full of cars. He explained that was why they designed an area for exterior trashcans. Commissioner Shand stated he has a two-car garage that houses two cars and two trash cans, and he can get them in and out of the garage just fine.

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Vice Chair Van Dine mentioned that there was no internal circulation to the garage, therefore it would be easier for residents to come down the stairs to drop off their trash rather than having to open the garage door to use the bins. She stated she was agreeable with the Condition of Approval as written because the applicant still had the ability to figure out how it would work best within the design. She stated the biggest issue was not impeding the driveway and allowing vehicles to exit forward onto Marsac Avenue.

Commissioner Shand added that they also did not want the receptacles visible from the street. Architect Scribner clarified that there would be a person door to the garage which would allow someone to take their trash to a receptacle in the garage.

Commissioner Suesser stated the Commission would like to see an expansion of the garbage and recycling storage in the plan. Architect Scribner stated the simplest solution would require all the bins to be stored in the garage. There was consensus for the amended language for Condition of Approval 15, as the Commission felt it provided the applicant with flexibility. Commissioner Suesser inquired whether they should add language for this Condition to include the use of hammerhead.

Commissioner Suesser asked if the receptacles would be considered "screened" as depicted in the plans. Planner Zollinger confirmed that as depicted, the bins would be considered "screened."

MOTION: Commissioner Shand moved to APPROVE 516 Marsac Avenue – Conditional Use Permit to Convert an Existing Structure to a Triplex – based on the Findings of Fact, Conclusions of Law, and Conditions of Approval, as amended and set forth in the Draft Final Action Letter as follows:

Findings of Fact

1. The Property is located at 516 Marsac Avenue, has an unusual Lot configuration, and fronts both Marsac Avenue and Ontario Avenue.

2. The Property is located within the Residential - 1 (R-1) Zoning District.

3. The Property is Lot 2 of the Ontario Avenue Subdivision, recorded in 1994.

4. The 1994 Subdivision Plat limits the maximum house size to 2,600 square feet and notes that all new construction requires Historic District Design Review.

5. The existing structure has a square footage of 2,362. The Applicant proposes adding 267 square feet to the main level at the rear of the structure and remove 147 square feet from the second level, for a total of 2,432 square feet, compliant with the maximum house size of 2,600 square feet established on the Subdivision Plat.

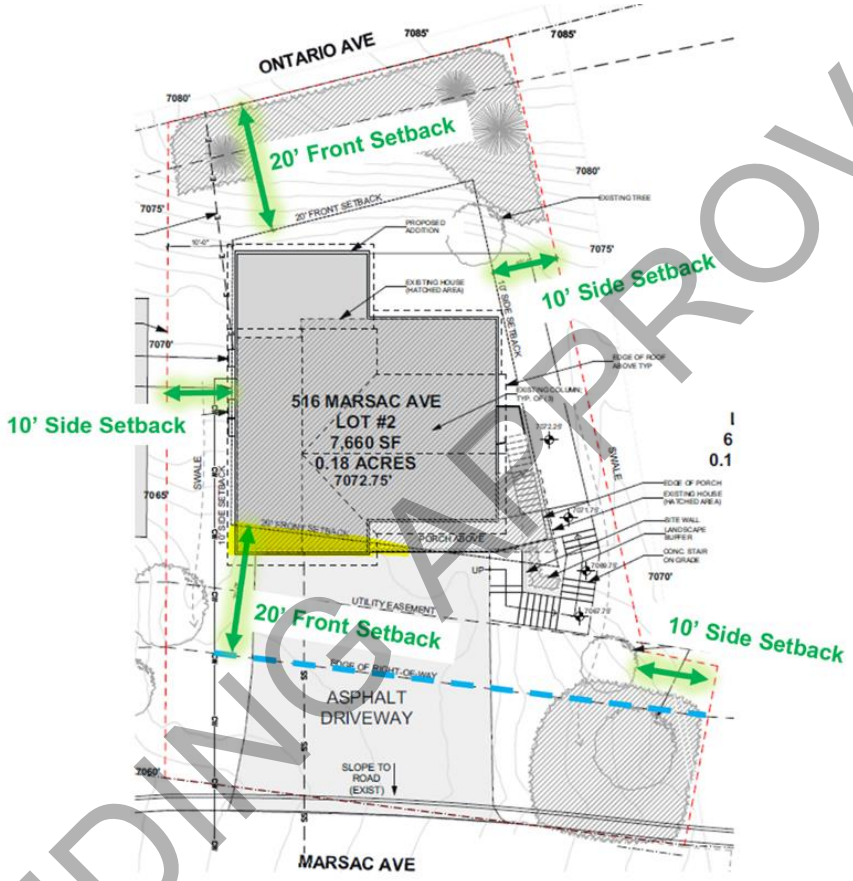
6. The Applicant proposes converting an existing residence into a Triplex, which is a Conditional Use in the R-1 Zoning District.

7. In the R-1 Zoning District, Conditional Uses are subject to a 20-foot Front Setback, 10-foot Rear Setback, and 10-foot Side Setback.

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8. The existing Structure was approved in 1992, which notes the same Setback regulations as today. The structure was built on a diagonal and four feet six inches over the 20-foot Front Setback.

9. As the Lot has six sides, and fronts two public Rights-of-Way, the Planning Director determined the Setbacks for the Lot, illustrated below:



10. In the R-1 Zoning District, the maximum building height is 28 feet, with a five-foot exception for roof pitches 4:12 or greater. The existing structure has roof pitches of 9:12 and 10:12, qualifies for the exception, and is compliant at 31' in height. The proposed structure will keep the same roof pitch and height.

11. A Triplex requires six parking spaces, two per unit. 12. The existing structure has two, two-car garages, or four parking spaces on site.

12. The applicant requests a reduction in parking from six to four parking spaces.

13. Conditional Use Permits require review pursuant to the criteria outlined in Land Management Code (LMC) § 15-1-10(E).

CUP Criteria	Analysis of Proposal

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Size and Location of the Site	**No Required Mitigation**. This is an existing 7,660-square-foot Lot in the Ontario Avenue Subdivision, and the Applicant does not propose expanding or changing the Lot. The Lot fronts Marsac Avenue and Ontario Avenue. The structure is proposed to be converted from a residence to a Triplex. The existing structure is 2,362 square feet. The addition will add 267 square feet to the lower level, and remove 147 square feet from the upper level, for a total of 2,432 square feet. The proposal is compliant with the 2,600-square-foot maximum House Size noted on the Plat.
Traffic	**Complies:** The existing structure has four parking spaces accessed off Marsac Avenue. The Applicant is requesting a reduction in parking to keep the four parking spaces, which would not cause an increase in traffic. According to the Park City Traffic Impact Study Guidelines, a Traffic Impact Study is not required unless 25 or more new dwelling units are proposed.
Utility Capacity	**Complies:** The Development Review Committee[1](DRC) reviewed the proposal on December 5, 2023, and noted that the current utility capacity was sufficient for the request.
Emergency Vehicle Access	**No Required Mitigation.** The DRC reviewed the proposal and found compliance for emergency vehicle access.
Parking	**Requested Reduction:** LMC § 15-3-6(A) requires two parking spaces per dwelling unit or six parking spaces total. See the

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[1] The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

	analysis above regarding the request for a parking reduction.
Internal Vehicular and Pedestrian Circulation System	**No Required Mitigation.** The Applicant is requesting a reduction in parking to keep the four parking spaces, which would not cause an impact on internal vehicular or pedestrian circulation.
Fencing, Screening, and Landscaping	**See Condition of Approval 12:** A new landscape plan shall be provided at the Building Permit stage that is compliant with LMC § 15-5-5(N) and Park City Municipal Code (PCMC) Chapter 11-21, Utah Wildlife-Urban Interface Code.
Building Mass, Bulk, and Orientation	**See Condition of Approval 1:** The final proposed design shall be reviewed and approved under a Historic District Design Review, and compliant with LMC Chapter 15-13.
Useable Open Space	**See Conditions of Approval 1, 6, and 13:** The amount of open space will be slightly reduced with the main level addition. The amount of pavement for the driveway shall remain the same. The new proposed steps on the south side will follow the grade, and the surrounding area be revegetated. The final landscape plans shall be reviewed under a Historic District Design Review.
Signs and Lighting	**See Condition of Approval 7:** There are no proposed signs. The lighting shall be compliant with the dark sky code outlined in LMC § 15-5-5(J) and must be fully shielded, down-directed, with bulbs 3,000 degrees Kelvin or less.
Physical Design and Compatibility with Surrounding Structures	**See Condition of Approval 1:** The final proposed design shall be reviewed under a Historic District Design Review, and compliant with LMC Chapter 15-13.
Noise, Vibration, Odors, Stream, or Other Mechanical Factors	**No Required Mitigation.**
Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas	**See Condition of Approval X:** The trash and recycling bins shall be screened and the final proposed design shall be reviewed under a Historic District Design Review, and compliant with LMC Chapter 15-13.

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Expected Ownership and Management	**Complies:** As a City-owned property, the Housing Department will oversee the rental of the units to City employees.
Within and Adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and Appropriateness of the Proposed Structure to the Existing Topography of the Site	**Complies:** The site is not in the Soils Ordinance Boundary or Sensitive Land Overlay. The addition is proposed to be built on an already disturbed patio area. The request for a reduction in parking allows for no additional parking to be constructed into the hillside.
Reviewed for Consistency with the Goals and Objectives of the Park City General Plan	**Complies:** The Use is consistent with the Park City General Plan Goals 7.1, 7.6, 8A, 8B, and 8C, which promote exploring a variety of sites for increasing affordable housing options. The Triplex Use is allowed with a Conditional Use Permit and would allow for three City employees to be housed close to City Hall, Main Street, and free public transit.

14. The Development Review Committee reviewed the proposal on December 5, 2023, and recommended Condition of Approval 4.

15. Staff published notice on the City's website, the Utah Public Notice website, and posted notice to the property on December 27, 2023. Staff mailed a courtesy notice to property owners within 300 feet on December 27, 2023. The Park Record published notice on December 27, 2023.

Conclusions of Law

1. The application, as conditioned, complies with Land Management Code § 15-1-10(E) Conditional Use Review Process, Chapter 15-2.12 Residential (R-1) Zoning District, and Chapter 15-3 Off-Street Parking.

2. The Use is compatible with the surrounding Structures in Use, scale, mass, and circulation.

3. The effects of any differences in Use or scale have been mitigated through careful planning.

Conditions of Approval

1. The Applicant must complete a Historic District Design Review process and approval in compliance with the Design Guidelines For New Residential Infill

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Construction In Historic Districts outlined in LMC § 15-13-8, prior to submitting a Building Permit.

2. Final building plans and construction details shall reflect substantial compliance as approved through the Historic District Design Review. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a Stop Work Order.

3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.

4. All conditions of approval and plat notes of the Ontario Avenue Subdivision shall continue to apply.

5. Residential fire sprinklers are required for all new or renovation construction on this lot, per the requirements of the Chief Building Official.

6. Any areas disturbed during construction surrounding the proposed work shall be brought back to their original state and revegetated.

7. City approval of a Construction Mitigation Plan (CMP) is a condition precedent to the issuance of any building permit. The CMP shall include language regarding the method of protecting adjacent structures.

8. All exterior lighting shall be fully shielded and down-directed with bulbs that do not exceed 3,000 degrees Kelvin. Final lighting details shall be reviewed by the Planning Staff prior to installation.

9. Construction waste shall be diverted from landfill and recycled when possible.

10. The maximum house size shall not exceed 2,600 square feet, excluding the 1,183 square foot garage. The garage shall not increase in size.

11. Expansion and construction on the existing structure must comply with all setback and height regulations outlined in LMC Chapter 15-2.12 R-1 Zoning District and the Historic District Design Guidelines outlined in LMC § 15-13-8.

12. The three units will be restricted so that the total number of cars is as follows:

    a. Unit One has one parking space.

    b. Unit Two has one parking space.

    c. Unit Three has two parking spaces.

13. The Applicant shall submit a landscape plan at the Building Permit stage that is compliant with LMC § 15-5-5(N) and Park City Municipal Code Chapter 11-21, Utah Wildlife-Urban Interface Code.

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14. The proposed solar panels shall be compliant with the International Fire Code requirements and Historic District requirements.

15. The trash and recycling bins shall be screened, not impede driveway ingress and egress, including use of the hammerhead turn around area, and compliant with the R-1 Zoning District and Historic District requirements.

Commissioner Johnson seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission.

After a brief recess, Vice Chair Van Dine called the meeting back to order and confirmed the presence of all Commissioners.

D. Land Management Code Amendments – The Planning Commission Will Consider Amendments to Chapter 15-7 Subdivision Regulations to Comply with Changes to State Code Regarding Process, to Section 15-3-11 to Increase Electric Vehicle Charging Station Conduit Required for New Development From 20% to 50% and to Allow Fast Charging Stations as an Accessory Use, and to Chapter 15-6.1-8 to Establish Rooftop Setback Regulations for Mechanical Equipment and to Remove Perimeter Setback Requirements for Affordable Master Planned Developments. (PL-23-05997).

Director Ward reported that the new State law regarding Subdivisions would take effect on February 1, 2024, so whether or not Park City enacted these amendments, the Code would be pre-empted by State law. Staff also went through those items on which there was Commission consensus, and included them in the Draft Ordinance so they could move forward with some of the Pending Ordinances. The other amendments included Electric Vehicles and Affordable Master Planned Development ("AMPD") modifications. With regard to Electric Vehicles, Director Ward stated there was a Planning Commission consensus to increase the conduit to support future installations for new development from 20% to 50 percent. She reminded those present of the inquiries to install Electric Vehicle Fast Chargers as Accessory Uses, therefore they addressed that in the Code to establish Fast Chargers as a standalone use in zones where Gas Service Stations were allowed. She explained that they changed the definition from "Gasoline Service Station" to "Service Station," which includes gasoline alternative fuels, electric vehicles, and fast chargers.

Director Ward reported that they also amended the Code to establish Fast Chargers as an Accessory Use citywide in all zones. With regard to Affordable Master Planned Developments, Director Ward reminded there was Planning Commission consensus to require the 10-foot step back only on those façades along the outside of a project and to establish a 10-foot Setback for rooftop mechanical equipment.

Additionally, there was consensus to remove the provisions regarding Childcare Facilities and recalled discussions about finding ways to incentivize those uses. She reported that Childcare

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Facility land use regulations were scheduled for a Planning Commission Work Session on March 27, 2024.

With regard to the amendments addressing the 10-foot step back for the perimeter façades only, Commissioner Suesser recalled the Commission's review of the PEG Development plan and the debate about what constituted the perimeter of the proposal. She suggested they clarify what they mean by perimeter façade.

Director Ward explained that the way it was drafted, whatever is adjacent to either a ROW or another property line would establish where the step back must be met. Commissioner Suesser acknowledged this would apply to AMPDs as opposed to projects such as that proposed by PEG Development.

Commissioner Shand understood that the 10-foot step back was for the perimeter that exceeds the normal approved height in that area. Director Ward confirmed and explained the building façade could go up to whatever height allowed by the zone, and then it must be stepped back ten feet before it could reach the 45-foot maximum height. Whatever the highest point is, the mechanical equipment must then be 10 feet back from the roof edge.

Commissioner Johnson noted they provided an exception that would allow elevator shafts to remain. Director Ward explained that the building configuration, which included the stairs to access the fourth floor and the elevator shaft. She confirmed that an elevator shaft was not required to have a 10-foot Setback. Commissioner Johnson recalled the HOPA project and the fact that the architect could not make it work.

Commissioner Suesser asked about elevator shafts on the perimeter façades. Director Ward stated the original Planning Commission input for the HOPA project addressed the elevator shafts along Monitor Drive. She recalled that the Planning Commission's direction was to modify those and have them set back from the ROW as much as possible. The applicant made those revisions, but was not able to fully get them to the inside of the project.

Commissioner Suesser offered that an elevator shaft would be required to comply with Setback requirements. Director Ward stated that under the Draft Ordinance, elevator shafts and stairwells for building circulation would be permitted exceptions for an AMPD. Director Ward reported that in a regular Master Planned Development ("MPD"), in order for a project to be allowed to exceed the zone height, the Planning Commission had flexibility and evaluated specific criteria. The AMPD Code would establish the predictability up front of what would be allowed in the design.

Commissioner Suesser asked if a stairwell and elevator shaft in an MPD would have to comply with the Setback requirements, whereas they would be excepted in an AMPD. Director Ward clarified that in an AMPD the stairwell and elevator would be excepted from the step back requirement, but would still be required to comply with Setback requirements.

Director Ward next addressed a significant change and explained that most plats that come before the Planning Commission were plat amendments as much of Park City was already subdivided. New State legislation that takes effect on February 1, 2024, addresses the process of reviewing new Subdivisions for Single-Family, Duplex, and Townhomes. The new law does not change any of the standards applicable to Subdivisions, Lots, or development within Park City. Rather, it applies to the process in which Subdivisions are reviewed. Under the new State Code, the

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Planning Commission and City Council are prohibited from taking Final Action on Subdivision Plats.

She explained that Staff drafted a new section in the Subdivision Code that would allow as much Planning Commission review and public process as possible. Under the new regulations imposed by the State, the City no longer has to hold a public hearing. While the City is still allowed to hold a public hearing, it is limited to one hearing. The proposed amendments establish two reviews: preliminary review and final approval. Director Ward explained that they drafted the amendments so that preliminary Subdivisions would still come before the Planning Commission. Whatever Conditions of Approval are included must apply in the final Subdivision phase, but now it would be approved at the Staff level.

She reiterated there would be no more than one public hearing for preliminary applications, and the Planning Director or designee must approve the final Subdivision. In addition, there would now be established timelines in the Code, and noted this was similar to the State changes with regards to Building Permits for Single-Family, Duplexes, and Townhomes. Once a Building Permit is submitted, a review process and timeline are triggered that the City must follow.

Director Ward added that they also set up the Planning Commission as the appeal authority for the Staff review process. She mentioned that these amendments would be limited to those new Lots for Single-Family, Duplex, and Townhomes. Some of the larger projects that require the Subdivision process, can proceed through the MPD process and CUP review before going through with the Subdivision.

Director Ward presented a red-line of the Draft Ordinance to the Commission and stated as currently drafted, the 10-foot step back would be required on all perimeter building façade planes along the Lot lines from the underlying zoning district Building Height. She explained it would be applied to the exterior of the project; the interior in those larger projects would be excluded from this requirement.

She next presented to the Commission the amendment regarding the 10-foot Setback from the rooftop edge for mechanical equipment. Commissioner Johnson referenced the Exceptions language in Section B.3 and assumed that when they previously discussed this, the goal was to step back any additional height on the building to provide some variation in order to soften it. He asked why they would not include the same redline in Section B.3. and include the elevator penthouses. He felt it would not be too restrictive to ask for the penthouse to be set back in from the building. Commissioner Suesser agreed with Commissioner Johnson's comments.

Commissioner Frontero recalled some discussions that it would be more efficient, particularly for affordable units, to have a stacked development. He surmised that might mean that the elevators would be on the outside of the building in order to have the interior be a bit more sustainable and efficient. He remembered that this was one of the items the Commission was willing to concede or allow for an exception. Vice Chair Van Dine felt that Commissioner Frontero's recollection was accurate, and noted that it put limitations on the ability to build. She mentioned that on HOPA they asked the developer if they could move it.

In response to Commissioner Johnson's request for input regarding his concerns about the elevator penthouse, Commissioner Sigg stated that as it related to workforce housing or developments that have tight financial controls in terms of Average Media Income ("AMI") and profitability, it would make sense to have the elevators on the outside of the building.

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Commissioner Sigg added that they could step the elevators back with a twin-loaded building with units on either side on two façades of the building. He stated in that configuration, a central stack might make more sense because those designs tended to have an interior corridor for unit access.

Commissioner Johnson stated that Commissioner Sigg's input was helpful and he was fine with the language as proposed for AMPDs. Commissioner Suesser stated that a project qualifies for an AMPD if it includes 50% affordable housing. Director Ward clarified that the standard was at least 50% of the square footage as affordable. Commissioner Suesser reminded that in AMPDs, half of the project could be market rate units, so they would be allowing this concession for a project that might be 50% market rate.

As it related to internal circulation, Commissioner Sigg opined that there was a greater level of efficiency by putting the elevator shafts on the outside. He did not disagree with Commissioner Suesser's comment that an AMPD project could include market-rate units; however, noted that would probably dictate a much different design parameter versus a workforce tower. Commissioner Johnson withdrew his concern regarding this language.

Vice Chair Van Dine opened the public hearing. There was no public comment. The public hearing was closed.

MOTION: Commissioner Johnson moved to forward a POSITIVE recommendation for City Council's consideration on February 1, 2024 for Land Management Code Amendments to Comply with Changes to State Code Regarding Process, to Increase Electric Vehicle Charging Station Conduit Required for New Development and to Allow Fast Charging Stations as an Accessory Use, and to Establish Rooftop Setback Regulations for Mechanical Equipment and Remove Perimeter Setback Requirements for Affordable Master Planned Developments – as set forth in the Draft Ordinance attached as Exhibit A to the Staff Report. Commissioner Frontero seconded the motion.

VOTE: Commissioner Johnson – Yes; Commissioner Shand – Yes; Commissioner Frontero – Yes; Commissioner Sigg – Yes; Commissioner Suesser – No; Vice Chair Van Dine – Yes. The motion passed 5-to-1.

7. WORK SESSION

A. **Bonanza Park Small Area Plan –** Consultants MKSK will Present Phase I and Phase II Engagement Results Regarding a Small Area Plan for the Bonanza Park Neighborhood and will Provide an Update on the Small Area Planning Process.

Director Ward reported that this item has been in process for some time, and many of the Commissioners had attended the community open houses and participated in the planning process. She introduced the City's consultants and stated they would provide an overview of the current status of the Bonanza Park Planning process for the 200-acre neighborhood. She added that the consultants would also join the City Council for a Work Session on January 11, 2024, to discuss the 200-acre neighborhood and the 5-acre Feasibility Study. Whatever the outcome of the 5-acre site, that project would eventually come before the Planning Commission as a land use application.

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Director Ward mentioned that the Bonanza Park Plan also included the Snow Creek acreage to the north of Kearns Boulevard, as well as some of the properties east of Bonanza. She explained that this Small Area Plan was proposed to serve as an update or supplement to the General Plan. As outlined in the Staff Report, they currently have some guidelines in the General Plan about the future of this neighborhood as a vibrant, mixed-use neighborhood for locals. She noted the General Plan also acknowledged that because of some of the unique challenges in connectivity and building environment, there was a need for a more specific neighborhood plan to help guide development moving forward in this area.

As a supplement to the General Plan, State Code provides that the Planning Commission review and forward a recommendation to the City Council for final adoption. She added that the Planning Commission would also review any proposal regarding the 5-acre site within that neighborhood.

In response to an inquiry from Commissioner Suesser, Director Ward stated that within the 200 acres, the City owns the Public Works facility, the Engine House, the AMPD acreage, and the five acres at the intersection of Kearns Boulevard and Bonanza Drive. The remainder of the 200 acres was privately owned.

Commissioner Suesser asked if the acreage included the Munchkin Lot owned by Vail Resorts. Director Ward stated that the Munchkin Lot was included in this acreage and she presented a map that showed the area under consideration. She added that the projects that would likely come before the Planning Commission for redevelopment included the Yarrow property at the corner of Park Avenue and Kearns Boulevard, the Iron Horse acreage along Iron Horse Drive, and the AMPD on the Deer Valley property along Bonanza and Lower Iron Horse Loop.

Director Ward introduced Andy Knight and Luis Calvo from MKSK. She also mentioned the sub-consultants from Fehr & Peers and Future iQ.

Luis Calvo identified himself as a Planner with MKSK based out of Atlanta, Georgia, and the Project Manager on the MKSK side for this effort since it was launched last year. Consultant Calvo stated they have held a lot of great meetings and opportunities to talk with hundreds of Parkites throughout this process. He stated that Consultant Knight would provide an overview of the feedback they received from the public in the second phase of engagement and a preview of what they would share with the City Council on January 11, 2024.

Consultant Calvo started with an overview of the process to date. As a Small Area Plan, they focused on the 200-acre boundary and took a holistic look at land use, transportation, and connectivity. As they think through the Small Area Plan, they looked at the planning needs and policy goals of those who are most impacted in the Study Area, including residents, business owners, all stakeholders, and Parkites who live within close distance to the area or commute into the area and patronize businesses.

Consultant Calvo reported that as part of their work, they established some key directives that would be part of their deliverables. They want to identify priorities, describe the vision, craft a land use element, develop a standalone connectivity and mobility element, and identify implementation recommendations. He highlighted the three areas within which they were currently working, and that would be shared with the Commission. The public was able to visualize and understand this content during the second public meeting, and they would share that feedback with the Commission as well.

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Consultant Calvo reported that they were approximately midway through the process. They have held two public meetings, and have two more tasks out of the six-task process. He stated they would meet with the advisory group and will host another open house in March 2024. He explained that the Study Area was comprised of 200 acres, and noted it was a very interesting Study Area. The General Plan established the boundary, so the recommendations would be focused on that boundary, with the understanding there were adjacent neighborhoods and connections to the surrounding areas that also must be considered.

With respect to the engagement thus far, Consultant Calvo reported that they worked with Future iQ, and he lauded their work on this project. He explained they have an advisory group for the engagement effort, with whom they have met three times. He mentioned the website, www.bonanzapark.com, which includes the raw survey data, summaries, presentations, materials from community meetings, and information about the project.

They have held two of three community meetings and also completed additional outreach to young families, an engagement session at Park City High School, and a community site tour. Additional outreach was also conducted in Spanish. They conducted two online surveys thus far, both of which were available in English and Spanish. Overall, they engaged with 1,433 Park City voices who have provided thousands of comments. He stated the community's contributions were not small, and people had spent hours of their personal time contributing to this process. Consultant Calvo stated they were working to summarize the feedback concisely. He reported that approximately 400 Parkites attended the first two community meetings. These meetings had a lot of energy and excitement. Approximately 50 people attended a community site tour, and they talked about the Study Area and adjacent areas, as well as about how people currently experience the area.

Consultant Calvo also reported on a meeting at Park City High School in which they met with high school students to talk about their priorities. Additionally, they facilitated two roundtables with young families. He next presented the Vision and Goals part of the project, which builds on the first phase of engagement. The first phase of engagement included an online survey and a community meeting where people were able to provide an understanding of how they perceived the Study Area and provide information on what is important to them. They distilled the hundreds of comments into key findings that he presented to the Commission. From the responses, they distilled that Bonanza Park was a neighborhood for locals. Respondents reported the importance of open space, and of creating a destination for Parkites. He commented that people are very cognizant of the fact that what happens within the boundaries would impact what happens in the 5-Acre site, and what happens in the 5-Acre site would impact the surrounding area as well.

Consultant Calvo stated that the two plans were running in tandem, and while there was a little overlap, they were judicious about keeping the content separate. He mentioned that within the entire Study Area, people talked about arts and culture as something that should be woven into the fabric of the neighborhood. People also talked about Bonanza Park as the right place for density and building height. In terms of connectivity, respondents talked about how Bonanza Park was not quite as walkable as they would like, although there was a lot of opportunity.

From the initial key findings from the initial round of engagement, Consultant Calvo stated they created a Vision Statement. This Vision Statement succinctly describes how the area looks today and how the community wants it to look tomorrow. It represents the community voice and does its best to synthesize how people feel about the Study Area, past, present, and future. He presented the draft Vision statement as follows:

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> Bonanza Park is where Parkites gather to shop, dine, and experience local culture. The Bonanza Park of tomorrow will build on this vibrancy to become a more connected, livable, and inclusive community for current and future Parkites.

Consultant Calvo explained that this Vision Statement was used as a foundation for the six project goals. They want to align the recommendations to these project goals, which they previewed with the community and allowed them to refine.

He listed the six project goals for the Bonanza Park area as follows:

- It would be a mixed-use neighborhood with livability;
- It would support locally owned businesses;
- It would be safe and intuitive for pedestrians and cyclists;
- It would be inclusive and affordable for all populations;
- It would be green and have more gathering spaces; and
- It would weave arts and culture into the community fabric.

Consultant Calvo noted these were large topics, and as they go into the third phase, they would provide more detail and recommendations.

With regard to land use and transportation, he explained that one of the reasons they liked to include these as a joint vision is because they are symbiotic. He stated the land use component identified challenges from the current land use patterns and zoning. It also envisions future land uses, densities, and characters for the Study Area, and strategizes how to get there through regulatory tools. The foundations for all of this are the community engagement completed thus far, and the feedback received from the Planning Commission, City Council, and City Staff to help establish a unified land use vision for the 200-acre neighborhood.

Consultant Calvo noted that the Study Area was geographically in the center of the community, and plays a central role in the community for many residents. It is surrounded by many great residential neighborhoods and many see it as an intuitive gathering spot for Parkites. He stated they were aware that current land use patterns are a bit challenging. He presented a color-coded map that depicted generalized land uses that include commercial, institutional, pockets of residential, and open space.

Additionally, they observed that a good majority of the Study Area was perceived by the community to be under-utilized. He mentioned large surface parking lots that disrupt the walkability of the area, and some industrial uses that many Parkites feel are not quite as welcoming in this area.

Consultant Calvo highlighted the differences between land use and zoning and noted that the zoning still reflected the commercial and some of the industrial uses of the past. Most of the Study Area is zoned General Commercial and allows for Multi-Family as a Conditional Use. There is a 35-foot restriction with an exception for AMPDs. He added that there were still some pockets of Light Industrial zoning that were legacy zoning where there is currently some residential.

Additionally, with regard to the Frontage Protection Zone (“FPZ”), Consultant Calvo relayed the understanding that it creates protections for those key entry corridors into Park City. He stated

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they would like feedback from the Planning Commission and City Council on how they perceive the future of the Frontage Protection Zone, and whether there would be an opportunity for enhancement of how it currently functions.

One of the key questions they asked the community was "What is the appropriate density for Bonanza Park?" In the first phase of engagement, people responded that this was the right place for density and height. He acknowledged that some challenged that, and as they moved into the second phase, they asked the community how they perceived greater density and building height.

Consultant Calvo presented the types of density provided to the community to consider and stressed that the types presented were not meant to be proscriptive of what would be the right type of land use for this area. Rather, it was meant to be illustrative of the types of densities to be used as a starting point. He reported that they also shared the three main categories for the sites in the area. Key Catalyst Sites are sites expected to be redeveloped in the next 3 – 5 years. This would include the 5-acre site, the Park and Kearns development, and areas in the Iron Horse District. This category included projects already in the works and provided an opportunity to shape 1 – 2 of them in terms of impacting the areas surrounding these projects.

The next category was Medium Term Infill Sites, which are sites ripe for redevelopment within the next 5 – 10 years. He mentioned that these were sites directly next to some of the Key Catalyst Sites and would also be impacted by the character of what those Catalyst sites bring to the table.

The final category was Long Term Infill Sites, which are sites that may redevelop within the next 10 – 20 years depending on things such as market conditions, land use patterns, and how the remaining area redevelops.

Consultant Calvo reported that they shared these three categories with the community and people responded with the types of sites, programs, and land uses they would like to see in this area. He next addressed connectivity. The connectivity component was developed in conjunction with Fehr & Peers. It would focus on looking at the existing network of streets and understanding the challenges in order to think through some opportunities for complete streets, safe crossings, and the creation of trail and bike connections.

A diagram prepared by Fehr & Peers that reflects the existing conditions was presented to the Commission. Consultant Calvo explained that there is a strong multi-modal network, however, there are also incomplete sidewalks and crossings, and limited way-finding. He stated the findings were not surprising for anyone trying to walk through the district. In his experience, he found himself walking across the street to access a sidewalk, or feeling somewhat unsafe at certain crossings.

The crossings are limited, especially when considering the major corridors of Park Avenue and Kearns Boulevard. Consultant Calvo expressed that crossing those streets was not easy and was a challenge that does not happen often in the Study Area. The sidewalk network is present but is incomplete. He stated that when it is completed, there would be some opportunities for enhancement. He mentioned that way-finding was infrequent throughout the Study Area.

Consultant Calvo explained that if they were to distill it into key issues to focus on in the third phase, there was a lack of north/south street connections within the Study Area, including pedestrian connections. Moving from the north side of the Study Area towards the south was challenging. He added that they asked people how they moved within the Study Area, and many

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responded that they cut through parking lots or jaywalk. He stressed that was not an ideal network.

Additionally, they have learned and observed a lack of trail connectivity. The Rail Trail is a fantastic asset and one that meets many national standards. He mentioned that the Snow Creek Trail was also a great asset and unfortunately, these two trails were disconnected within the Study Area. He added trail connectivity within the Study Area was lacking.

A diagram was presented that illustrated the prevalent sidewalk gaps within the Study Area. He added that sidewalks were high on the list of priorities identified during the engagement process. He acknowledged there were some planned improvements and mentioned the Homestake Complete Streets improvements that would fill some of the sidewalk gaps, the Munchkin Road extension that would add some east/west connectivity, and the Snow Creek Tunnel crossing that would alleviate some of the north/south crossings and create great connectivity across Kearns Boulevard.

With respect to connectivity, Consultant Calvo stated they understood that opportunities were limited because the Study Area was built out and there was limited ROW and private property that may or may not redevelop. He noted there were opportunities to be creative and mentioned neighborhood streets or shared streets that would require a little more Right-of-Way.

Where there are limited opportunities for a through-street connection, there were also opportunities for things like pedestrian ways or linear greens that would provide pedestrian and bike connectivity. They presented three connectivity alternatives to the community. Consultant Calvo reported that the first alternative – the north/south connector – presented an opportunity to create a north/south connection from Kearns Boulevard to Deer Valley Drive.

For the second alternative, they realigned Homestake Road to provide a true north/south connection that would be a little more seamless and would align with a future signalized intersection on Kearns Boulevard. He reported that Maximize the Grid was the third alternative, which considers the maximum connections they could create if things were redeveloped in a certain way.

Consultant Calvo stressed that these were three different visions, and each had pros and cons. Each alternative was presented to the community, and in the third phase, MKSK would work with Fehr & Peers to provide more specific recommendations on how these align and some key connections they would like to see.

Consultant Knight expressed his excitement about the amount of participation they had received in both phases of engagement. He mentioned the community meeting in October that was supplemented with an additional survey. He explained the survey was not scientific and noted they had good participation and feedback. He reported that approximately 150 people attended the community meeting in October. He stated that they were able to do a presentation during the second community meeting. Approximately 71% of the attendees stated they were from the 84060 zip code, therefore there was a loud voice from local Parkites.

Consultant Knight stated they received great feedback on the Vision Statement, and many had some constructive comments that he presented to the Commission. As the feedback evolved, they arrived at language that “Bonanza Park is a neighborhood where Parkites gather to shop, dine, and express local culture. The Bonanza Park of tomorrow will build on this vibrancy, and

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become a more connected, livable, and inclusive community for current and future Parkites of all ages." They also received great feedback on the six goals cited by Consultant Calvo. He explained that the goals were derived from the first series of meetings held with the community. He noted that with regard to land use, hotels did not come to the top. As they started Phase II, they introduced the financial side of the equation that hotels financially perform well per square foot. This helped them to understand the balance between financial performance and land use. He stated they still received feedback against hotels.

What they did hear were statements such as support for local businesses, members of the community, user-friendly, public pathways, bike trails, connectivity, additional sidewalks, inclusive housing for the workforce, inclusion of children and families, green, community gathering places, celebrate community, and a variety of culture and arts. They also heard that the Latin culture should be remembered as well.

Consultant Knight next reported on the feedback regarding density and stated that 27% of the respondents supported what currently exists, which is three-story structures. He expressed surprise that 55% of the respondents supported four-story structures. He added that 18% of the people they engaged supported five stories. The discussions on step backs and some other opportunities, but explained that the discussion regarding density was one the community was having.

In terms of the "right density," Consultant Knight listed the top three in terms of feedback as mixed-use buildings, multi-family residential, and additional building height. He highlighted that there was great support for additional mixed-use buildings. With respect to the Key Catalyst Sites, Consultant Knight stated that there was support for the current development in progress. He stated there would be further discussion regarding the 5-acre Feasibility Study. He highlighted the feedback against hotels. He also reported that most people supported Medium Term Infill Sites, and most people supported increased density with affordable housing as a component. He stressed that they heard a lot of support for affordable housing, and part of the discussion was the amount of affordable housing. For Long Term Infill Sites, the feedback was that the development should be contextually sensitive so that locals could continue to feel that this neighborhood is their place.

Consultant Knight next turned to connectivity and reported that the most favored alternative was Maximizing the Grid. He acknowledged there was work to be done on those types of connections, but the community favored pedestrian connections, public transportation, bike infrastructure, and greenways and trails. He mentioned that they had a great turnout for the second online survey with 250 responses. Of those responding, 81% had not attended the community event, therefore, they received additional voices. The keywords that came out of this survey were neighborhood, art, and culture, walkable, and inclusive of all ages. There was overwhelming support for the Vision Statement as it evolved, as well as support for each of the project goals. Parkites favor mixed-use development, local business, and making this a place for locals.

In terms of Key Catalyst Sites, Consultant Knight reported that initially, respondents were interested in restaurants and dining, art centers, parks, and open spaces. General retail and multi-family residential also registered quite high. As they moved into medium-term planning, general retail, restaurant and dining, and multi-family were still strong. Community support for hotels and office uses were tailing off and not a priority for the community.

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In terms of longer-term planning, they saw multi-family residential. Accommodation for affordable housing, restaurant, and dining remained a priority.

With respect to building height and density, the community generally favored greater heights and density in Bonanza Park. He noted that the additional building heights were favored only in limited areas within the neighborhood, or they should be allowed only in projects that include a community benefit like affordable housing.

Consultant Knight reported that in terms of connectivity, sidewalks were the top priority. Other priorities included on-street bike facilities, and greenways and trails. Many respondents reported difficulty walking from one area to the next and reported having to often cross through parking lots or jaywalking.

In the online survey, there was more support for Maximizing the Grid by creating as many new opportunities as possible and making the neighborhood porous to allow people to navigate the neighborhood without having to get in their vehicles. He presented the online survey results for mode priorities, and the most favored was prioritizing travel for pedestrians and bikes and creating an internal network that would limit or exclude cars.

Consultant Knight expressed that based on the community engagement thus far, the three big takeaways for the Small Area Plan demonstrated support for additional density, whether in Key Catalyst Sites or Long Term Infill. Additionally, the community also supported prioritizing connectivity for pedestrians and cyclists across the entire neighborhood boundary.

The third key takeaway was that the community wanted to keep the area local for locals. Everyone in the neighborhood and everyone in Park City currently uses this area, and the community wants to keep it that way.

Consultant Calvo reported that during the next phase of work, they would do a deeper dive into transportation, parking, and land use opportunities. On the transportation side, Fehr & Peers would prepare a traffic model based on land use assumptions. The assumptions would be based on what they heard from the community and the feedback from the Commission on height and density. This feedback would help them inform the baseline for the land use in the model. He added they would also provide recommendations on a parking strategy for the neighborhood. He mentioned on-street parking permits and shared parking facilities that could help people coming in from surrounding areas. They would also provide insight on how to maintain and preserve Park City's unique resort character. He stated this would involve evaluating the impact of additional height in this area, especially through the entry corridors.

Consultant Calvo mentioned that many people told them they did not want to lose the character of Park City. He expressed interest in how the Planning Commission saw that aligning with the community's desire for additional density. They prepared a list of questions that would help inform the next phase and invited any other questions or comments.

Commissioner Shand commented that based on the two community meetings, it was becoming clearer to him that the residents wanted a new gathering spot in town. He has lived here for over 30 years, and it used to be that access to Main Street was a lot easier and it was the focal point in town. He noted it was becoming more difficult to go to Main Street, and he felt that people saw the Bonanza Park area as a gathering spot. He believed people saw increased density as a way to activate the area. With regard to the feedback against hotels, Commissioner Shand noted that

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while he understood the sentiment, hotels bring vibrancy, business support, and programming to a community. If the Doubletree site continued to be a hotel, it was close enough in proximity.

Consultant Calvo explained that the comments on hotels were in reality a reaction or consequence of this process running at the same time as the 5-Acre Site Feasibility Study, which included a hotel in one scenario to get them to a smaller financial gap. Members of the community had that as a consideration.

Commissioner Shand offered that a boutique hotel could bring some vibrancy to the area. With regard to the support for Maximize the Grid, Commissioner Shand believed that was appealing to the community because it would create more of a village feel. He mentioned that when they visited Whistler Village and Vail Village, one of the things that the developers tried to create was a "Disneyland" sense of discovery. With more streets, there is more opportunity to set up outdoor venues and restaurants, and it is not just one big breezeway or boulevard. He liked that Maximize the Grid was one of the options and that it seemed to be popular with the respondents. He mentioned the Kimball Arts Center and stated he would like to see art throughout the area as opposed to being focused in one spot. He felt it would be great to have art pieces throughout the entire area, particularly on the south side of Kearns Boulevard.

Commissioner Shand felt the respondents were on track with how the community envisions this area as a new gathering spot. Consultant Calvo agreed and stated it all went back to the area being a local's neighborhood. The community wants to maintain that growth and improve on it.

Commissioner Suesser referenced the slides that illustrated the short-term, medium-term, and long-term development, and asked if those were determined based on discussions with stakeholders of the public and private parcels. She specifically asked if the consultants approached Vail regarding the Munchkin Lot and the potential for redevelopment.

Consultant Calvo explained they conducted stakeholder discussions at the onset, some of which included local landowners, where they discussed the opportunities for redevelopment. He stated the Key Catalyst Sites were all based on active applications or projects that were currently under development.

Medium and Long-Term Development was based on stakeholder conversations, MKSK's assessment with a market specialist firm, and their own understanding as a project team with City Staff. This information would be subject to refinement in the third phase.

Commissioner Suesser noted the information that 52% of people felt public transportation was a big component of what they would like to see as a goal for this area, yet it seemed the team has focused on connectivity for bikes and pedestrians rather than a Transit Hub. She would like the consultants to weave in information on a Transit Hub and/or getting people to this area via public transportation. She expressed concern that she did not see enough emphasis on that in this presentation. She felt there was a lot of interest in the community for increasing the efficiency and use of Park City's public transportation system. She noted there was great interest in using the system, but it was not yet convenient for them to use. Commissioner Suesser wanted to make this a goal, and making it work in this area might help achieve that goal for the greater community.

Consultant Calvo agreed and stated there was no intent to minimize public transportation. He stated that in the third phase, they would ensure that it would not be in the background. He stated they included public transportation as a community benefit, so as they think through opportunities

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for creating community benefit, a transit station or hub would be a key element. He also queried whether a density bonus could be considered a community benefit.

Commissioner Suesser emphasized integrating public transit into the plan, especially as they discuss increasing density or including affordable housing components. She stated they were trying to encourage the entire community to use mass transit more, with a great emphasis on workforce housing residents not needing a car to work in Park City. She referenced the comments that the community was focused on not bringing vehicles to this area, and while she supported that she reminded that it was also based on the existence of public transportation to this area.

Consultant Knight stated that there would be an effort to explore opportunities for trip reduction, which would come in Phase III with Fehr & Peers. He stated this work was the result of some of the feedback from the community regarding vehicles and public transportation. He explained they were using public transportation as an overarching concept, whether they talk about a Transit Center, station, or Bus Rapid Transit ("BRT"). Commissioner Suesser also suggested looking into more creative transit options in this area that would connect to the wider area.

Vice Chair Van Dine stated that the information on the Catalyst Sites was helpful for the Commission, as those sites would soon come before the Commission. She liked the idea of connectivity and making the area more porous; however, she suggested that part of that focus be on making it inconvenient for cars to use the area. She expressed concern about adding a second stop light on Deer Valley Drive and noted that traffic was already very bad. She reiterated the importance of keeping traffic going around the area and making people not want to drive through the neighborhood.

Addressing the consultant's questions, Vice Chair Van Dine stated she was hard-pressed to say the Commission would allow up to five stories. She had no interest in allowing extra density or extra height for non-affordable projects and felt that one of their biggest assets was providing those bonuses to affordable projects. They do not want the area to have only market-rate units, and if they allowed the extra density, she felt it would not help any of the problems in Park City.

Vice Chair Van Dine stated they were finally starting to see projects come in under the AMPD and mentioned how they were able to keep the Engine House so it fits in the zone and the development coming into the area. She agreed that keeping the buildings limited to the central part of the site, and not having them sporadically spaced throughout the neighborhood was desirable. She questioned whether a new zone would help with that, but agreed that the current zoning in that area was a problem. She supported creating a new zoning district but felt they needed to carefully consider how to structure it because it would be very different from anywhere else in town.

With regard to the FPZ, Vice Chair Van Dine noted the HOPA project and allowed less intrusive elements into the Frontage Protection Zone. She did not feel that she would support big buildings being allowed in the FPZ, but allowing some of the lower-intensity uses such as a community garden or a turnaround might be acceptable and might help bring people into the area. She hoped the City's Sustainability Goals would be incorporated into this Small Area Plan, and felt that was missed. Sustainability was a significant focus in the General Plan, and that was completely left out of this so far. Vice Chair Van Dine wanted Sustainability brought into this because this was an area that could help drive the City's goals for continued Sustainability.

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Commissioner Johnson stated he was the liaison for this project, had listened in to all the meetings, and stated it had been an enjoyable process. He expressed excitement for Phase III since they initiated the project because as a liaison, he thought about how this would integrate into the Code; therefore he was somewhat reluctant to answer the consultants' questions because he was looking forward to what the community would say in the next phase in terms of height and density. After hearing the feedback, he saw a good portion of the community wanting some additional height. He did not want to say whether he was opposed at this point and felt it would have to include additional community benefits. Commissioner Johnson stated they were on the right track, but they needed to reach for the stars with regard to community benefits. He remarked that ultimately, it all ties together with the FPZ, and emphasized that this was a very key part of adding any density or height to this area. He looked forward to seeing the questions posed to the community and the feedback on that issue. He offered that the way it had been crafted to this point, the 5-acre site is not much land, so the way it presents to people is the FPZ is taking up a large portion of this land and all of the community's wishes would not fit given the Frontage Protection Zone.

Commissioner Johnson offered that they could not look at it from the 5-acre site and they have to look at the FPZ in Bonanza Park as a whole and whether they need to make adjustments or keep it as is. Once the feedback is received, he felt a new zoning district might be appropriate. He recalled when a form-based Code was proposed for this area 10-plus years ago that included additional density, which was rejected by the community. Much of what they are hearing now aligns with that and he observed it appeared the community had shifted somewhat.

Consultant Knight understood from these comments that there was support for some additional height if there is a related community benefit. Consultant Calvo added that the community benefit today was through the AMPD, and inquired whether the Commission would be interested in expanding the definition of community benefit and allowing for additional height if it were to provide other types of community benefit. If so, he asked what the Commission's priorities were based on the feedback that MKSK received from the community. Commissioner Johnson felt that affordable housing was the biggest priority.

Vice Chair Van Dine added that mixed-use might be something to consider, and noted they had been trying to figure out mixed-use affordable housing. From a development standpoint, it seemed that no one could really figure it out due to difficulties with funding for commercial with affordable housing. If they could find a way to incentivize first-floor retail that catered to local businesses combined with affordable or workforce housing it could be a community benefit. Commissioner Johnson agreed and noted the results from the last survey showed that. He revisited the boutique hotel idea and stated that in order to incentivize affordable housing, these types of uses needed to be incorporated into projects.

In terms of community benefit and allowing additional height, Commissioner Suesser mentioned uses in the arts and culture realm. She stated that if Kimball Arts Center wanted more height and the design was compatible with the City's goals, she could see that as a community benefit. She liked Vice Chair Van Dine's comment about additional height not being on the perimeter of the site, but more in the interior and away from the Rights-of-Way.

Commissioner Johnson noted that connectivity was important and the most vital part of this plan, and because all of these parcels are private property he wondered how they could incentivize that connectivity within these varied owners throughout this area. He queried whether they wanted to look at potentially incentivizing density and a little more height in exchange for greenways and

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corridors for more pedestrian connectivity. He has lived here for over 30 years, and trying to get to Main Street from Park Meadows is a nightmare, and this was one way they could really start to connect. He mentioned that even trying to get to City Park was difficult.

Commissioner Suesser felt they could keep the building heights they prefer and not incentivize the stakeholders along those lines, but still require them to provide greenways and connectivity across their sites as part of their redevelopment.

Vice Chair Van Dine questioned whether there was some other type of incentive they could provide these owners other than height and density. She would like to figure out what the incentive options could be for connectivity. Always using density and height was difficult, and she would like to figure out some other incentive.

Consultant Calvo appreciated the feedback and liked these suggestions. He mentioned that relaxing parking minimums was a great opportunity, especially if it would help to make more of a site developable.

Commissioner Johnson referenced the 2012 Bonanza Park Plan, on page 195 of the Packet, and stated there was a great survey done that he felt would be a good one to integrate into a newer survey where they could address what community benefits the community would give and take for height and density. Consultant Calvo stated that they received some good feedback on community benefits as they have asked a lot about affordable housing. There was a mixed consensus on it. There is a great number of people who support it, and much of the affordable housing conversation had specifically been related to the 5-acre site. He noted that it was challenging to extrapolate the findings for the 5-acre site to the 200-acre Study Area. With the 200-acre Study Area, there was more consensus for affordable housing as a community benefit.

Commissioner Frontero echoed much of what had been stated. He stated that looking at the survey, he envisioned very few cars running through this area. He interpreted the survey as showing that the community wanted walking, biking, open areas to stroll with families, and arts and culture. He did not see that people wanted to drive through this area. He would do everything he could to make this area less parked and would be a strong advocate in both the Small Area Plan and the 5-Acre Plan of having very limited or no surface parking.

Commissioner Frontero expressed shock at the amount of surface parking there was, and he felt they had the technology to move parking elsewhere. He mentioned Park-n-Rides, undergrounds, transit centers, and other methods aside from what was done 30 years ago. He reiterated his commitment to advocating against surface parking. He felt that surface parking was the worst outcome for this area. He commented that there is no vibrancy in a surface parking lot.

With regard to density, Commissioner Frontero would not mind additional density. He noted that over half the community felt that four floors were acceptable and some felt that five floors was okay. He did not want to overrule that, and if that is what the community wanted, he felt it could be done towards the center and away from the main thoroughfares. They could also work with façades and screening, and rooftop access to make additional height work in a way that would incentivize the builders to add some density. He stated that in return for the density, the community would need more affordable housing, more thoroughfares, sidewalks, and biking paths. If they could manage the pedestrian/bike/open-air feeling and eliminate surface parking, he would be okay with the density trade-off.

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Commissioner Frontero described the survey as eye-opening and offered that it showed that the residents were okay with that trade-off. He suggested that was the direction they should pursue.

Commissioner Suesser asked Commissioner Frontero whether his stance on significant parking reductions applied to the entire area or the 5-acre site. She mentioned the sub-text that this position would not provide any surface parking or significantly reduce parking for the liquor store or Dan's Market. Based on her experience, she felt it would be difficult to take the bus to visit those types of merchants, and if there was no parking she wondered how they could make getting around town convenient.

Commissioner Frontero responded that shared parking could work, particularly in mixed-use. During the day, retail shops could use parking, and then there would need to be some enforcement to clear the cars out to allow nighttime users to park.

Commissioner Johnson felt the key word was enforcement, and he mentioned Snow Creek where Hotel Park City, resort users, and the visitors for the various uses maxed out the parking. He was on board with Commissioner Frontero's concept, but he felt the enforcement would be the issue.

Commissioner Suesser liked the shared parking solutions as well as the underground parking solutions.

Commissioner Frontero also liked underground parking solutions and felt that underground parking with green space, pedestrian walkways, and arts and culture above would be perfect. He stressed they have to move away from paved parking lots, and all of the solutions should be on the table. He mentioned that Fort Collins, Colorado has a wonderful open-air walking area, and that was what he envisioned for this area. He stated there was no parking in the area, although there was peripheral parking, Park-n-Rides, shuttles, and buses to move people around.

Commissioner Frontero felt that less parking would mean fewer cars. He would like to develop bike paths, walking paths, and open-air spaces where parking lots currently exist. He felt the survey showed this is what people wanted for this area, and if more density was the trade-off, he felt the community was okay with that and he would be open to that.

Commissioner Sigg also echoed many of the prior comments but wondered how they could incentivize the existing stakeholders. Some of the stakeholders have a very low basis, and he wanted to know the incentives for these stakeholders. Providing structured parking was not a great incentive due to costs. While he agreed with structured underground parking, Commissioner Sigg wanted to expand the public transportation aspect. He felt that the way people get to this location was tied to an offsite strategy, and an offsite strategy was tied to public transportation. Much of what they were discussing was intertwined, and the challenge was how they could plan the area in terms of the situation. He felt they needed to know where the buildings would be taller, or where a boutique hotel would be located. He added that they should define the uses of the FPZ, and noted that based on the map, the FPZ takes up a lot of area. If they establish green space as the first thing one sees upon entering, it could create a sense of arrival that you are coming to a green area.

Identifying situs, identifying what types of buildings would go where, and incentivizing stakeholders would be a good idea. He mentioned that if someone told Associated Foods at Fresh Market to install underground parking, they would not do it. Therefore, they need to come

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up with a motivational strategy for everyone involved, not just the few parcels that are ready to be developed now and in the future.

Commissioner Sigg also stated there were communities outside of 84060 that think they are part of the 84060. He surmised that more than 50% of the people who frequent the establishments along Main Street or Kearns Boulevard come from outside the area. To that extent, the local focus becomes important, but they should not lose sight of what the local focus is. He expressed concern over the privatization of Park City. He stated that soon the New York Athletic Club would own a large building on Main Street for its members only. This does not contribute to the local feel whatsoever, so he felt it important that while they should not be too exclusive to some of the outlying members, they need to be stern as to what it means to be local and part of the community.

Commissioner Sigg observed that everyone wanted to be part of Park City, but many wanted to be Park City in their own private place. That does not foster a localized community. He felt there were some inherent challenges to address in terms of community and stakeholders. He felt that through-roads in some of these areas were a great idea because if things were clogged, people would be more incentivized to take the closest, nearest place they could find. He stressed they needed things like north/south roads.

No matter how the area was envisioned, Commissioner Sigg felt situs was very important, as well as the integration to a public transportation system that works. He concurred that they did not want to see surface parking, but there were people still out there with the mindset that they could do what they wanted consistent with the property they had owned and used for 30 years.

Commissioner Sigg felt that transportation, less parking, and situs were of utmost importance. He agreed with incentivized higher buildings and referenced the San Francisco Museum of Modern Art ("MOMA"). He agreed that taller buildings would not be appropriate at the corner of Kearns Boulevard and Park Avenue, and SR-224 because then they would look like Santa Monica. Therefore, it was important to set back higher buildings to allow for perspective to building elevation.

Commissioner Suesser echoed Commissioner Sigg's comments about not focusing exclusively on 84060, particularly because those outside 84060 likely have to drive to this area. The people within this area could potentially walk and bike to it easier than those outside of 84060, so they want to make sure they get people to this area with public transportation.

Consultant Calvo confirmed that this feedback touched on many of their questions, and invited final comments. He asked if the Commission supported exploring external improvements to connections to other neighborhoods, or additional bridges or tunnels. He noted these did not rank very high in the engagement thus far. He asked the Commission if there were other factors they would like to consider prior to sending a recommendation to the City Council.

Commissioner Johnson observed that bridge and tunnel connections ranked lower, and noted they seemed to be the most important components to the question of connectivity to the neighborhoods. He felt there was a genuine lack of connectivity to this area from Snow Creek, Park Meadows, and Prospector, and stressed that a very important component was to have safe connections between Bonanza Park and these areas. He also mentioned Thanes Canyon and the park. He felt the bridge and tunnels seemed to be a requirement at this point.

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Commissioner Suesser stated she would like to explore additional connections, because the current proposed connection across Kearns Boulevard would be great, but would not solve the intersection of Kearns Boulevard and Park Avenue, nor Kearns Boulevard and Monitor Drive and Bonanza. She often felt there should be a tunnel from Hotel Park City to Snow Creek or the police station to connect those neighborhoods. She would be in favor of looking at additional tunnel connections and felt that bridges might not work.

Commissioner Sigg concurred with these comments and felt that no one felt good about crossing over to the Park Avenue Condominiums from the Double Tree, or the Double Tree over to Squatters, or from Alberto's to Wells Fargo. He stated that people would go out of their way to take a tunnel because it was dangerous to cross in these areas now. He strongly supported better connectivity to the outlying areas, and the result would likely be that people would not take a car. He felt a better result would come from better connectivity at these very busy interchanges that currently do not have any connectivity.

Commissioner Suesser mentioned the Deer Valley and Park Avenue intersection. Commissioner Johnson suggested including that in the survey as part of the density and height question, and whether developers could contribute some capital costs for something along those lines. He noted the costs for either option would be astronomical, so it might be a good way to move the needle.

Commissioner Shand noted that underground tunnels, underground parking, and affordable housing were big asks to make this pencil.

Commissioner Sigg stated it takes the population to create vibrancy, and in a perfect world they would have shorter buildings. However, he referenced downtown Salt Lake 15 – 20 years ago when stores closed, parks went unused and the place was dark. Many of the initiatives they are trying to attain involve population, so as long as buildings were sited correctly there would be room for some taller buildings. He stressed the need to balance population with vibrancy. He reiterated that much of this exercise involved site planning, and suggested it would be helpful for the consultant to provide some examples of where certain types of buildings and/or parking could be located.

Director Ward felt the Commission's input was clear.

Commissioner Suesser echoed the comments of Commissioner Johnson and Commissioner Sigg about incentivizing developers or providing exceptions for building height in exchange for significant contributions towards public connectivity infrastructure. She felt that would be a great contribution and a public benefit.

Director Ward stated they had a number of people attending this meeting online, and she wanted to let the community know that there were still many opportunities to participate and weigh in on this process. If anyone would like to submit input for the Planning Commission to consider, they can email planning@parkcity.org. She reported this item would come back to the Planning Commission for additional discussion and public hearing, so there would be future opportunities to participate.

Vice Chair Van Dine confirmed they would not have public comment tonight, as this was a Work Session.

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Consultant Calvo expressed appreciation for the Commission's time and thanked Commissioner Johnson for serving as the liaison.

Vice Chair Van Dine thanked the consultants for their work and expressed how nice it was to be part of this process and see the extent of community engagement.

Consultant Calvo stated he would advise how much traffic they were receiving on the website.

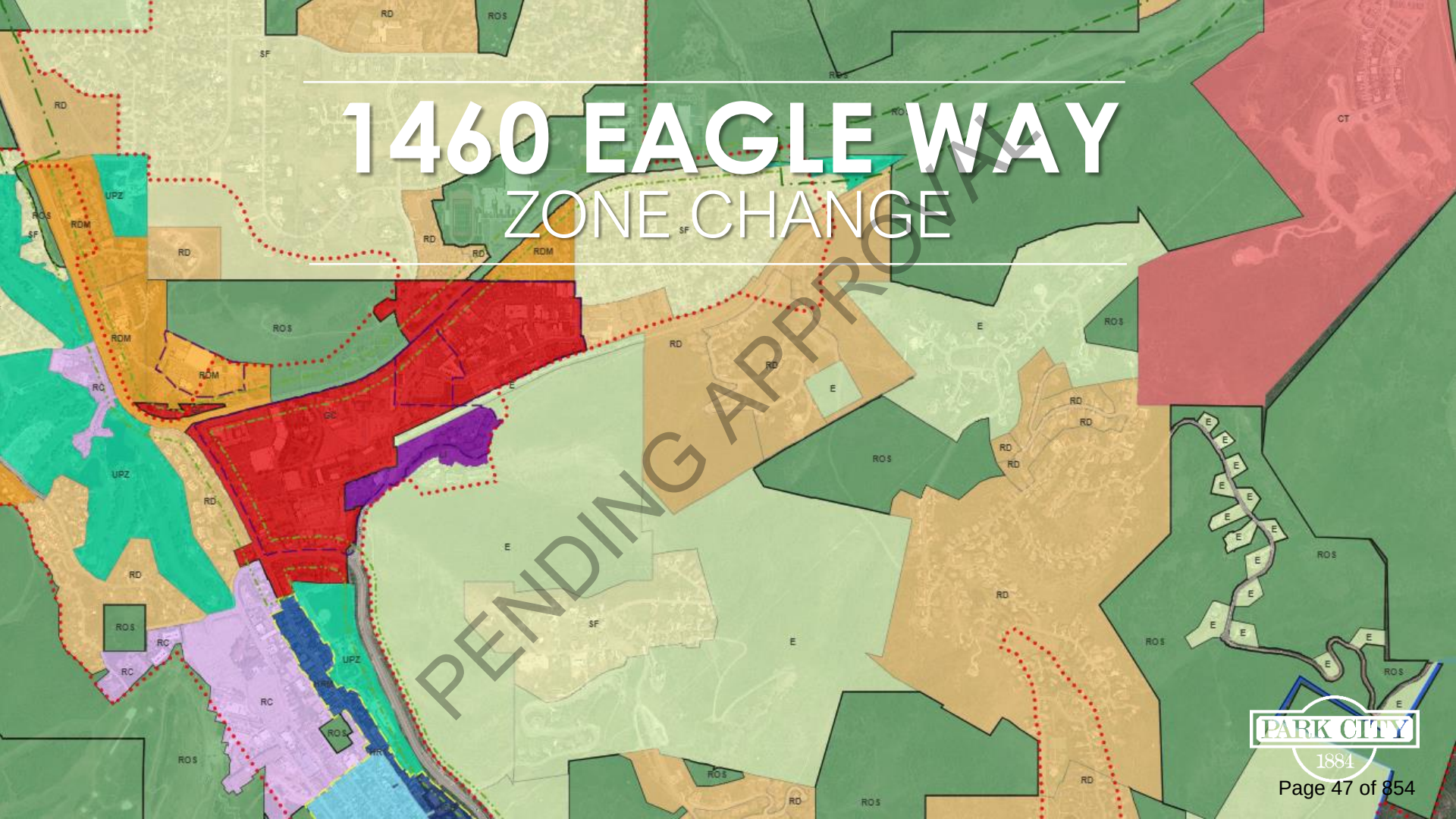
Vice Chair Van Dine reported that none of the Commissioners would be going out after this meeting.

8. ADJOURNMENT

MOTION: Commissioner Shand moved to adjourn.

The meeting adjourned at approximately 8:55 p.m.

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1460 EAGLE WAY
ZONE CHANGE
PENDING APPROVAL
PARK CITY
1884

1460 EAGLE WAY

June 2023 – Eagle Way Plat Amendment Second Amended (recorded August 2023)

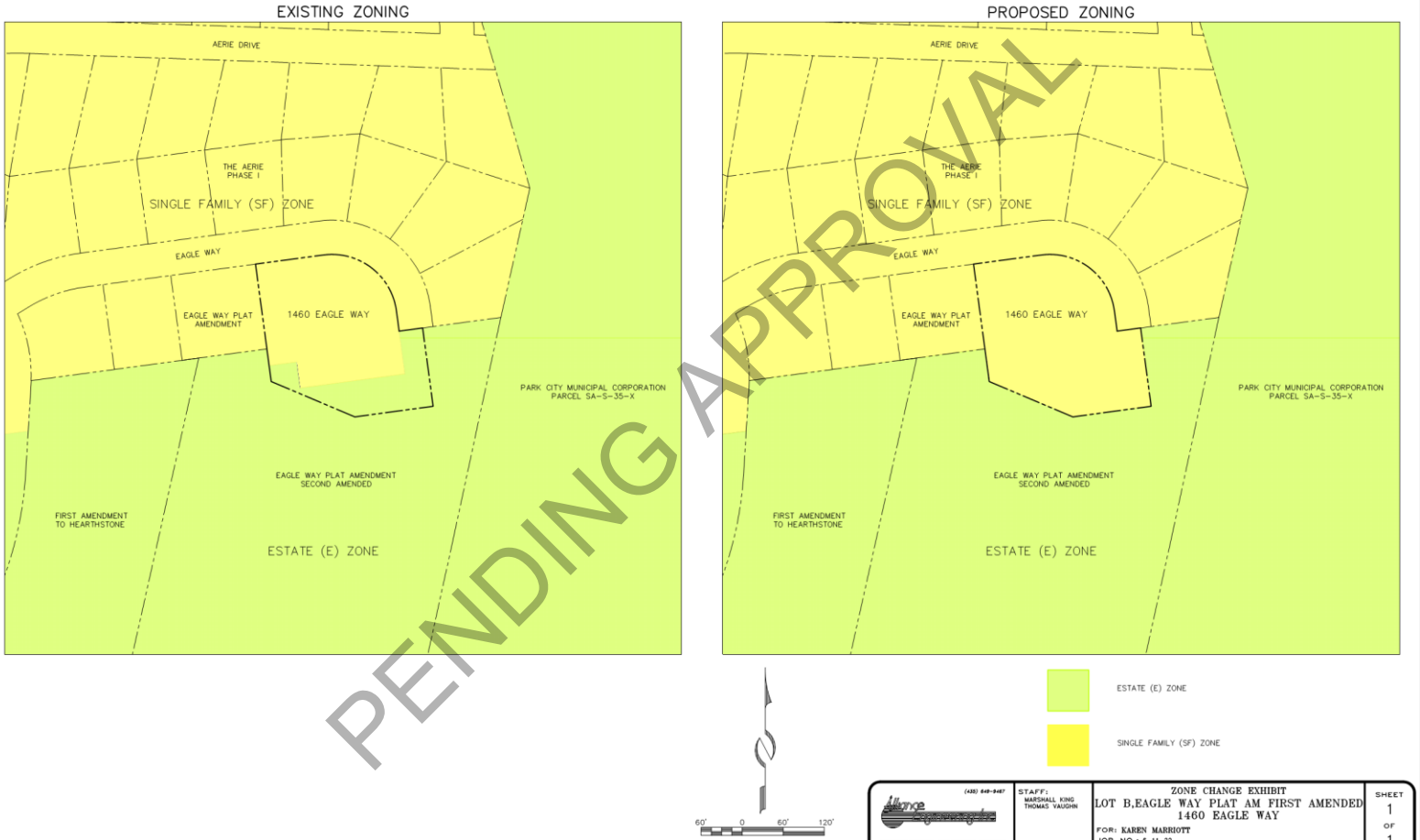
1.04-acre lot (45,114 square feet)

12,400 square feet = Estate

32,714 square feet = Single-Family

Proposal: Rezone the split-zoned lot to be entirely in Single-Family

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1460 EAGLE WAY

	Single-Family	Estate
Setback	Front: 20 feet Side: 12 feet Rear: 15 feet	Front, Rear, & Side: 30 feet
Density	Three units/acre	One unit/three acres
Building Height	28 feet	28 feet
Allowed / Conditional Uses	Single-Family Zone has fewer allowed/conditional uses. Nightly Rentals are only allowed within Prospector Village.	

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1460 EAGLE WAY

Sensitive Land Overlay

Future development must comply with the SLO regardless of Estate or Single-Family Zoning

General Plan

Goal 14: Living Within Limits

Governed by Ordinances of one Zoning District (less ambiguity)

SLO maintains the preservation of natural environment

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1460 EAGLE WAY

PENDING APPROVAL

Sensitive Land Overlay

Future development must comply with the SLO regardless of Estate or Single-Family Zoning

General Plan

Goal 14: Living Within Limits

Governed by Ordinances of one Zoning District (less ambiguity)

SLO maintains the preservation of the natural environment

1460 EAGLE WAY

Recommendation

Review the proposed Zone Change, hold a public hearing, and consider forwarding a recommendation for City Council's consideration on February 1, 2024, subject to the Findings of Fact and Conclusions of Law outlined in draft Ordinance 2024-XX.

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PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
JANUARY 24, 2024

COMMISSIONERS IN ATTENDANCE: Chair Sarah Hall, Vice Chair Christin Van Dine, Laura Suesser, Bill Johnson, John Frontero, Henry Sigg, Rick Shand

EX OFFICIO: Rebecca Ward, Planning Director; Alexandra Ananth, Senior City Planner; Caitlyn Tubbs, Senior Historic Planner; Spencer Cawley, City Planner; Virgil Lund, City Planner; Jaron Ehlers, Planning Technician; Mark Harrington, City Attorney

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1. ROLL CALL

Chair Sarah Hall called the meeting to order at approximately 5:30 p.m. She confirmed the attendance of all Commissioners either in chambers or on Zoom. She reminded the members of the public in attendance to remain quiet when speakers were at the podium.

2. PUBLIC COMMUNICATIONS

There were no public communications.

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director, Rebecca Ward, announced that a community open house on the Land Management Code Amendments was scheduled for February 27, 2024. Lisa Wise Consulting and Cascadia Partners were working on these amendments, which would address incentivizing affordable and missing middle development.

On February 28, 2024, the Planning Commission will hold a Work Session to discuss the Transportation Demand Management criteria for projects. She noted that the two items on this meeting's agenda scheduled as Work Session items were not public hearings; therefore, there would be no public input. She explained that for any project before the Planning Commission, public input could be submitted to planning@parkcity.org. She indicated that any public input received would be included in the next Planning Commission Packet.

Commissioner Johnson provided a disclosure for Agenda Item 4.A. and stated that he works for SWCA Environmental Consultants, which provided a Technical Memorandum for the Historic District review. He advised he was not involved in the preparation of that document and works in a separate department.

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4. WORK SESSION

A. 220 King Road – Plat Amendment, Conditional Use Permit, Steep Slope Conditional Use Permit – The Applicant Proposes Demolishing Two Existing Dwellings and Amending the Treasure Hill Phase 1 Lot 2 Plat Notes to Construct a New Single-Family Dwelling within the Sweeney Master Planned Development, Historic Residential – 1 Zoning District, and Partially within the Sensitive Land Overlay. PL-22-05318, PL-22-05319, PL-23-05571.

Senior City Planner, Alexandra Ananth reported that she and Senior Historic Planner, Caitlyn Tubbs would present this item to the Planning Commission. She explained that this application involved a Plat Amendment, a Conditional Use Permit ("CUP"), and a Steep Slope Conditional Use Permit.

Planner Ananth explained that Staff would provide some background for the project, and then the applicant would present. They expected some discussion with the Planning Commission, and she reported that the applicant requested a public hearing and Final Action in February 2024. She noted that would likely be scheduled for February 14, 2024. The applicant originally submitted this proposal in July 2022. The application was scheduled for a Work Session in October 2022; however, the applicant requested a continuance. Since that time, the applicant has worked with Staff, particularly on the Historic District Design Review ("HDDR") for the project and submitted revised plans. In October 2023, the Planning Commission held a Work Session on this application.

Planner Ananth presented a view of the project site to the Commission. The project, located at 220 King Road, was circled in green on the graphic. The site is a 53,694 square-foot Lot, which was just over an acre, and located in the Historic Residential – 1 ("HR-1") Zoning District. The site consists of a Single-Family Dwelling as well as a guesthouse. The property is subject to the Sweeney Properties Large Scale Master Planned Development ("MPD"), which has been amended. The site is Lot 2 of the Treasure Hill Subdivision Phase I Plat.

Planner Ananth presented a graphic that illustrated the location of the house on the Lot. She noted that the Lot abutted some Open Space on Park City Mountain. She explained that the Sweeney MPD was originally approved in 1985 and was then amended in 1987. The MPD created eight Lots, six of which are located within the Historic District and consist of single-family homes. One of the Lots, 445 King Road, is located in the Estate Zoning District and located further up the hill. Additionally, one larger Lot of Open Space was dedicated to the City as part of the MPD.

Planner Ananth presented the original plat, with 220 King Road outlined in green. She advised that 200 King Road was Lot 1, and also pointed out Lots 3 and 4 on this plat. She reported that the Sweeney MPD had a number of conditions, many of which were stricter than the current land use codes. She highlighted Condition of Approval 1 that provided: "At the time of conditional use or subdivision review, the Staff and Planning Commission shall review projects for compliance with the adopted codes and ordinances in effect at the time, in addition to ensuring conformance with the approved Master Plan." Planner Ananth also highlighted the following additional Conditions of Approval as follows:

- Condition of Approval 5.a.: "Maximum Building Heights of the single-family Lots shall be limited to 25 feet in order to reduce potential visibility."
- Condition of Approval 6: "At the time of project review and approval, all buildings shall be reviewed for conformance with the Historic District Design Guidelines and related architectural requirements."

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- Condition of Approval 9: "At the time of conditional use review, individual projects or phases shall provide detailed landscaping, vegetation protection, and construction staging plans."
- Condition of Approval 3 of the amended MPD: "The Planning Commission and Staff shall review these proposals as conditional uses. This shall include a review of the design of the structure to ensure that they are designed to minimize the visual impact. The design shall be consistent with Historic District Guidelines."

There were also nine Plat Notes, many of which were stricter than the current Land Management Code ("LMC"). She noted there were restrictions on the Footprint and what would count toward the Footprint.

Additionally, with regard to the Building Area Limits shown on the Plat, all improvements were required to be within the Building Area Limits. She referenced the restriction on height and explained that it was 25 feet for flat roofs and 30 feet for pitched roofs. Further, the easterly facing façade, which was the façade seen from town, was restricted by the Plat Notes to 25 feet. Finally, she stated the Plat Notes included some massing restrictions wherein the building mass must be modulated and broken up so that no one mass would have a footprint exceeding 1,500 square feet. She added that there was an overall Footprint limit of 3,500 square feet on the Lot, which was more restrictive than the current Code.

Planner Ananth reported that the applicant proposed to amend Plat Note 1 to exclude portions of any garage, carport, mechanical, or living space located below the existing grade that has landscaping or decking above it. The applicant also proposed to shift the platted Building Area Limits by moving it slightly uphill and into the Sensitive Land Overlay ("SLO"). She presented a slide of the proposed Footprint within the Building Area Limits. Planner Ananth explained that the red-dashed line was the SLO boundary that demonstrated that the shift would bring portions of the structure into the SLO. Planner Ananth commented that portions of the structure are below grade and outside the Building Area Limit. Staff had questions for the Commission after the applicant's presentation.

On behalf of the applicant, Attorney Wade Budge thanked the Commission for their time and input received in October 2023. He introduced the applicant and landowner, Matthew Prince, his wife Tatiana, and their daughter Tatia. Applicant Representative Budge also introduced attorney Bruce Baird and Jason Boal, the applicant's planner. Applicant Representative Budge requested that Applicant Prince be allowed to make some introductory remarks and explain his interest in the property. The applicant's team also had some additional details to present in response to some of the comments offered during the October 2023 Work Session.

Applicant Prince thanked the Commission for their time and attention on this application. He stated that he grew up in Park City, and his father helped to install the Alpine Slide and also helped to operate it for quite some time. His father also built Parley's Summit, and his uncle helped build Stein Eriksen Lodge and The Yarrow Hotel.

Applicant Prince emphasized his long history with Park City, and when he moved back, he wanted to honor that history and raise his family here. He mentioned the existing buildings on this site were literally marketed as "party houses." They are used as Nightly Rentals, have over 10 bedrooms, and at times have housed over 40 people. He added that based on his discussions with Police Chief Wade Carpenter, there were more police complaints to these two homes than almost any other Nightly Rentals in Park City. He stated that he lived in close proximity and often heard parties going on in the middle of the night.

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Applicant Prince stated that he wants to turn this property into something they could be proud of and call home. He reiterated his family's intent to live on this site. He and his family have made substantial investments into this community and intend to continue doing so. He noted that his daughter was present at this meeting, and it was her second birthday. He added that his wife was pregnant with their second child, and his children would be residents of Park City and grow up here as he did. He stressed that they want to build a home that will be their family home.

Applicant Prince stated that the two homes on the site were built in 2000 and used as party houses. He stated there was no historical precedent as there had never been any other homes on this site. The only thing that ever existed on this site was a half-finished mine dating back to the turn of the last century. When he acquired the property, they wanted to build something they could be proud of so they looked for an architect who would understand the historic mining structures. They met with Tom Kundig, who is one of the leading architects in the world. Applicant Prince represented that Architect Kundig got his original inspiration outside of Spokane, Washington, and admired the historic industrial buildings. Architect Kundig was also inspired by the architecture in Alaska.

Applicant Prince stated that they wanted to do something that honored that, and they also wanted to work with the community. He reached out to each of the neighbors and explained that they wanted to take two party houses and turn them into a three-bedroom single-family home. He expressed pride in the fact that many neighbors not only have not opposed this plan but also have actively written letters of support to the Planning Commission.

Applicant Prince added that he also worked with the Sweeney family and commented that no family had done more to protect the character and open space of Park City than the Sweeney family. He worked through the plans with Pat Sweeney to make sure that what they wanted to do was in line with being a good neighbor. He mentioned that Pat and his brother were present at this meeting. Looking back at the history behind the creation of these Lots, the Sweeneys negotiated with the City and acknowledged there would be large houses, but in exchange for that the City received an enormous amount of Open Space that would protect the rest of Treasure Hill.

Applicant Prince stated that this application sought the same treatment given to the other seven Lots, six of which have properties on them. He stated that for those other Lots, the City allowed the requirements to be adjusted. He declared every single Lot that had been developed is over the square footage limit outlined in the Plat. Additionally, he said every single Lot that had been developed had underground space that was not counted towards the square footage of the home. He asserted that every single Lot was over the height restrictions and had interior heights that were more than he was being asked to be held to.

Applicant Prince stated that all they want to do is be good neighbors, turn two-party houses into single-family homes they could be proud of, and work with the community to create something beautiful. He was proud of the fact that the Park City Museum and Friends of Ski Mountain Mining History all stated that this would be a project they could point out on the hill and say that it was inspired by the mines of Park City.

Applicant Prince stated there is nothing of historical value on the site currently. He stressed they want to make this something to be proud of. He added they also want to be good neighbors, so they have lowered the height from the existing structure. Applicant Prince expressed appreciation for Staff's time as well as the time of all of the Planning Commissioners. He invited questions from the Commission.

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Applicant Representative Budge stated that the project architect was online to answer any questions. He presented a series of slides and stated these slides would be provided and available for review. He noted that Staff already indicated the location of the property vis-à-vis the HR-1 zone, and this was depicted on slide 3. He liked the next slide because it showed the Sweeney MPD area. Each of the stars identified the Lots that had a residence. He felt this showed the relationship to the large Open Space Lot mentioned by Planner Ananth.

Applicant Representative Budge next presented a slide that helped orient the site relative to the addresses. He mentioned that sometimes the homes were known by their addresses, and sometimes they were known by their Lot number. He opted to reference them by Lot number. He highlighted slide 6 and stated that a version of slide 6 was included in the Staff Report. He explained that the version now before the Commission was more helpful because they added the applicant's proposal, which was highlighted in green. The information highlighted in blue represented existing conditions. He liked that this slide compared the Applicant's site with the other peer sites in the MPD. While the peer sites were on different and unique parcels, Applicant Representative Budge explained that six of the seven were in the HR-1 zone, and within the Sweeney MPD.

In terms of the Building Footprint, they wanted to make sure they would comply with the 3,500 square-foot requirement on the plat. He stated the aggregate square footage of the two structures currently on the property exceeded that maximum. He confirmed that they wanted to ensure that the home complied with the plat requirements. He explained they also wanted to compare apples to apples; therefore, they included the finished square footage and unfinished square footage. They obtained data from tax records, MLS, aerial photographs, and Google Earth to determine the square footage of the other homes.

Applicant Representative Budge pointed to an error in his letter regarding the Building Footprint for Mr. Sweeney's Lot, Lot 8. The Building Footprint is actually 3,500 square feet, and he explained there were additional exclusions they included in their calculation. In the presentation, they did a strikethrough to reflect that update to Lot 8. He next presented an aerial view taken last week of each of the six homes. He mentioned that it was taken from the same direction, so it could provide a good comparison. He pointed out the two homes on Lot 2 that Applicant proposed to replace.

The next slide, identified as slide 8, showed Lot 3. He pointed out a large parking area on Lot 3 that was not counted as a garage. He also noted the square footage and its height. If one were to try and imply some sort of interior height restriction, this property would fail miserably as it was over 50 feet. He stated, however, this is a beautiful home and consistent with what was contemplated in terms of having six very unique homes in this MPD.

Slide 9 depicted Lot 4, which also showed a parking feature that was excluded from the buildable area. He advised that this home exceeded 10,000 square feet, but it was allowed under the approved MPD, and as a result, this would be considered a peer home. He reiterated that the proposed square footage was much less than the home on Lot 4. Applicant Prince added that the home depicted on Lot 4 was similar in width to the one being proposed for his property.

Applicant Representative Budge next presented an image of Lot 6, which is nearly 10,000 square feet. They approximated the Building Footprint based on the data mentioned previously. This home was located in the HR-1 zone, and because of the MPD and the various rights and obligations that arise out of that MPD, it was approved and was considered a peer. He next presented an image of Lot 7 and noted it was over 9,000 square feet. Lot 7 is one acre, therefore slightly smaller than

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Applicant's property. This home was consistent with the MPD and what was allowed for this unique neighborhood.

Applicant Representative Budge stated that they had heard questions or concerns about how after-adopted rules should be applied to this property but stressed that the fact of the matter was that if it conflicts with the MPD, it cannot be applied. He explained that the MPD granted certain rights, and if something is later adopted and does not implicate or touch on approval or a right in the MPD, then it has to be applied because that was the intent of that provision in the MPD. He stressed the importance of keeping this in mind. He recalled a statement included in his letter that the Planning Commission was uniquely situated to make this home fit this site because it can approve a CUP and the ability to approve a Plat Amendment. In those two items, any tailoring, mitigation, or anything else could be done to ensure that the purposes and the regulations would be met. He stressed they focused on these details so the Commission could have an accurate way to compare these properties.

Finally, Applicant Representative Budge presented Lot 8 and noted that it was located in a different zone, but it was a peer in the sense that it was part of the same MPD. He presented additional slides that showed an overview of the home and how it relates to the neighbors, as well as the cross-valley view that would be greatly improved with the proposed home. Not only were the existing homes taller than the 30-foot limit called out in the Plat Notes, but they also had a design that he felt anyone would consider historic or even complementary to the landscape or values of Park City.

Applicant Representative Budge expressed that with the Commission's help and input, he felt they would be able to get this application approved. He echoed the comments of Planner Ananth that the Plat Notes were of critical importance, and the applicant was looking to have them applied to this property. The Plat Notes set forth how to measure the Footprint and how to handle the height. He stated that the Plat Notes also include the tailoring and making sure the homes fit on the site. While the contemplation of a small-scale MPD had been done away with, the same result could be achieved with the proposed Conditional Use Permit. He stated that the Plat Notes would govern this house, which would be a resource for the Commission's consideration as they weigh this application.

Applicant Representative Budge advised they made a number of changes since the original submittal and referenced slide 17 which reflected those changes. These changes were made in reaction to comments from the HDDR process and Staff. He explained they reduced the elevation; adjusted parking; adjusted the roof mass to have a primary and secondary element, including breaking up the massing into five distinct areas; reduced glazing; and adjusted the Footprint. He stated that in response to input and in preparation for the October meeting, the architect made sure that Level 3 (the ground level floor) and Level 4 were each 3,500 square feet so they would not have a situation with cantilevers. He mentioned that Staff advised of a new rule that was adopted for projects in other areas in which the cantilevered piece would project down to project the Footprint. He clarified that to give attention to and follow the Plat Note that specifically described how to measure the Footprint from the outer walls, this application followed the "outer wall" rule.

Applicant Representative Budge explained that slide 18 demonstrated how they proposed to reduce the Building Area reflected on the Plat and stated that this formed the basis for the Plat application before the Commission. They would reduce the Building Area by 490 square feet, and he acknowledged they were seeking an adjustment uphill to accommodate having the home more appropriately sited to make it more complementary to the property. The shift would also accommodate the entrance to the accessory building in that area.

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Slide 19 included the analysis of the Footprint and the mass. He explained how this slide illustrated the four massing areas and explained that they were honoring the massing requirement by making sure they had distinct blocks that would not exceed 1,500 square feet as noted in the Plat Note. He next presented slide 20 which depicted Level 3, which he referred to as the main level. In order to meet the massing requirement, this level was broken up into five mass sizes, which in the aggregate were below 3,500 square feet.

Applicant Representative Budge noted his inclusion of the later-adopted standard, which was something they would continue to discuss with Staff and legal. On behalf of the Applicant team, he expressed confidence that their interpretation was the one that gave meaning to the MPD and the Plat Note. By designing 3,500 square feet on every level, they were ensuring they would remain within what was intended when the MPD was approved. He stated that an issue was raised regarding interior height, but they felt it should not apply because the height was expressly described in the Plat Note. He stated the one place to measure from is the existing grade. He recalled that the Code was changed in approximately 2013, which was after most of these homes were built. He observed that the policy behind the new height requirement was a good one and should be applied everywhere in the HR-1 zone, but it did not make sense to apply it here because it was in conflict with the Plat Note.

Nevertheless, even if it would apply, he asserts the proposal still met the requirement because Level 1 would be unfinished space and the Code states that for purposes of measuring interior height, the starting point is the finished floor. Additionally, the defined term for First Story further bolsters their position. He argued that this would be a conforming structure, even by the Code standard because the lower level would remain unfinished. Applicant Representative Budge referenced slide 22 to illustrate his explanation. At some level people might state they were being too adherent to a later-adopted rule by even considering leaving the lower level unfinished; however, the goal was to move forward with the project and to do so in an expedited fashion because the family needs a home. Applicant Representative Budge stated that the architect would present a model so the Commission could get a sense of how the Footprint relates from floor-to-floor.

Attorney Bruce Baird stated there seemed to be some confusion at the last meeting in trying to visualize a three-dimensional space in two-dimensional drawings. He explained they had a 3-D map that they could manipulate to show the various dimensions and massing. He presented a cross-valley view of the building mass, which could be manipulated to any desired level of detail. He noted that they included the roof they felt would make sense, as opposed to a 7:12 pitched roof as required by Code. He asked the architect to run a 360-degree view of the model for the Commission. Attorney Baird related that the Applicant's team felt this complied in all respects with the intent of the MPD. He pointed out that the second mass from the left was not necessarily a living space, but the stairway section of the house. The revised design broke up the massing, has the correct heights, and has the correct façade widths. He stated they were happy to provide a view from any particular location.

Attorney Baird added that it was important to know if the Commission could approve the plat changes, and the real question before the Commission was whether they liked the house, and if they did not, he requested the Commission identify the specifics. They could play with the details of the design to try and make the house fit. He stressed this was a unique property with a unique history. There would be no precedent set for whatever the Commission would approve. He noted that as part of the Plat Amendment and CUP process, the Commission could approve this proposal and modify any of the existing standards as long as they go through the appropriate process. He felt they were at the point where it was more than close enough and complied; however, Applicant would be willing to consider a tweak here or there if requested by the Commission.

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Commissioner Rick Shand stated he would like to see where the underground garage would be located and how it related to the main part of the house. Attorney Baird asked the architect to provide the cutaway as requested by Commissioner Shand.

In response to a further inquiry from Commissioner Shand, Attorney Baird clarified that they were not calling the area a garage; rather, they were calling it a parking area. He felt the nomenclature made a difference.

Applicant Prince added that one of the challenges with the site was that the site currently did not have a fire turnaround. Because he wants to ensure the safety of his family, he would like a fire turnaround on site and noted it was also a requirement. Previously, fire trucks could park on the switchback on King Road and water down the house from that location, however, that was not ideal. He explained that they tried to solve that by putting the parking area buried below ground. He stated every single one of the existing Lots developed in the MPD had an underground parking area. This plan follows that as well. He mentioned that on Lot 3, the underground parking area was almost twice as big as this proposal.

Commissioner Johnson asked if the accessory building was included in the model. Applicant Prince explained it was shown in the space above the underground. He explained it would be underneath both the existing grade and finished grade. Attorney Baird pointed to the area on the model. Applicant Prince stated that he works from home, and he would use this accessory building as his office. He also pointed out that what they tried to do to the fullest extent possible was to replicate the Footprint of the existing two homes on site. He noted that one of those homes cantilevered out over the hill, while the other forms the long end of the L. The proposed design narrowed the long end of the L and would add a connector between where the stairwell would be located. The overlay would almost exactly follow the L of the two existing party houses and would lower the height. They sank one side of the house significantly lower than what currently exists to help the neighbors recover some of their view.

To illustrate this description, Attorney Baird referenced slide 23. He offered that this slide demonstrated that the design not only complied with the standards but would also be an improvement on what exists. This design would provide a less intrusive house than any of the other houses in the MPD, and the 3-D model clearly showed why it was better and within the letter and spirit of the MPD. Applicant Prince clarified that the light blue highlights reflected the existing homes and the gray shaded area reflected the proposal.

Commissioner Frontero felt that the modules broke up the mass quite nicely and was encouraged to see that. However, he felt the roofline took away from what the modules were trying to accomplish. He asked if it was possible to modulate or adjust the roofline because as presented it looked like a straight mass. Attorney Baird stated that was precisely the type of input they were looking for in this meeting, and stated they would look at that issue. He stated there might be a way to fix that with some architectural features or roof surface, but he stated if that was an issue with the proposed roof, then the current roof was insanity. Applicant Prince confirmed that he was open to input and stated they had been working with Staff and had already taken two-thirds of the roof away in order to lower it. He reiterated that they want to be good neighbors.

Secondly, he stated that it was somewhat difficult to appreciate that no one would see the view presented on the slide because of the location of the home on the hill and every other home would look at it from below. Therefore, the roofline from a bird's perspective looks like one big roof;

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however, even from across the valley, the roofline would not be visible as a single mass. It would appear, consistent with the intent, as a two-story home. He noted that his very first e-mail with Architect Kundig was to build a beautiful home, but they did not want a "giant home on the side of the hill." Rather, they want the home to disappear as much as possible.

Applicant Prince also stated that as they worked with the Park City Museum, the suggestion of trying to reflect some of the industrial uses of what was present made sense. This home design was very much inspired by the Silver King Mine, located about a half mile up the road, and this design followed the roof lines on those buildings. He reiterated that they were very willing to compromise, yet they had tried to follow historic buildings that would have been on this property and reflect what an actual mine would look like. From an actual visual perspective, someone looking at the home from across the valley or down the hill would never see the view of one mono-mass roof.

Attorney Baird asked the architect to drop the viewpoint by 150 feet, which was then shown to the Commission. He echoed that they would look at the design as requested by Commissioner Frontero. He stated if there were reasonable tweaks they could make that would allow the Commission to approve this application, they were willing to consider them.

In response to Commissioner Christin Van Dine's question, Attorney Baird was unaware of the length of the roofline. It was represented that the maximum width of the one building's frontage or façade was 25 feet. She requested information on the building length and roof length. Attorney Baird agreed to provide that information. He reiterated the offer for the Commission to provide input on the presented design and stated they would work on it, if possible while maintaining the architectural integrity, functionality, and livability of the building.

Commissioner Henry Sigg appreciated the fact that they lowered the roof pitch but submitted that the eave was part of the roof. Therefore, in addition to the prior comments of his fellow Commissioners, he felt the eave became part of the element and created a lineal monolithic mass.

Attorney Baird felt that was similar to the issue raised by Commissioner Frontero, whereas Commissioner Sigg felt his concern addressed the façade. Attorney Baird stated they would look at those concerns, and although he did not know whether they could do anything about it, they could possibly demonstrate it better for the Commission. Commissioner Sigg suggested an offset.

Commissioner Sigg added that while he appreciated the historic context of Park City's industrial buildings, they were looking at a residential building. He stated this was a house, not a mine or industrial building.

Attorney Baird made the point that seven Commissioners might come up with nine different design ideas and noted that Commissioner Sigg's observation was perfectly valid, yet some of the Commission might agree or disagree with him.

In response to an inquiry, Planner Ananth recalled that they mentioned the length of the façade in the Staff Report. Senior Historic Planner Caitlyn Tubbs advised that the approximate measurement of the overall length of the pitched roof form was 117 feet.

Commissioner Shand commented that the 3,500 square foot Footprint as described seemed to contradict the Municipal Code about the projection downward. He stated there were a number of items to be considered in this plan, and he asked about the cantilevering, and why they felt compelled to make the base of the building 3,500 square feet when the Footprint was considered the projection.

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Applicant Prince stated they had worked with former Planning Director Gretchen Milliken to try to figure out how they could make this look like a two-story home. He stated that from any level that they measure, even if they project down, they get 3,500 square feet. He stated even with projecting down from the cantilevers they would still get 3,500 square feet. At any different level in the entire house, they stayed within both the original description in the Plat Note and the new Code, with the exception of the underground parking structure. He acknowledged differing opinions between Staff's interpretation and the Applicant's interpretation but noted that for every other MPD Lot, the interpretation was that the underground parking structure did not count towards the overall Footprint.

For the livable space, Applicant Prince stated that if they project down from any livable space in the entire home, they get 3,500 square feet. The intention of the cantilever was to make the home feel smaller. He stated they tried a version of the design with stepbacks on top that was run by former Director Milliken and the home looked significantly more massive. They tried to make the house look smaller by stepping it back below and having the lower levels more buried in the land.

Applicant Prince added that as they worked with the engineers, one of the problems with the existing homes was the builder did not properly set the foundation and the houses were almost tipping over. One of the reasons they have to go down as far as they do is the soil samples show where they could get to a grounded location. The unfinished lower levels were required to get them into a solid foundation so the house would stay on the hill. Because they are building a family home as opposed to party houses, he wants to ensure that the home would be stable if and when an earthquake or other event occurs. Attorney Baird opined that by setting it back, it would make the home look smaller, so they were actually meeting the intent of the Code and the MPD.

Commissioner Sigg asked if the parking area had a door. Applicant Prince stated there was no door and it would be open in three different areas. He added that Lots 3, 6, and 7 had the same parking design. Commissioner Sigg next asked if there was an exhibit that showed an overlay of the house and the accessory building on the topography that would address the Steep Slope criteria. In response, it was noted slide 33 addressed Steep Slopes.

Commissioner Suesser referenced Figure 11 on page 25 of the Staff Report which showed the east façade. She sought an understanding of the excavated areas. Applicant Prince clarified that they were following the existing Footprint, and that the area had been excavated to almost that level. The area shown in green would be planted with trees and natural vegetation.

They looked at slide 32, and Commissioner Suesser stated that Figure 11 on page 25 of the Staff Report showed more of the lower level than this represented. Applicant Prince stated they had worked out, in principle, an agreement with Park City Mountain Resort and Deer Valley to be able to take a majority, if not all of any excavated material, up King Road.

Applicant Representative Budge added that the bottom level was Level 1. Going up one level, Level 2 would be partially exposed, and would qualify as a basement under the Code. The next level was Level 3, and the final level was Level 4, which would be located right under the eave.

There was discussion regarding the 2-D and 3-D representations.

Applicant Representative Budge brought up slide 23 and explained that blue represented the proposed home and orange represented the party houses. He highlighted the relationship between

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the contour and the Footprint. He stated this slide also helped to confirm the location of the Footprint vis-à-vis the ground.

Slides 24 and 25 showed the existing houses in relation to the roof plane, as discussed. Applicant Representative Budge presented slide 32 which he felt was the most important view of the home. He also presented slide 31 which showed the most common view of this home, which came from Town Hall. He acknowledged that the architectural theme was different than an Old Town home; however, looking at the other five homes in the neighborhood, they were also very different in terms of architectural style. He stressed that the proposed house would definitely be an improvement and one worthy of acknowledgment for consistency with the theme of Park City. He mentioned that slide 32 referenced Commissioner Suesser's comments. He stated this illustrated a view that was not common but was presented to help the Commission understand the various points. With regard to Commissioner Sigg's question, slide 33 showed the Steep Slopes.

Applicant Representative Budge stated they provided reports prepared by Alliance Engineering on the excavation required, and their analysis was part of the record. These reports showed the amounts that could be excavated, removed, and addressed in a way that would be safe and consistent with other homes constructed in a Steep Slope scenario.

With regard to the mention of the SLO in the Staff Report, Applicant Representative Budge advised that it only implicated a small area where the accessory structure would be, and they felt the SLO did not apply to this land. He explained that they reviewed both the 1992 Ordinance and the first map depicting the SLO dated 1994. He referenced page 5 of his letter and stated that the earliest map showing the SLO showed it was outside of both Lot 1 and Lot 2. If the Commission wanted the Applicant to address the SLO, he stated they could go through that process because the SLO was not a bar; nevertheless, they did not think the SLO was implicated in this project. If it applied, they would have to ensure they were leaving the area in a manner consistent with the values trying to be protected by the SLO.

Applicant Representative Budge mentioned the comments and questions from the last meeting about how the overall Site Plan looked relative to the other improvements and stated that slide 34 addressed those comments. He noted the questions about other parking areas and slides 35 and 36 showed how those areas were created. He also mentioned that large Limits of Disturbance were required to create that construction. The proposed design was much more modest, and the impacts would be much more limited.

Applicant Representative Budge ended with slide 37 and stated that in response to questions regarding the downhill existing easements, this slide showed that the proposal would not come near the existing easements on the property. He mentioned that this application had received a letter of support from the Park City Museum, some neighbors, and Mr. Sweeney. He stated they were happy to entertain additional comments. Exhibit B of his letter included a matrix that demonstrated compliance with the CUP criteria. If there were any questions between now and the next meeting, he suggested they be forwarded to the Planning Department and the Applicant would be happy to respond.

Attorney Baird if the Commission could provide a sense of whether the Applicant was on the right track assuming they could address the issues raised by Commissioner Frontero and Commissioner Sigg.

Chair Hall asked if there were any further clarifying questions for Applicant or Staff.

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Commissioner Frontero referenced the slide illustrating how the square footage was broken up into 7,531 square feet finished and 5,901 square feet unfinished and asked for clarification as to the definition of “unfinished.” He also wondered if the unfinished square footage would be part of Summit County's record.

Applicant Representative Budge pulled up slide 22 and explained that it showed a good visual of the finished versus unfinished square footage. He pointed out the unfinished square footage on level 1 and a portion of level 2 and noted that level 2 qualified as a basement and would contain an unfinished element under the main body of the structure. Levels 3 and 4 would be finished. He added that “unfinished” would be something that one might see in a garage, with a concrete area. Applicant Prince added that the intent for the unfinished areas was that they would be utilized as storage and utility space. He stated he would be happy to pay taxes on all of the square footage. He also added that they would love to finish the area below, but there was a concern over interior heights, and they accommodated that by stating they would not finish the lower area in order to achieve the most conservative reading of the interior height limitation.

Commissioner Suesser sought clarification of the distinction between the unfinished areas shaded in white versus the unfinished area shaded in light red on slide 22. It was explained that the black line showed the grade, and the area labeled “unfinished” just above the words “proposed grade” depicted an unfinished area as well. Applicant Prince explained further that the area on the left of the slide would be the children’s bedrooms, and the area on the right would be the master bedroom. The living room and kitchen would be above the master bedroom. He reiterated that utilities and storage would go into the unfinished space.

In response to a further inquiry from Commissioner Sigg, Applicant Prince confirmed the unfinished areas would be sprinkled as required by the Plat Note. In the unfinished space below the primary mass, they would store skis or other things.

Commissioner Suesser asked the Applicant if he anticipated that the approval would include a Condition of Approval that this would remain unfinished space. Applicant Prince stated that if that Condition would be necessary to achieve approval, he would be happy to look into the legal aspect to make sure it would work. Commissioner Suesser expressed dissatisfaction with that response and pressed the Applicant to advise whether the unfinished space was intended to remain unfinished so the Commission could understand the square footage and massing of this house. Applicant Prince stated these areas would remain unfinished.

Commissioner Johnson understood that the accessory building as well as the parking area entry would be excavated, and wanted to know if there would be any breakup between these two areas. Applicant Prince advised they had to design the size of the driveway to accommodate a fire truck turnaround. He explained that access to the underground parking area would be accomplished by making a left U-turn to access a ramp that would lead to the underground parking structure. He added that the accessory building would be 20 – 30 feet to the right as one looks up the hill from the entrance to the garage. He noted the entrance to the garage was slightly more forward.

Applicant Prince expressed that in consultation with the Sweeney’s and others, their goal was to make this as unobtrusive as possible. The accessory structure would therefore be entirely below grade and would daylight out the front.

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Commissioner Johnson appreciated that explanation and focused on his understanding that there would be cuts into what might be contemplated as an SLO area. Applicant Prince relayed his understanding that under Staff's interpretation, the accessory building was the only part that would slightly infringe on the SLO. He mentioned that as a trade-off, Applicant lowered and pushed back the building to make it as low as possible for the neighbors.

Applicant Prince noted that originally, the building was further forward and slightly higher. In an attempt to be good neighbors, they shifted into that area. He advised that standing on the hill, the delineation between the SLO and non-SLO area would show no difference. He felt at some level it was an arbitrary line, and in the discussions with the Sweeneys, the idea of this was always that within these lands would be developable lands.

Commissioner Johnson asked if this area would be considered Very Steep Slopes and observed that the Code required an SLO Analysis for any development within 50 feet of a Very Steep Slope. Applicant Prince stated that the garage area of the existing development extended almost to the point of the proposal and stressed that this Lot had been fully developed and excavated. The amount of additional excavation would be relatively *de minimus.* He noted that he originally questioned whether they could characterize this project as a renovation or a remodel.

Commissioner Johnson observed that the accessory building area had already been disturbed on the downhill side of the development.

Commissioner Frontero noted Applicant Prince's comment that they could remove materials from the site uphill rather than downhill. He felt this was an interesting option and asked for further information. Applicant Prince stated that they discussed this with both Deer Valley and Park City Mountain Resort, and both expressed a need for the type of soil that would be removed. They had not yet formalized an agreement, but he stated he was very much open to such an agreement and other development on King Road had done the same. He stressed that they do not want trucks rolling up and down King Road and added that it was not safe at the bottom of King Road in terms of ice. They want to make it as safe for the neighbors and contractors as possible. He expressed confidence that they would be able to dispose of the vast majority of the material up the hill without disturbing the rest of town. Commissioner Frontero agreed that taking the material uphill would be better.

Planner Ananth explained that Staff's questions for the Commission were as follows:

1. Does the Commission need more information or have concerns with the preliminary analysis in the Staff Report regarding (a) the proposed height, visibility, or impacts to the environmentally sensitive site, and (b) the shift of the Building Area Limits into the SLO?

2. Does the Commission find a basis consistent with the Land Management Code, zoning, and prior approvals to consider some or all of the Applicant's changes regarding the Footprint, exclusions, garage below-grade structure, or shifting Building Area Limits? If so, does the Commission recommend a re-zone or an amendment to the MPD in addition to the Plat Amendment?

3. What, if any, additional information does the Planning Commission need to determine Good Cause regarding the Applicant's requested Plat Amendment?

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4. What, if any, additional information does the Planning Commission need to evaluate whether the Applicant has proposed reasonable Conditions to mitigate the reasonably anticipated detrimental effects of the proposed home and accessory buildings as outlined in the sixteen CUP criteria?

5. What, if any, additional information does the Planning Commission need to evaluate whether the Applicant has proposed reasonable Conditions to mitigate the reasonably anticipated detrimental effects of the proposed home and accessory buildings as outlined in the nine Steep Slopes CUP criteria?

Chair Hall asked for Commission input on these five questions in sequential order.

Before responding to questions, Commissioner Suesser asked Planner Ananth if Staff had received an excavation plan. Planner Ananth confirmed that an excavation plan had not been submitted.

Commissioner Suesser felt that was inconsistent with the previous representations by the Applicant. Applicant Prince advised that they submitted Alliance Engineering's report on the Grading Plan. On behalf of the Applicant, Jason Boal advised that they submitted Alliance Engineering's conceptual Grading Plan, which included the excavation and the needed retaining walls. Applicant Prince confirmed that was submitted last year.

Commissioner Sigg asked if that report was prepared in context with the SLO and Steep Slopes. Applicant's team responded in the negative, as those issues were only recently raised. Applicant Prince stated they would talk with Alliance Engineering regarding how the excavation should be updated relative to that one area of the SLO.

With regard to Staff question number 1, Commissioner Suesser felt there was some confusion regarding the adequacy of the excavation plan, so based on the information in the Staff Report, she would answer the first question "yes." She stated that because the development as proposed would require cuts and fills into Very Steep Slopes and the SLO, Applicant should clarify the amount of excavation necessary and the amount in the SLO in relation to the areas of the Lot that were already disturbed. She added that any required cuts, fills, and retaining walls must be shown on plans prior to the public hearing next month. Applicant should also submit a Vegetation Protection Plan for the SLO, and update the plans to demonstrate compliance with LMC Section 15-2.2-5.

Chair Hall asked Commissioners Sigg and Frontero if they wanted to address massing. Commissioner Frontero stated that he asked his question regarding massing and stated that the five modules were effective as presented. He was comfortable that it would improve the visibility and the impact of the home. He recalled that the Applicant would consider whether there was a way to break up the roof plane so that it was not just 117 feet of roofline.

Chair Hall noted that there was consensus on the massing request of Commissioners Frontero and Sigg. Commissioner Shand concurred with Commissioner Frontero and added that the massing and the stepping on the east façade was carried on through the entire façade of the building and he felt that was effective as well. Commissioner Johnson echoed Commissioner Suesser's request in response to the first question. He felt that some additional information for the SLO section and Very Steep Slopes would be helpful. Chair Hall summarized that the Commission requested an SLO and Grading Excavation Plan, including vegetation and the massing. With respect to question number 2, Commissioner Van Dine did not feel any additional information was needed but felt it was something for the Commission to continue to consider.

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Applicant Prince stated that the Footprint is an important point because he did not know how they could build a house in this location with a fire truck turnaround without burying this. At some level, if this were a no-go, it would be better to know now.

Commissioner Van Dine stated that the way the design reduced the east-facing appearance of a four-level home was consistent with trying to maintain the overall appearance against the cross-canyon view. She added it was helpful to see the view from street level/City Hall. She did not need any further information on the shifting of the Building Area Limits, given what was already built-out on the Lot.

Commissioner Suesser wanted further information on why the Commission should allow the shift into the SLO. She felt this was consistent with her prior comments. She then withdrew this comment and added that the interior height calculations were something she wanted to address. She noted that the interior building height limits were 35 feet in HR-1, and the interior height of this home would be 53.5 feet. She requested more reasoning as to why that should be allowed.

Applicant Prince stated it was not 53 feet, and explained if the Code wanted interior building height measured from the lowest structure in the building it could have so stated; instead, the Code states that it is measured from the finished floor. They engaged with Staff on this issue, and Staff talked in terms of basements and crawl spaces, but none of that applied here. He stressed that they were measuring from the finish floor; therefore, the plan complied with the Code.

Applicant Prince reiterated his statement that every single other Lot had over 50 feet of interior height. He stated he wanted to finish those spaces, but they would remain unfinished for the sake of the interior height. He added that he was willing to commit to not finishing those spaces, but they would rather the Commission find that it did not apply on these particular Lots. He noted this MPD had only eight Lots, and such a finding would not set a precedent for anywhere else in Park City.

Commissioner Sigg commented that this was becoming a matter of semantics, and he was encouraged by the notion of defining the difference between “finished” and “unfinished.” They could argue until they’re blue in the face as to what is “finished” and what is “unfinished.” It could take into account flooring, utility stub-outs, and rough-ins, but he wanted it confined to utilities and not include things like bathrooms, wine rooms, steam rooms, and such.

In terms of the question regarding a re-zone, Commissioner Johnson felt it was difficult to answer because they received a lot of information in this meeting. He appreciated the responses provided by the Applicant today but would need more research on the Plat Notes superseding the current Code before he could provide an answer. As far as a re-zone question, he was tentative with regards to amending the MPD again just because it seemed like a big project to open it up and most of it had been developed to this point. He was hesitant to do a re-zone or an amendment to the MPD. Commissioner Van Dine agreed, as did Commissioner Shand. Commissioner Suesser did not see any basis to recommend a re-zone or an amendment to the MPD.

Commissioner Sigg stated that they had discussed what already occurred on the other Lots, and queried whether the new Plat Notes would open up a Pandora’s box with redevelopment. He observed that many of these elements were specific to this home, but he would want to be careful that they do not become an “a-ha” moment for the other homes.

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Applicant Prince stated they would not affect any other home and would not seek a change to anything else and were sensitive to the same concern.

Chair Hall observed that doing a Plat Amendment for an update of the Plat Notes would only affect this property, wherein amending the MPD would affect all the properties.

She felt there was consensus on question number 2, and next invited comments on Good Cause.

Commissioner Johnson felt it was a tough question and stated that the Commission communicated clearly what additional information it would like to see and review, along with clarification from the Planning team on how to interpret some of the provisions. He felt there was no additional information required, other than what had already been requested.

Commissioner Shand proffered that a component of Good Cause was consideration of what is there, and what will be there. He recognized that it might not be Good Cause for everyone, but interpretation of what was currently there versus what will be there might have some merit for Good Cause for the City.

Commissioner Frontero concurred with Commissioner Shand and felt that the community would be well served by having a family home as opposed to two homes that were currently being rented out.

Commissioner Sigg noted that health, safety, and welfare were one of the elements of Good Cause.

Commissioner Suesser questioned whether the project would mitigate the negative impacts of the dilution of the historic character of Old Town. She did not see that and felt it was an element of Good Cause. She also expressed uncertainty that this project used the best planning and design practices, which was another element of Good Cause. On these two issues, she expressed that she was not yet comfortable with Good Cause for the project. She agreed with the other comments about what is there now versus what was proposed; however, she questioned the appropriateness of the inconsistency with the character of the neighborhood and the design into the SLO.

Commissioner Sigg felt that the cart was leading the horse in that they had not seen the HDDR opinion on this project. Applicant Prince stated they had asked Staff multiple times to provide the HDDR, but Staff stated they were unable to do so until the Planning Commission made a decision. That put the Applicant in a chicken-and-egg problem, and they would love it if the Commission insisted that Staff render a HDDR report before the next meeting. He agreed there was a cart-and-horse problem and they had been trying to resolve that by asking Staff specifically to make that determination.

Applicant Representative Budge added that they made changes based on Staff's comments. He stated that the earlier design had a larger roof structure, and the architect created a secondary roof structure to address that, along with reducing the glazing and other changes. The Applicant's team was under the impression that Staff's position was that until they knew that the project complied with the other elements of the Code, they were stuck.

Director Ward appreciated that the Applicant made some revisions through the HDDR process and advised that a memorandum from the Historic Preservation consultant was attached to the Staff Report. She explained that when Staff reviews the design elements, the first review is based on the underlying zoning regulations and the plat notes. Where the Planning Commission ends up in the interpretation of the Plat Notes and whether they would be amended for this application would then

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be the foundation under which they would review the design. Staff would be happy to do that before the public hearing. She noted that in the Sweeney MPD, some of the elements that the Planning Commission is charged to review has to do with the design, and it is the Planning Commission that has the final review of the design for the home.

Commissioner Frontero sought clarification as to whether the Commission would have anything definitive from HDDR before the next meeting. Director Ward responded that as outlined in the Staff Report, the current Design Guidelines and some of the elements worked through by the Applicant were outlined. As acknowledged by Commissioner Sigg, the Design Guidelines were geared toward the residential design and this proposal was more of a historic industrial design.

Director Ward stated that ultimately the Planning Commission would approve the design for this property. Commissioner Frontero took this as a "no," and reiterated his question. Director Ward stated that Staff would continue to provide the information provided in this Staff Report regarding the current Design Guidelines for this Zoning District.

Attorney Baird noted the frustrations inherent in this process. He said the applicant's team had been trying its best, and he thanked Commissioner Frontero for his help.

Chair Hall then requested input on the fourth question posed by Staff. She suggested addressing the CUP for the home and the CUP for the Steep Slopes separately.

Commissioner Suesser stated that In terms of mitigation of the detrimental effects of the proposed development, the Commission needed further information from Applicant with regards to compliance with CUP criteria 1, 7, 8, 11, 15, and 16. She added that this was consistent with the Staff Report.

Chair Hall invited other Commissioners to share any additional concerns or comments regarding the CUP criteria raised by Commissioner Suesser. With regards to CUP criteria 7, Commissioner Van Dine reiterated Commissioner Suesser's earlier comments regarding retaining walls and a general landscape plan. She hoped that it would involve re-vegetating the hillside from what it is now because it is terrible looking.

Commissioner Van Dine did not necessarily feel that she needed more information for the remainder of the CUP criteria listed by Commissioner Suesser. She reiterated that in her mind, the biggest one was CUP criteria 7.

Commissioner Shand did not need any further information. He added that the biggest questions for him were the orientation of the parking area and how it would fit into the general scheme, the Steep Slope area, and the SLO area and accessory building. He stated that his questions regarding the Steep Slope area were answered in this meeting. Additionally, he commented that the accessory building was built into the hillside. He stated that the modeling presented by Applicant's team was very helpful to him in understanding the massing. He explained that his biggest issue was in understanding what the structure would look like from the other side of the valley, what it would look like from the downhill side, and how much of an impact it would have on the historic neighborhood.

Commissioner Shand stated that there might be some additional information that would help, but many of his questions were answered. He felt that between now and February they would have more than enough to evaluate and give this proposal further consideration.

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Commissioner Sigg referenced item 14 and stated that he appreciated Applicant's commitment to being a multi-generational family in Park City. However, the Legislature recently passed some provisions related to fractional ownership. Applicant Prince stated that the Russian government personally sanctioned him for his support of Ukraine, and he was placed on a "kill list." Therefore, no one other than his family would be allowed to live in this home. He would be happy to sign something that states they would never under any circumstances rent it to anyone.

Commissioner Sigg stated that his comment was related to the fact that there is no Homeowners' Association ("HOA") that governs this land. Applicant Prince stated he would welcome a Plat Note that would restrict the property for any type of nightly, monthly, or annual rental. He stated that his daughter would get married in this house if the Commission allowed him to build it.

Chair Hall hoped the Commission would support a ban on rentals or fractional ownership at this site. She invited any further comments regarding the CUP criteria for the home and recalled that they heard about the massing and the roofline, which would fall under criteria 8 and 11.

Commissioner Johnson referenced criteria 3 relating to utility capacity and the requirement in the Code that it includes stormwater runoff. He asked if there were plans or if the Commission would require a plan as part of a Conditional Approval.

Planner Ananth did not believe Staff received storm water runoff calculations. Commissioner Johnson felt that information would be helpful.

Applicant Prince stated that the first time that was raised was Friday, and he stated they would be happy to provide that information. He echoed the comments of Attorney Baird that every time they go to Staff a new concern gets raised, and former Director Milliken had signed off on some items that have now been unsigned off. He stressed that this has been a challenging process, and acknowledged, however, that information like that requested by Commissioner Johnson made total sense. Not only had the design team already contemplated doing it, but they did not know whether the Commission would request it. He mentioned that they not only want to be able to capture rainwater but to reuse it for irrigation or other uses on the property.

Commissioner Johnson appreciated Applicant's comments.

Chair Hall next invited Commissioner comments or questions regarding the Steep Slope CUP criteria.

Commissioner Van Dine felt they partially addressed this based on their requests thus far, and she did not believe there was any information needed beyond the grading plan, retaining walls, and a visual of that part of the plan. Commissioner Johnson agreed.

Commissioner Sigg also felt they hit all these items in the earlier discussions.

Commissioner Suesser agreed with Staff's analysis and requests for further information as stated in the Staff Report. She hoped she articulated and reiterated those requests in her comments. She felt the Staff Report contained a very comprehensive analysis of the application, and she agreed with that analysis and what they recommended in terms of additional requested information. She wanted to make clear that she was requesting the same information as Staff requested in the Staff Report, including the requests involving Steep Slopes.

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Chair Hall asked if there was anything in addition to the Vegetation Protection Plan and Excavation and Grading Plan mentioned in the Staff Report related to the Steep Slopes CUP.

In terms of timing, Commissioner Frontero assumed the Commission was looking to receive this information prior to the next meeting. He asked Staff if they were comfortable that they would be able to get everything requested in time for the next meeting. Applicant Representative Budge stated they would get the information to the Commission within seven days or less because much of the information was already submitted and they would just need to provide any needed supplements or clarifications.

In terms of protocol, Commissioner Sigg noted this was a Work Session, but wondered if notice had been sent to all the neighbors within 300 feet. He stated they had not received any public comment, and he observed there were attendees at this meeting who might have an opinion. He wanted to ensure that the rest of the public in the immediate area knew about this application and asked if the notices had gone out.

Planner Ananth explained that Staff typically did not send out a notice for Work Sessions and they did not notice this Work Session. They are required to notice public hearings.

Commissioner Frontero commented that overall, this presentation was a vast improvement from the last meeting, and he applauded Applicant for listening to the Commission's comments and providing updated and improved information. That said, he stated this was a very complex application for a house. Staff did a very thorough examination of this application because it hits on so many significant issues that they normally do not see on a single application. He supported the Planning team. He was aware there was some frustration, but part of that was due to Applicant putting a tight timeline on this, which is not of the Commission's doing. Although they could live with that, he wanted it made known that Staff did a very thorough job on a very challenging application, and he thanked Staff for their efforts.

Chair Hall agreed. There being no further comment, Chair Hall sought confirmation that notice would go out for the public hearing on February 14, 2024. Director Ward added that any public input for an application can be submitted to planning@parkcity.org, and those e-mails would be added to the public record and included in the packet provided to the Commission for the Regular Agenda item. She confirmed that this item would be scheduled for a public hearing on February 14th and the Packet for the Planning Commission would be published on February 9, 2024. Any emails that Staff receives prior to publication of the Packet would be included in the Packet, and any submitted thereafter would be forwarded to the Planning Commission.

Director Ward also reported that this afternoon around noon, an additional letter was submitted and would be included in the public record for the next public hearing.

Following a short recess, Chair Hall called the meeting back to order.

B. 1800 Park Avenue Park & Kearns Master Planned Development and Conditional Use Permit (formerly known as The Yarrow Master Planned Development) – The Planning Commission Conducted a Work Session on September 14, 2022, and Provided Initial Input on a Proposed Master Planned Development at 1800 Park Avenue in the General Commercial Zoning District and Frontage Protection Zone. The Applicant Revised the Proposal, which Includes the Demolition of the 182-Room Hotel and the Development of a Mixed-Use Project. PL-22-05476.

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Director Ward noted a correction on page 5 of the Staff Report and explained that she did not realize that the reference to 222 Nightly Rental Condominium Units also included the 48 affordable units. She clarified that it should read 193 Nightly Rental Condominium Units and 48 affordable units.

City Planner, Spencer Cawley reported that he was joined by City Planner, Virgil Lund on this item. Staff would present a short overview, followed by a presentation by Applicant's team. Planner Cawley advised that the purpose of this Work Session was to focus on Building Height and the Site Plan to get some feedback from the Commission on any further information needed to make its determinations. He stated that future Work Sessions and action meetings with public hearings would be held on this application. Traffic, parking, affordable housing, and sustainability will be addressed at a future Work Session, along with the CUP and MPD criteria.

Planner Cawley reported that the site at 1800 Park is The Yarrow Hotel, now owned by Hilton and operating as a Double Tree. The structure was constructed in 1977 and contains 182 hotel rooms, along with a restaurant, and meeting and conference room amenities. The site is located in the General Commercial ("GC") zone and the Frontage Protection Zone ("FPZ"). The original proposal that came before the Planning Commission in late 2022 provided for two 59-foot buildings. The proposal also included a north/south paseo. The Planning Commission provided feedback that because this was located in the FPZ, more consideration should be given as to the height and massing in the context of the building's location in a critical gateway. The Planning Commission also requested further evaluation of the variances requested by Applicant.

Planner Cawley explained that the proposal now before the Commission was designed to break up the massing to give variation to the site. The proposal also includes five residential sections, one of which would be affordable. The amenities include Nightly Rental condominiums, a spa and fitness area, restaurants, meeting/conference rooms, offices, and retail. He explained that the retail would be placed on the lower level and along the back of the site to help reduce impacts to both Park Avenue and Kearns Boulevard. According to the General Plan, the Bonanza Park neighborhood was identified as a mixed-use area where locals live and work. The General Plan encouraged development that would be authentically human-scaled. Preservation and enhancement of scenic views were important, as well as improving pedestrian connectivity. As they go through the process of the Small Area Plan in the Bonanza Park neighborhood, he advised that the Applicant has considered that so that any improvements to this site would align with the results of the Small Area Plan.

In terms of Building Height in the GC zone, Planner Cawley reported that the Code restricts height to 35 feet from the existing grade. The proposal includes varied heights based on the site's topography, and he stated the Applicant's team would address that in their presentation.

He commented that the purpose of the FPZ was to preserve those scenic view corridors along Park Avenue and Kearns Boulevard. He added that its purpose was also to preserve and enhance the rural resort character of the City's entry corridor, provide a significant landscape buffer between development and highway uses, minimize curb cuts, driveways, and access points to highways, and allow for future pedestrian and vehicular improvements along highway corridors.

Planner Cawley stated that based on the Commission's feedback in 2022, the current proposal included changes to the façades, specifically a 10-foot stepback at approximately 50 feet. Additionally, while the FPZ prohibits development within 100 feet of the property line, through a CUP process development can occur within 30 - 100 feet. Applicant has provided an existing and

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proposed building Setback analysis for the FPZ, which is included in the Staff Report and attached as Exhibit B.

With regard to the Site Plan, Planner Cawley reported that the MPD criteria designates that the design of the site should focus on the site rather than modification of the site to fit the project. He stated that the Applicant looked at clustering the units on the most developable and least visually sensitive portions of the site. The criteria also require that adequate internal vehicular, pedestrian, and bicycle circulation must be provided.

Regarding Open Space, Planner Cawley stated that the MPD Code requires a development to provide 30 percent, and the current proposal would provide 39.7% Open Space. The Planning Commission has the discretion to designate the preferable type and mix of Open Space for each of the MPDs based on guidance from the General Plan.

Planner Lund commented that they want to focus this Work Session on the Planning Commission's consideration of Applicant's proposal to exceed the zoning height within the FPZ and the General Commercial Zoning District. He stated the Planning Commission could approve this based on six criteria, which the Applicant must demonstrate compliance with. These six criteria are as follows:

1. The increase in height does not result in increased square footage or building volume over what would be allowed in the Zoning District;

2. The buildings have been positioned to minimize visual impacts on adjacent structures and shadows, and loss of solar access and loss of air circulation are mitigated;

3. There is adequate landscaping and buffering from adjacent properties and uses;

4. Increased setbacks and separation from adjacent projects are proposed;

5. The additional building height results in more than the minimum open space required, and results in open space that is publicly accessible; and

6. The building height is designed in a manner that provides a transition and roof elements.

With respect to the Commission's consideration of Open Space, Planner Lund stated that the Commission could designate the type and mix of Open Space. Additionally, Staff requested consideration of the elimination of the north/south paseo from the previous plan submitted in 2022 and the reconfiguration of Open Space for this proposal.

On behalf of the Applicant, Peter Tomai, he was joined by Rebecca Cocchiola and Luke Lopatka from Singerman Real Estate. He started by saying that the proposal before the Commission tonight was a story of evolution and rejuvenation. Applicant Tomai stated that when The Yarrow was built in 1977, it was a proud moment in the history of then-small Park City. He commented that Park City was excited to have a full-service hotel and it had been a loyal workhorse for the local economy ever since. He stated that over the years, various investments were made to keep the hotel relevant to Park City's evolving market. Most recently, current ownership invested over $10 million to upgrade the property to meet Hilton brand standards and it became a Double Tree by Hilton. This investment allowed the property to deliver among the best year-round performances of all hotels in Park City.

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Applicant Tomai stated that today, most could agree that the community had grown beyond the image of a sprawling motor lodge surrounded by surface parking. The current Bonanza Park Small Area Plan effort identified 1800 Park Avenue as a Key Catalyst Site for the evolution of Bonanza Park. He stated that this area had the potential to become the heart of a complete community, meaning an area where people could live, work, play, and thrive in Park City. He expressed excitement at sharing their revised path to redevelop the Double Tree Hotel site to better serve the current needs of the community. They heard the input from the initial Work Session and engaged a local design team with deep local knowledge in order to best respond to the challenges created by the redevelopment of a successful operating property.

Applicant Tomai introduced Craig Elliott, AIA of Elliott Workgroup to present the revised application. Architect Elliott reported that he is a principal at Elliott Workgroup and has been practicing architecture for 40 years, the last 25 of which were based in Park City. He stated that over that time, he learned that being an architect requires being an optimist, being able to look at the world as it is, imagining a place with a different, better tomorrow, and believing that you can make that change happen. They've had the opportunity to look at this site and wanted to walk the Commission through their design process and how they see and imagine this project.

Architect Elliott stated that the site was located at the crux of two primary entrances into Park City, Park Avenue (SR-224) and Kearns Boulevard (SR-248). The existing facility was dated and focused on the automobile and had served the community well for many years. The prior proposal had a different take and was trying to tie into what they were seeing in the Small Area Plan. He explained that they reviewed the notes from the prior Planning Commission meeting to try and understand the comments and what the Commission was looking for. They also looked at the SR-224 Corridor Study and the Bonanza Park Small Area Plan. They also looked into the LMC, with a focus on the GC zone, the FPZ, the CUP process, and the MPD process. All are linked to this one critical piece of property in Park City.

Architect Elliott stated that as he looked at the property, he was surprised by the amount of green around the site. They also analyzed the residential in the area and noted that the closest residential was the Park Avenue Condominiums across the street. He also observed that the residential development was jagged as it meets the Open Space. He also looked at the commercial areas and how they dribble in from the north yet were fairly well established coming in from the east. He noted that the commercial areas were developed essentially to the Setbacks and included buildings and parking lots.

In looking at the green space, Architect Elliott stated the Open Space on this site consisted of strips of grass in between roads, parking lots, and buildings. It was not really of any high value as Open Space. He mentioned there was a larger space on the corner of Kearns Boulevard and Park Avenue, but it was clear that it was not well developed. On the opposite side of Park Avenue and across from Kearns Boulevard, there was more green space close to this site. As an entrance to town, they would want to address those areas. He proffered that while there is 24.8% Open Space on this site, there was not much in terms of substance.

Architect Elliott next addressed the vehicular access points. He stated there were two curb cuts along Kearns Boulevard, and both were in relatively bad locations. One was fairly close to Snow Creek Drive and the other was relatively close to the intersection of Park and Kearns. He added that there were also two curb cuts along Park Avenue, and the one to the north was also relatively close.

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There were two additional curb cuts on the abutting properties, and the one on the east side was fairly close to the corner, which presented sight-line issues. He also mentioned a transit transfer station extremely close to the property, which has a significant number of buses coming from Hi-Valley Transit and Park City Transit. It was currently being upgraded.

In terms of pedestrian circulation, Architect Elliott noted the blue dashed line on the graphic that represented the pedestrian pathways. He noted with interest that there were sidewalks to the north along Kearns Boulevard and sidewalks along Park Avenue. These sidewalks were not very wide next to relatively high traffic zones and were likely not very safe. He added that they were trouble when dealing with snow and weather conditions. He noted that the rest of the pedestrian circulation was internal and was purposed to move people from cars into the building.

Architect Elliott explained that their approach was to figure out a way to take the parking along the perimeter and turn it into increased Open Space. Based on the General Plan and some of the comments from the Small Area Plan, they looked at creating a pedestrian street or pedestrian access to retail along the south and east sides. They also looked at moving retail to the interior core and noted that Park and Kearns were arterial streets at best and not good retail streets.

In terms of vehicular access, they suggested eliminating the two poorly located access points on Kearns Boulevard and locating an entrance to parking across from the easternmost curb cut for that parking lot. They would also eliminate the northern curb cut on Park Avenue and consolidate it into a drop-off area. On the east side, they suggested moving the curb cut and access towards the middle of the block to create a safer access point. He noted that would likely be the service location.

With regard to the changes to pedestrian pathways, Architect Elliott explained that the biggest change would be to move the bike and pedestrian pathways away from Kearns and Park. He referred to the term “linear park” in the Bonanza Park Small Area Plan, and he felt there was an opportunity to do that here. They also accommodated the contemplated tunnel access under Kearns Boulevard next to Snow Creek Drive. He stated the magenta-dashed lines on the graphic represented the locations of the ramps and the tunnel. The shorter lines depicted the stairs.

He stressed that they have accommodated that into this plan so that the plan would include all these layers, requirements, and goals.

Architect Elliott next addressed how they could break up the massing. The previous plan was thought to have a “wall effect” and the massing was moved out to the 30-foot line with a small break referred to as the paseo. The current proposal suggests breaking up the massing into five major masses and allowing this building to breathe as it relates to Kearns Boulevard and Park Avenue. They also proposed to pull them in and connect them on the lower level with retail. By their massing plan, he felt that it opened up the view corridors and the visual massing. He pointed out on the graphic how one would be able to see over and noted the orange areas were one-story.

Architect Elliott presented an aerial view of the model overlayed on those graphics to provide a sense of the proposal. He noted the plan would result in Open Space of 39.7%. He stressed that this space would be significantly different, and the Open Space would be more usable, and friendly and would help to accomplish a buffer, as required by the CUP, the FPZ, and the MPD.

With respect to the building and how it will work internally, Architect Elliott stated that the four buildings along Park Avenue and Kearns Boulevard would be market-rate units. The buildings on the southeast corner will house the affordable units. He explained that both the market-rate units

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and the affordable units would consist of a mix of studios, one-bedrooms, and two-bedrooms. The efficiencies of these building blocks and masses will allow them to reduce some of the overall use of the building because they created the core and circulation into a smaller zone.

With the exception of the affordable building, he explained that the top levels would be set back 10 feet from the perimeter of the primary façade of the buildings. The top level of the market-rate units would consist of three-bedroom units and would be stepped back 10 feet from the primary façade. They proposed a restaurant on the first level at the southwest corner, which would also be stepped back. He illustrated on the graphic the location of the office and retail, highlighted in orange. There would be some service space for the entire building. They also proposed some short-term parking that would service the retail uses and office space.

Architect Elliott advised that at the entrance off Kearns Boulevard, there would be two levels of underground parking. He explained that in this area, they could go down at a very gentle grade into the first parking level. With regard to massing, he pointed out the previous plan, and he felt it presented a more urban representation than what would be expected along Kearns Boulevard. He explained that in the current iteration, they pulled the building masses back and broke both the mass and the roof height significantly. The roof heights would vary up to 35 feet.

Architect Elliott presented some additional renderings to the Commission. The first view was taken from the viewpoint of coming into the intersection on Park Avenue. Architecturally, they were trying to tie into the materials, stone, and wood, and step the buildings back on the corner. He next presented a rendering showing the viewpoint coming in from SR-248. He highlighted the stepback and the variation in the building mass. The next rendering was from the southern viewpoint from Park Avenue. He also presented some views looking back at the building from Kearns Boulevard, and he highlighted the breaks in the building mass. He noted that the openings in between these masses were significantly larger than the paseo in the prior plan.

From a pedestrian standpoint, he presented a rendering of the Open Space between Kearns Boulevard and the building mass and highlighted the landscape buffer required in the approval process. He presented views of the retail street and specifically highlighted the expanded sidewalks.

Architect Elliott presented some videos that illustrated the plan and explained how they provided a sense of entry to the project and how the building masses break. He also presented a video of the pedestrian pathways into and through the project. He reiterated the belief that this would work well with the proposed Small Area Plan by creating retail streets with retail on the lower level and residential on the upper levels. From a sustainability standpoint, opening to the south would be very good for the project.

Architect Elliott then shared videos coming in from the west to the east, from both a vehicular and pedestrian perspective. With regard to pedestrian pathways, he mentioned that at some point they believed there would be multiple places where people would be moving and mentioned the sidewalks, the tunnel, and the retail street. He mentioned that they were early in the process, so the renderings did not have all the components they would typically expect to see, but these videos provided a sense of what the scale and space would look like.

Applicant Tomai stated the revised design was a significant departure from what exists today and the original redevelopment plan. They listened to the input and made wholesale changes to the plan. In every measure of mass and volume, Applicant Tomai proffered that this amendment was smaller, while preserving hospitality uses, adding meeting rooms, and creating both market-rate and

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affordable housing on-site. The project would include heavily articulated pods pulled back from Park and Kearns, which would preserve views and create broad and attractive public green spaces and pedestrian boulevards that would replace large areas of surface parking. He stated that this project would deliver 48 deed-restricted affordable homes at no cost to the City, create welcoming pedestrian connectivity that does not currently exist, and start creating the vibrant mixed-use development pattern identified by the Small Area Planning Taskforce as most desirable for this area. This will be accomplished by moving resident and guest parking underground and eliminating the sea of asphalt at material expense. The proposal requests limited areas of height exception to allow for the clustering and building articulation that would create this environment.

Applicant Tomai stressed that, unlike a new green field development on vacant land, redeveloping a successful, operating property requires a path to create sufficient value to justify the risk and uncertainty of pausing an existing operation. An upcoming renewal of the current hotel franchise agreement presented a timely opportunity to re-think the long-term best use of this site for the community. This, combined with the committed and well-capitalized ownership team provides Park City with the potential path to evolve once again to meet the changing needs of the community by creating mixed-use housing, beautifying the entry corridor, and improving pedestrian connectivity through a heavily trafficked area of town. He commented on how great it would be to have a fresh new face in town for the next Olympic welcome.

Applicant Tomai expressed appreciation for the Commission's time and consideration and looked forward to its' input to see how they could collectively find a path to redevelop The Yarrow during this window of opportunity.

Chair Hall invited comments or questions from the Commission before they addressed Staff's questions.

Commissioner Shand asked if there was a graphic showing how these buildings would relate to the 100-foot Setback. Architect Elliott referenced Sheet MPD-011 and presented a graphic that showed what exists today, what was proposed previously, and the current proposal. Chair Hall clarified that this graphic just showed the ground level.

Commissioner Johnson asked about the average height for the buildings proposed within the FPZ. Architect Elliott explained that the lowest point was around 14 feet, and the primary façade would be in the area of 45 – 50 feet depending on where they fit on the site. He noted that there would be a 10-foot step back and would then go to approximately 57.5 feet. He added that because of the grade, the building heights would be different in each location. It was noted that the grade at the corner of the property by Snow Creek Boulevard and Kearns Boulevard was approximately 7.5 feet lower than at Park Avenue.

Commissioner Johnson asked about the height of the building near Snow Creek Boulevard before it starts to step back. Architect Elliott presented a graphic and explained that the area in red was 53 feet, while the area shaded in orange was 58.5 feet. He added they would expect to install mechanical screening on the roof but noted that the rooftop would not be visible from anywhere because they pulled it back into the core of the building mass. Commissioner Johnson observed that along Kearns Boulevard, the buildings would be roughly 53 feet in height, and then step back with mechanical on the roof.

Chair Hall asked if the private Open Space was included as part of the Open Space calculation. Applicant stated that the private open space was excluded from that calculation, as were the drive

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lanes into the garage. It was noted that the courtyard of this project was actually smaller than the combined courtyards of the existing project.

Commissioner Sigg asked if this project would still be operated as a hotel/condominium. Applicant Tomai explained that the primary design of the project was multi-family condominiums, and they were designed into the project the ability for it to serve as a condominium/hotel like at The Chateau or The Lodges at Deer Valley. He noted that these were full-ownership single-family residences. He confirmed there would be a front desk.

On behalf of the ownership group, Luke Lopetka mentioned that it would also be available for people to live year-round.

With respect to the east side parking along the retail coming in from Snow Creek Drive, Architect Elliott clarified that the parking was on the project property and noted that very rarely parking lots were designed with travel lanes around the perimeter, and for this project, both the south and east side would have travel lanes around the perimeter.

Applicant Tomai indicated that they have been in active discussions with the surrounding property owners about the current operations, and those three properties – The Ray Theater, Holiday Village, and Associated Grocers -- all have a shared parking and access agreement. The Yarrow was currently not a party to that agreement, and they contemplated executing a shared parking agreement to facilitate everyone's use and transit through and across those spaces. The adjoining owners were in support of the design because more retail is good for the area, and it would help their overall operations.

Commissioner Sigg focused on the easement right to use other properties to access these lots and the alignment with Snow Creek Boulevard. He felt it was currently a juxtaposed alignment that was not very safe. Applicant Tomai stated they had been working on the shared parking and access agreement, and he felt there would ultimately be a larger discussion at the City level about what would happen with Snow Creek Boulevard. The General Plan contemplated that the road continue onto the south side of Kearns Boulevard, but Applicant does not control that aspect. He stressed that this design would work very well with any future changes.

Commissioner Shand noted that the Planning Commission has discussed maximum Building Heights, stepbacks, and additional stepbacks for mechanical in other Work Sessions. He requested the Applicant walk through the proposed building height, the Setbacks from the street, and any consideration given for lower height buildings along the entry corridor and stepping back to higher buildings outside of the entry corridor. Architect Elliott stated they generally labeled the buildings by letter, and the bottom southwest corner was designated as Building A. As far as the stepback, he explained that there were a number of elements that go into building massing in the LMC. In their elevations, they showed how they broke up the building to the point where it looks like smaller buildings in terms of Footprint.

With respect to the Setbacks, he pointed out a location at Building D where the depth of the Setbacks could be observed. The closest it gets to the property line is 49 feet, and moving over slightly, he illustrated where it steps back 109 feet from the property line. He highlighted the Setbacks at other locations on the graphic.

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Commissioner Shand understood that this design tries to minimize buildings inside of the 100 feet by angling the buildings so there would not be a single façade that was 45 feet off the street instead of 100 feet.

Architect Elliott added that the orientation of the buildings was intended to break away from the wall effect, which is referred to negatively in the LMC. Additionally, they intended to move the more urban components towards the east because that is the area of the Small Area Plan that would develop more in the mixed-use type, lower-level retail spaces, and upper-level office and residential. Applicant Tomai added that the primary façade was approximately 45 feet tall with a 10-foot stepback that takes the last story up another 10 feet. All of the mechanical equipment would be stepped back further to the core and would not be visible over the primary façade.

Commissioner Shand noted that the current Code set the Building Height at 35 feet, with a 10-foot stepback resulting in a total height of 45 feet. Architect Elliott explained that in the General Commercial zone, the Building Height is 35 feet, and some exceptions allowed 5 feet for a pitched roof and another 5 feet for additional screening. He felt the question was "What is the real impact?" In the massing study included in the Packet, he commented that the sloped roofs would show the mass. He presented a graphic to demonstrate this and explained they proposed approximately 1.5 stories above the zone height. Commissioner Shand understood the math and stated that based thereon, they could put in a building that was 80 stories tall. He understood the proposal and what the Applicant was doing.

Referencing the graphic, Commissioner Shand asked if there was any consideration given to lowering Building B to minimize the impact coming in from Park Avenue and then adding a little height to the back buildings. Architect Elliott stated they could look at that and stated there were a lot of different ways to look at that corner.

It was noted by Applicant Tomai that the pattern of having clustered pods allowed them to consider Commissioner Shand's suggestion as they did with eliminating the stepback on the affordable units in the interest of trying to be more efficient and get the most units.

Chair Hall suggested that the Commission address Staff's question, and stated she wanted to save 30 minutes for the Regular Agenda.

Chair Hall announced that Commissioner Suesser was not feeling well and logged off from the meeting.

Planner Cawley explained that Staff was looking for Planning Commission input on the six criteria that would allow for an exception to the zoning height and whether there was additional information needed to help the Commission address those criteria.

Commissioner Frontero expressed that there was a lot to like about this proposal as presented. He felt it was much improved and the five pods added a lot of daylight between the buildings as illustrated through the videos. He also felt the perimeter pedestrian bikeway was much improved compared to the Paseo. He observed that the massing did not present a wall, which was an improvement over the last rendering. He also appreciated that Applicant incorporated the potential tunnel access.

Commissioner Frontero stated there was a lot to like about this proposal, but the elephant in the room was the height. He also noted and appreciated the inclusion of affordable housing units, which were not required but included in this project.

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Director Ward clarified that regarding affordable housing, the inclusionary requirements of the MPD would apply. The Housing Team was working with Applicant on the Housing Mitigation Plan, but under the inclusionary zoning resolution, there was a 20% requirement for the residential uses and additionally for employees generated. She reiterated that Applicant was working with the Housing Team for a discussion of that at a future time. Applicant Tomai added that based on their calculations, the affordable housing provided in this project would exceed the requirement under the worst scenario.

Commissioner Frontero asked if the Applicant considered making this an Affordable Master Planned Development ("AMPD"). Applicant Tomai responded in the negative and explained that they did not pursue an AMPD because of a couple of defects in the AMPD Code as they experienced in the Homestake and Engine House process. He expressed that they learned that the AMPD did not allow more than 5,000 square feet of commercial space and had a hard stop at a 45-foot building height with no exception for mechanical. He commented that the stepback creates building inefficiencies that materially increase the cost of construction and the cost of maintenance of the building due to the exposed flat roofs over occupied spaces. Under an MPD, the entire project as one building was a better path and would give the Planning Commission more discretion in terms of how to balance the "gives" and the "gets."

Chair Hall understood that instead of applying for an AMPD with a maximum height of 45 feet, Applicant applied for an MPD with a request for a 60-foot height. Architect Elliott added that they could not have the proposed mixed-use and retail space within the AMPD requirements.

Commissioner Frontero appreciated the feedback on the AMPD in general and stated they were always looking to make AMPD projects attractive.

Applicant/Owner Representative Lopatka added that with regard to the changes in the proposal, particularly in regard to the ratio of affordable to market-rate units, the ownership group was cognizant that it went in the opposite direction of what the City would have wanted. He stated the key driver was that in the time between the initial submittal to now, interest rates had increased from 3% to 7%, which impacts the ability to finance the project. Part of the ratio shift was responding to those increased interest rates.

Commissioner Frontero felt the solution would be in the consideration of the Applicant's height request versus the City's need for affordable housing.

Commissioner Sigg stated that as they create more retail, they would create more employees. Therefore, he was interested in information on the employees generated for the types of use, and how many obligation units would be needed. He also would like information on the type of affordable units. Architect Elliott stated that the affordable units would consist of studios, one-bedrooms, and two-bedrooms, and were pretty evenly distributed. He stated they prepared a calculation that showed employee generation caused by the retail and has had preliminary discussions with Staff on this issue.

In response to an inquiry, the two-bedroom affordable units would be 900 square feet. Commissioner Sigg observed that if there were two efficiency units, that would equal one supportable unit.

Architect Elliott stated the proposal included 48 affordable units. Commissioner Sigg noted that the 48 affordable units could be divided into 96 efficiency units and given a Unit Equivalent. Architect

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Elliott acknowledged that they could have more units with a different distribution of unit types, but the calculation for the affordable unit equivalent would stay the same or become slightly less based on the square footage.

Applicant Tomai offered that the Housing Resolution was tied to Affordable Unit Equivalent ("AUE"), which is square footage, yet is silent on how those are broken up in terms of unit types. The 48 units proposed tended to be larger because of the one-bedroom and two-bedrooms. He noted they could have smaller units under the same number of AUEs in the building. He added that the affordable units mirrored the market-rate units; therefore, they have a lot of affordable unit bedrooms. In terms of the retail component, Architect Elliott stated that if they took out the retail, they would have twice as many units as required. Commissioner Sigg noted the percentages were based on the mix. Applicant Tomai stated that their calculations were included on Sheet MPD-022.

Commissioner Van Dine referenced LMC Section 15-1.10 for the sixteen criteria, and LMC 15-2.20-4, and read as follows: "Physical design and compatible with surrounding structures and mass scale style design and architectural detailing." She observed that during the last meeting on this application, the Commission's main issue was building height, which was not changed in this revised proposal. She emphasized that as an entry corridor, the request for encroachment into the FPZ and heights of 50 – 60 feet, the proposal did not hold to preserve and enhance the rural resort character of the City's entry corridor. She felt this proposal failed to meet this goal on every level.

Commissioner Van Dine appreciated the changes that added landscaping and more pedestrian thoroughfares, but the north/south paseo actually made for some of the porosity being sought in the Bonanza Small Area Plan. She noted they were still forcing people to go around by putting parking in an area where they would be asking people to move between other areas. By this plan, they are asking people to walk between the grocery store and the movie theater, but they are still putting a parking lot in the middle. She struggled with this proposal, and while she acknowledged that the massing was much better than the prior proposal, 60 feet did not fit with the character of this area of town. This would be significantly taller than anything else and would be imposing and huge in an area where everyone comes into town.

Commissioner Van Dine felt these concerns were not taken into consideration at the last meeting because the heights did not change. To take height off of the front buildings and stack them on the back buildings did not make sense. She stressed that she had a very hard time seeing that this would comply with what they were trying to accomplish in this zone.

Applicant Tomai appreciated Commissioner Van Dine's comments and agreed that the proposed heights were the same. He felt it was not inconsistent with what they heard from the consultants on the Bonanza Park Small Area Plan in that this is an area where they were trying to increase the density to create housing, mixed-use, and vibrancy.

In their collective view, they tried to determine how they could make it all work and noted the benefit of replacing the surface parking with a big pedestrian boulevard. Additionally, regressing the buildings well beyond the 30-foot no-build zone was a big change. He stressed that with these changes, 40% of the site would not be developed, so they have to get that development somewhere because of the economics and to deliver affordable housing and mixed-use. He stressed that they attempted to minimize those areas of encroachment so there would be smaller roof areas as opposed to long chunks of building. He felt that was a good trade that would allow people to commute through here on their bikes, as he does.

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Commissioner Johnson stated he did not need any additional information on these six criteria. He was not ready to make a determination, and while he liked the way the Applicant broke up the massing and positioned the buildings, the height was an issue. As they look at the Bonanza Park Plan, and the discussions with this body and City Council, he mentioned that the Council consensus was pretty much at 45 feet, and this would go above that. He acknowledged this was evolving, but felt it was definitely something to take into consideration on this proposal. He recalled that the Planning Commission discussions revolved around possibly allowing more height in exchange for more community benefit. He stated he appreciated the sidewalks in this proposal as he uses that path quite a bit, but he would like to see something more to consider the heights.

Commissioner Johnson commented that the discussions around the Bonanza Park Plan involved increased density and more height but were they looking at having the height pushed back further off the FPZ and having it lower within those zones. He stated it would be nice to look at any tweaks to stepping back the buildings on the site.

Chair Hall suggested bifurcating the height exceptions between the FPZ and the GC zone, much like their current re-evaluation of the AMPD for modifications. She noted the conversation around the Small Area Plan of allowing certain areas to have more height, but these had not been implemented. She stated the GC zone building height was 35 feet, and the exceptions were extremely restrictive, and this was separate from the FPZ. Chair Hall would like to see more landscaping and wider sidewalks along the FPZ.

In terms of minimizing the visual impacts, Chair Hall liked the video, but mentioned that it did not show the mountains behind it, and they still showed a wall.

With regard to Open Space, Chair Hall noted that the proposal was in excess of the requirement. She mentioned that the Commission had discretion in terms of Open Space usage.

Commissioner Johnson appreciated the design in exceeding the requirement but would also like to see wider sidewalks and creative ways to help with walkability and bike-ability that would add more community benefit to the project.

Following a short recess, Chair Hall called the meeting back to order and confirmed that all Commissioners were present, with the exception of Commissioner Suesser.

5. REGULAR AGENDA

A. 9100 Marsac Avenue – Modification of a Conditional Use Permit – The Applicant Proposes to Modify an Existing Approval (PL-13-01845) to Construct a 660-square-foot Permanent Structure (Yurt) in the Residential Development Zoning District. PL-23-05969.

Planner Lund reported that the above application sought modification of the CUP that regulates Temporary Structures at this site. He stated that under the current CUP, Temporary Structures could be installed 15 times per year, of which four may be allowed for a maximum period of 60 days. The applicant proposed a permanent Accessory Building, a Yurt, on the Compass Lawn, which was a location for a Temporary Structure. He explained that the modification was needed to remove that location as a temporary location and allow a permanent structure. The yurt will be 30 feet in diameter and approximately 14 feet tall. The hours of operation in the winter months would be 11:30 a.m. to 6:00 p.m., and occasionally in the summer months from 11:30 a.m. to 7:00 p.m.

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Planner Lund stated that the yurt will be used to serve food and drinks for guests from the main kitchen in The Montage. The Planning Commission approved an MPD and a CUP for this site on March 14, 2007. The Flagstaff Development Agreement also regulated this property. He reported that the MPD approved 35,000 square feet of spa space, 28,000 square feet of bar, restaurant, and retail space, and approximately 15,000 square feet of meeting and conference space. The yurt will increase the amount of bar, restaurant, and retail area square footage by approximately 660 square feet, and the occupancy for the yurt would be approximately 44 people.

Planner Lund reported that the proposal complies with the Residential Development Zoning District requirements of a 20-foot Front Setback, 15-foot Side Setback, and 12-foot Rear Setback. The yurt would be located approximately 24 feet from the nearest property line.

Additionally, Accessory Buildings cannot exceed 18 feet in height in this zone, and the proposed yurt will be approximately 17'6" from final grade. He added that the proposal also complies with the SLO, and no significant vegetation or other physical aspects of the site would be impacted by the yurt, which would be installed on the existing lawn area.

Planner Lund highlighted Condition of Approval 7, which was requested by the Building Department that requires the yurt to have a Building Permit for an International Building Code-compliant commercial structure. He also stated that the proposal complied with the MPD and CUP approvals. The Montage was approved for 28,059 of bar, restaurant, and retail space and 24,154 square feet of existing space had been built out. The yurt would increase that square footage to 24,814 square feet.

The proposal also complies with the CUP criteria. He stated the applicant proposed using an electric heater for the yurt in the winter months. No other utility connections were proposed or approved. Parking for The Montage was reduced by 25% below the LMC requirements in place at the time of MPD approval. There was a further parking reduction to 530 parking spaces because valet parking is mandatory for guests and the hotel uses tandem parking. There are 529 existing parking spaces, and the yurt would be used by guests of The Montage and recreational users of the resort and would therefore not increase any parking demand. The yurt would be located next to the Pearl Ski Run, and no signs, speakers, or outdoor lighting was proposed or would be approved with this application.

Staff recommended the Planning Commission review the proposed modification to the CUP and consider approving the modification and the amended Final Action Letter. He explained that the Final Action Letter for the original CUP would be amended to allow for three times per year for the 60-day maximum period. He clarified that the current CUP allowed Temporary Structures fifteen times per year and four of those could be allowed for 60 days. The amendment would change it from four to three times per year allowed for a maximum period of 60 days.

Chair Hall sought clarification, and Planner Lund explained the yurt would be a permanent structure at this location, and three of the other Temporary Structures would be allowed for 60 days and this location would no longer be used for a Temporary Structure.

Commissioner Frontero understood that in exchange for the yurt as a permanent structure, they would reduce the use of the other Temporary Structures. Commissioner Shand noted the other locations were circled on the graphic.

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On behalf of the Applicant, Wayne Souza identified himself as the Complex Director of Engineering for The Montage Hotel. He stated he had been in Park City since 1995 and originally opened The Canyons ski resort. He confirmed that the applicant is seeking to have this permanent structure, and noted this was a space they use to allow the public to have a Montage experience so there would be a blended mix of who would utilize this space. It will be used primarily during the winter months and potentially during peak times in the summer months.

Joseph Mattioli identified himself as the General Manager for The Montage and reported that he has lived in Park City for nearly five years. He has been in the ski business for nearly 10 years, and he echoed the statements that they want to service the community and share their experiences with every guest. He thanked the Commission for its consideration of this request.

Commissioner Johnson asked about the heating system used for the yurt. Engineer Souza stated that in the past, they used a propane-forced air heater, however, they were looking at using an electrical heating system given some of the issues during times of heavy snowfall.

Chair Hall opened the public hearing. There was no public comment. Chair Hall closed the public hearing.

Commissioner Sigg understood that this structure would be permanent and be within the allowable square footage. He wondered why the applicant was not just building a permanent structure.

Jeremiah Dekle, owner of Bronco Construction, stated he works very closely with The Montage on all of their construction projects. They primarily work with resorts on existing building modifications as well as repairing structural deficiencies.

In response to Commissioner Sigg's question, he stated they had worked with the Building Department to make sure this would be a better structure than a lower-quality temporary structure. He stated that this yurt would be built as a typical permanent structure that follows International Building Code requirements. He noted there were significant cost ramifications; however, they could make the yurt look more appealing from the outside and create a sturdier structure. He added that this will present a greater improvement over the previous yurt at The Montage, especially in regard to the heating systems, as well as being a safer structure for guests. He noted that the Montage wanted to be certain from a liability standpoint and a public safety standpoint that this space would be much safer.

MOTION: Commissioner Van Dine moved to APPROVE 9100 Marsac Avenue – Modification of a Conditional Use Permit – To Allow Applicant to Construct a 660-square permanent Structure (Yurt) in the Residential Development Zoning District – based on the Findings of Fact, Conclusions of Law and Conditions of Approval set forth in the Draft Final Action Letter as follows:

Findings of Fact

1. The Site is located at 9100 Marsac Avenue.

2. The Site is located in the Residential Development (RD) Zoning District and Sensitive Land Overlay (SLO).

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3. There is an existing Conditional Use Permit (CUP) that allows temporary Structures to be installed (which includes yurts) fifteen (15) times per year of which four (4) may be allowed for a maximum period of sixty (60) days.

4. The ongoing CUP allows temporary Structures in the following locations: Grand Lawn, Compass Lawn, Mountain Lawn, Front Lawn, Vista Terrace, and the Grand Terrace.

5. The Applicant proposes to modify the existing CUP and install a permanent Accessory Building (yurt) on the south lawn (Compass lawn) at the Montage Resort.

6. The Applicant proposes operating the yurt during the winter months daily from 11:30 AM – 6:00 PM, and occasionally during the summer months from 11:30 AM – 7:00 PM. The yurt will serve food and drinks from the main kitchen of The Montage and is not associated with any of the existing restaurants.

7. The Accessory Building (yurt) will be 30 feet in diameter.

8. The proposed yurt will be 17’ feet 6” inches from Final Grade.

9. The applicant proposes to install the 30-foot-diameter yurt permanently on the Compass Lawn for year-round use.

10. The Montage is part of the Empire Pass Master Planned Development (MPD), which was originally approved on June 24, 1999.

11. The original MPD and CUP approved 35,000 square feet of spa space, 28,059 square feet of bar/restaurant/retail space, and approximately 15,000 square feet of meeting/conference space and lounge areas for the Montage Resort.

12. The yurt will increase the amount of bar/restaurant/retail area square footage by approximately 660 square feet.

13. Staff determined the application complete on December 29, 2023.

14. Staff posted notice to the City Website, City Hall, the property, and adjacent property owners on January 10, 2024.

15. The application as conditioned complies with the Residential Development (RD) Zoning District requirements outlined in LMC § 15-2.13.

    a. The RD Zoning District requires a 20-foot Front Setback, 15-foot Rear Setback, and 12-foot Side Setback. The proposed yurt is approximately 24 feet from the nearest property line.

    b. In the RD Zoning District, no Structure shall be erected to a height greater than twenty-eight feet (28') from Existing Grade. The proposed yurt will be 17’ feet 6” inches from Final Grade.

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16. The application complies with the Sensitive Land Overlay (SLO) Zoning District requirements outlined in LMC § 15-2.21.

    a. The proposed Accessory Building (yurt) will be installed on the existing approved location for Temporary Structures on the Compass lawn and will not impact Sensitive Land Overlay requirements. No Significant Vegetation or other physical aspects of the site will be impacted by the installation of the proposed yurt. The Building Department requires Condition of Approval 7, which states the permanent Accessory Building (yurt), must receive a building permit for an International Building Code (IBC) compliant commercial structure.

17. The application complies with the Empire Pass Master Planned Development Pod B-2.

    a. The Montage Hotel is approved for 35,000 square feet of spa space, 28,059 square feet of bar/restaurant/retail space, and approximately 15,000 square feet of meeting/conference space and lounge areas.

    b. The Applicant proposes to increase the amount of bar/restaurant/retail area square footage by approximately 660 square feet. The Applicant has shown that the Montage has 24,154 square feet (this includes temporary square footage as well as temporary structures) of the existing bar/restaurant/retail area that has been built. The proposed yurt will increase the bar/restaurant/retail area to 24,814 square feet.

18. The application as conditioned complies with the Conditional Use Permit criteria outlined in LMC § 15-1-10(E)

    a. Size and Location of the Site

        i. The proposed yurt is located on an existing Site and is in an appropriate location adjacent to the ski runs, ski base area, and existing Structures. According to the Applicant, the previous yurts that have been installed at this location temporarily are the same in size and dimensions as the proposed permanent yurt.

    b. Traffic

        i. The proposed yurt will be contained to a specific location on the lawn and will be used by guests of the hotel and recreational users. The yurt will not impact vehicular traffic and does not require a traffic impact study.

    c. Utility Capacity

        i. The Development Review Committee reviewed the proposal on November 21, 2023, and did not find any issues with the utility capacity. The Applicant proposes to use an electric heater for the yurt in the winter months and will connect into the existing electrical system

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of The Montage. No other utility connections are proposed or approved. The Building Department requires Condition of Approval 7, which states the permanent Accessory Building (yurt) must receive a building permit for an IBC-compliant commercial structure.

d. Emergency Vehicle Access

i. On November 21, 2023, the Park City Fire District reviewed the application and confirmed the proposal conforms with their requirements.

e. Parking

i. The Flagstaff Development Agreement stipulates that parking for the Montage was reduced by 25% below the LMC requirements in place at the time of MPD Approval. Based on the residential unit sizes, hotel rooms, and commercial spaces, parking at the Montage Hotel would require 742 spaces, reduced by 25% for a total of 561. There was a further parking reduction at the Montage to 530 because valet parking is mandatory for guests. The valet parking is in a tandem configuration. ii. The original Building Permit and recorded Plat for The Montage shows that 529 Parking Spaces were constructed. The proposed yurt will be used by guests already staying at the Montage, and recreational users of the Resort, and will not increase parking demand.

f. Internal Vehicular and Pedestrian Circulation System

i. The location of the proposed yurt will not impede the vehicular circulation system. The proposed location has been used previously by temporary yurts with the same size and dimensions as the proposed permanent yurt. The yurt will not impede the pedestrian circulation system. It is located adjacent to the existing “Pearl” ski run and will not impede skiers using that run.

g. Fencing, Screening, and Landscaping Planning Department

i. The proposed yurt will be screened by the existing buildings, retaining walls, and landscaping on the Site. No Significant Vegetation will be impacted by the proposed yurt.

h. Building Mass, Bulk, and Orientation

i. The proposed yurt will be oriented towards the ski run and ski base area and will be used by guests of the Montage and skiers on the resort. The proposed yurt is appropriate in size and scale for the Site because it will not impede the existing ski run or pedestrian circulation system and will be similar in size and scale as the previous yurts installed at this location.

i. Useable Open Space

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i. The proposed yurt will be installed on the existing “compass” lawn area. The original development of pods A, B-1, and B-2 of the MPD was limited to 87 acres of Open Space, or 5% of the land area, with the rest of the land area (1,550 acres) being dedicated as Open Space. The proposed structure will not decrease the required amount of Open Space from the approved MPD.

j. Signs and Lighting

i. No signs or outdoor lighting are proposed as part of this application. See Condition of Approval 5.

k. Physical Design and Compatibility with Surrounding Structures

i. The proposed yurt is appropriate in size, scale, and design for the intended use. The previous temporary yurts at this location were similar in size and dimensions to the proposed permanent Structure. The yurt will be constructed of a solid wood lattice wall surrounded by flame-retardant vinyl/polyester fabric.

l. Noise, Vibration, Odors, Steam, or Other Mechanical Factors

i. See Condition of Approval 5. No signs, speakers, or outdoor lighting are proposed or approved with this application.

m. Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas

i. The proposed location of the yurt will not affect any loading or unloading zones, and all trash and recycling will be located inside the Montage Resort. There will be small containers inside the yurt that will be transported daily or as needed to the main trash and recycling areas for The Montage.

n. Expected Ownership and Management

i. The ownership is private, and the property owner has given the Applicant permission to apply for this application.

o. Within and Adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste, and Park City Soils Ordinance, Steep Slopes, and Appropriateness of the Proposed Structure to the Existing Topography of the Site

i. The Development Review Committee reviewed the proposal on November 21, 2023, and found no issues with the proposal.

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ii. The location of the yurt is not on or near Steep Slopes, Physical Mine Hazards, or Mine Waste, and is outside of the Park City Soils Ordinance.

p. Reviewed for Consistency with the Goals and Objectives of the Park City General Plan.

i. The proposed Use of the Site is consistent with the objectives of the Upper Deer Valley Neighborhood in the General Plan, as it provides a comfortable visitor experience and supports the resort economy.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to LMC Chapter 15-2.13, Residential Development (RD) District, Chapter 15-2.21 Sensitive Land Overlay (SLO) District, and Section 15-1-10(E) Conditional Use Permit Criteria.

2. The use will be compatible with surrounding Structures in use, scale, mass, and circulation.

3. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans dated November 17, 2023, reviewed by the Planning Commission as Exhibit C to the January 24, 2024, staff report. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning Department may result in a stop work order.

2. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.

3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.

4. The Accessory Building (yurt) may not impede pedestrian or emergency vehicle entrances, exits, and access.

5. No signs, speakers, or outdoor lighting are proposed or approved with this application.

6. The Accessory Building (yurt) shall not violate the Summit County Health Code, the Fire Code, or State Regulations on mass gatherings.

7. The Accessory Building (yurt) must receive a building permit for an International Building Code-compliant commercial structure.

PENDING APPROVAL

8. The Applicant shall adhere to all applicable City and State licensing ordinances.

Commissioner Frontero seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission. Commissioner Suesser was absent from this vote.

B. 201 Heber Avenue - Condominium Plat Amendment - The Applicant Proposes to Reassign Limited Common Area Space on the First Level of the Union Square Condominiums from Unit LB-1 to Unit COM-3 in the Historic Recreation Commercial Zoning District. PL-23-05984.

Planner Lund reported that this location obtained previous approval of an MPD and CUP in November 2004. The original Plat was approved in 2006, and the first amendment was recorded in 2008. The units within the Union Square Condominiums are residential and commercial. He presented a map and explained that the area highlighted in blue was commercial limited common area for Unit LB-1. A Memorandum of License was recorded in 2019 that gave Unit COM-3 the right to use a portion of this area. This Plat Amendment would just reflect what was shown in the Memorandum of License. The proposed Plat would show approximately 4,832 square feet of commercial limited common area for Unit COM-3 and the remaining 1.186 square feet for Unit LB-1. This amendment would re-assign the limited common area to Unit COM-3.

Planner Lund advised that this Plat Amendment complied with the Historic Residential Commercial ("HRC") Zoning District requirements in terms of Setbacks. No expansions or additions were proposed. He added that this property was located in the Heber Avenue Sub-Zone, so the Floor Area Ratio did not apply. The Plat Amendment also complies with the MPD and CUP for 201 Heber Avenue. He highlighted a Condition of Approval from the MPD that states: "Any modification to the MPD which constitutes a change in concept, density, unit type or configuration of any portion of the MPD would justify a review of the entire MPD and Development Agreement." Because the proposed Plat Amendment would not change the concept, density, or unit type, a modification to the MPD was not required.

The amendment will also not change the massing or the parking requirements and will remain compliant with the MPD. The amendment would also not create any non-conformities, and no public street, Right-of-Way, or easement would be vacated or amended. No additional parking demand would be created by this amendment.

Planner Lund reported that Staff recommended the Planning Commission review the proposed Plat Amendment and consider approving the Second Amendment to the Union Square Condominium Plat based on the Final Action Letter. He indicated that the applicant was present to answer any questions.

Chair Hall opened the public hearing. There was no public comment. Chair Hall closed the public hearing.

PENDING APPROVAL

MOTION: Commissioner Johnson moved to APPROVE 201 Heber Avenue – Condominium Plat Amendment – based on the Findings of Fact, Conclusions of Law, and Conditions of Approval set forth in the Draft Final Action Letter as follows:

Findings of Fact

1. On November 10, 2004, the Planning Commission approved a Master Planned Development (MPD) and Conditional Use Permit (CUP) for Union Square/201 Heber Avenue.

2. On February 9, 2006, the City Council approved a subdivision and condominium plat for the Union Square/Sky Lodge development.

3. On December 4, 2008, the City Council approved a condominium plat amendment creating the First Amended Union Square Condominium Plat and retiring the original plat.

4. The Units within Union Square are for Residential and Commercial purposes.

5. The limited common area labeled “Appurtenant to Unit LB-1” on Sheet 4 of 12 of the Union Square First Amended Condominium Plat is used for the restaurant located in the historic lumber building (Unit LB-1) at 201 Heber Avenue.

6. The First Amended Union Square Condo Plat shows this limited common area being appurtenant to only Unit LB-1.

7. On January 30, 2019, a Memorandum of License was recorded with Summit County (Entry No. 1105359) that gave Unit COM-3 the right to use a portion of this limited common area.

8. The proposed Second Amended Union Square Condominium Plat Amendment will divide the limited common area to reflect the Memorandum of License. Union Square Second Amended will show that approximately 80% (4,832 square feet) of Unit LB-1 will become appurtenant to Unit COM-3, and the remaining 20% (1,186 square feet) of the limited common area will remain appurtenant to Unit LB-1.

9. The Second Amended Union Square Condo Plat complies with the Historic Recreation Commercial Zoning District Requirements.

    a. Setbacks: There are no proposed expansions or additions to the Structure as part of this Plat Amendment.

    b. Floor Area Ratio: 201 Heber Avenue is in the Heber Avenue Sub Zone. The Floor Area Ratio limitation of the HRC District does not apply to properties located within this Sub-Zone.

10. The proposed plat amendment does not increase private area, commercial area, or living space, so additional parking demand is not created from the plat amendment.

PENDING APPROVAL

11. The Second Amended Union Square Plat Amendment complies with all Conditions of Approval outlined in the Final Action Letter for the MPD and CUP for Union Square approved by the Planning Commission on November 10, 2004. Condition of Approval 4 from the MPD Final Action Letter states the following: “Any modification to the Master Planned Development which constitutes a change in concept, density, unit type or configuration of any portion of the MPD will justify a review of the entire MPD and Development Agreement.” The Planning Department's proposed Plat Amendment complies with this Condition of Approval because there is no change in concept, density, or unit type.

12. Staff finds Good Cause for this plat amendment because this amendment does not change the mass of the existing structure or the parking requirements, will remain compliant with the MPD and CUP approved on November 10, 2004, by the Planning Commission, and does not create any non-conformities. No Public Street, Right of Way, or easement will be vacated or amended.

13. The Development Review Committee reviewed this proposal on January 16, 2024, and does not require any conditions of approval.

14. Staff published notice on the City’s website and the Utah Public Notice website and posted notice to the property on January 10, 2024.

15. Staff mailed a courtesy notice to property owners within 300 feet on January 10, 2024.

16. The Park Record published a courtesy notice on January 10, 2024.

Conclusions of Law

1. There is Good Cause for this Plat Amendment because it does not change the footprint or mass of the existing structure and does not create any non-conformities.

2. The Plat Amendment is consistent with Land Management Code § 15-7.1-3(B), § 15-7.1-6, and Chapter 15-2.5 Historic Recreation Commercial District.

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 below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, the Conditions of Approval, and the amended CC&Rs prior to recordation of the plat.

2. The Applicant shall record the plat at the County within one year from the date of Planning Commission approval. If recordation is not complete within one year, this

PENDING APPROVAL

approval 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 Planning Director.

Commissioner Sigg seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission. Commissioner Suesser was absent from this vote.

Chair Hall confirmed that none of the Commissioners would be gathering after this meeting.

6. ADJOURNMENT

MOTION: Commissioner Frontero moved to adjourn.

The meeting adjourned at approximately 9:25 p.m.

PENDING APPROVAL

PARK + KEARNS

1800 PARK AVENUE



PENDING APPROVAL

PL-22-05475 CUP
PL-22-05476 MPD
January 24, 2024 – Work Session

PROPOSED TIMELINE

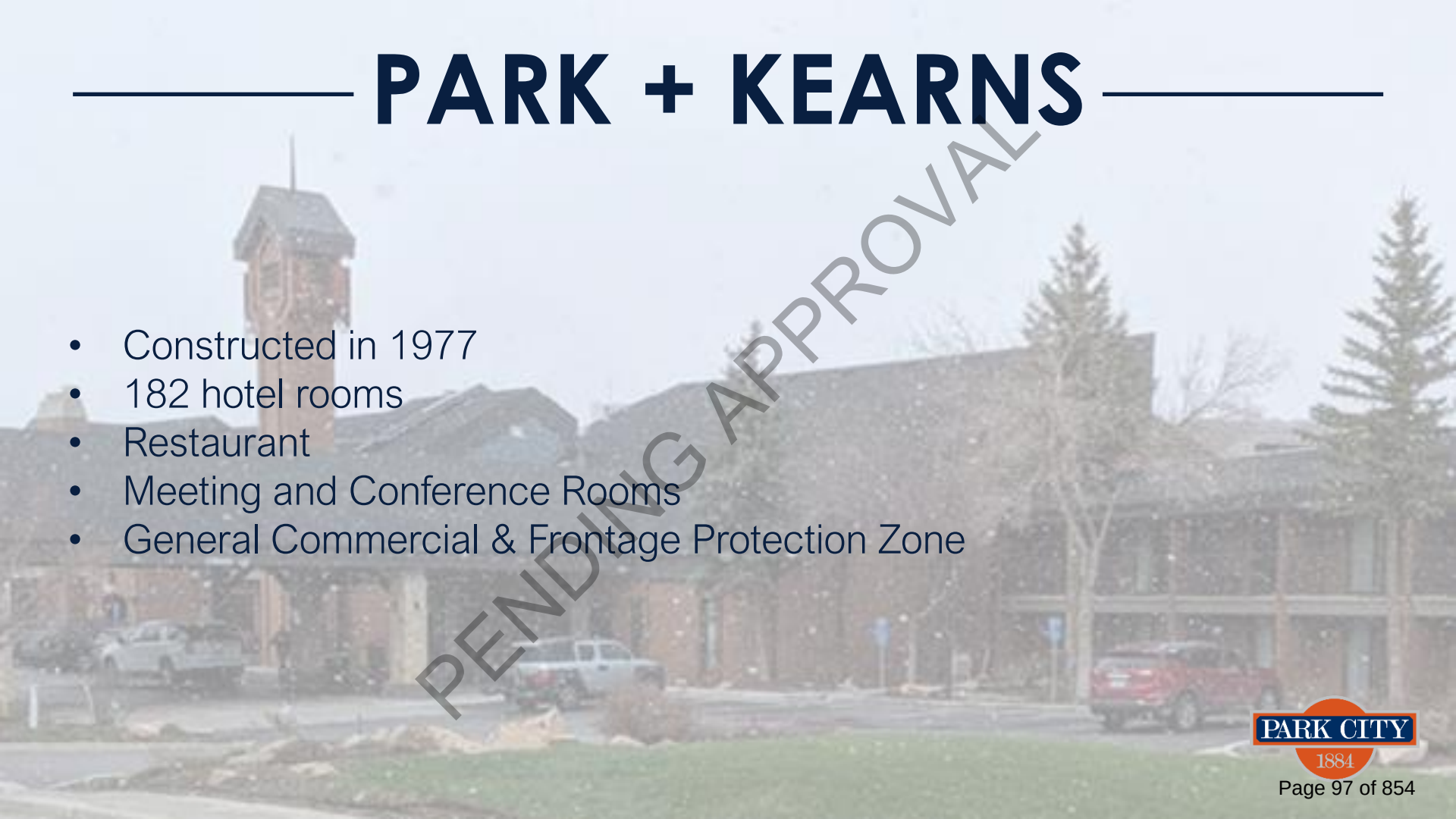
1/24/2024 – Building height; Site plan

Future Work Sessions –

1. Traffic, Parking, Affordable Housing, and Sustainability
2. CUP and MPD Criteria

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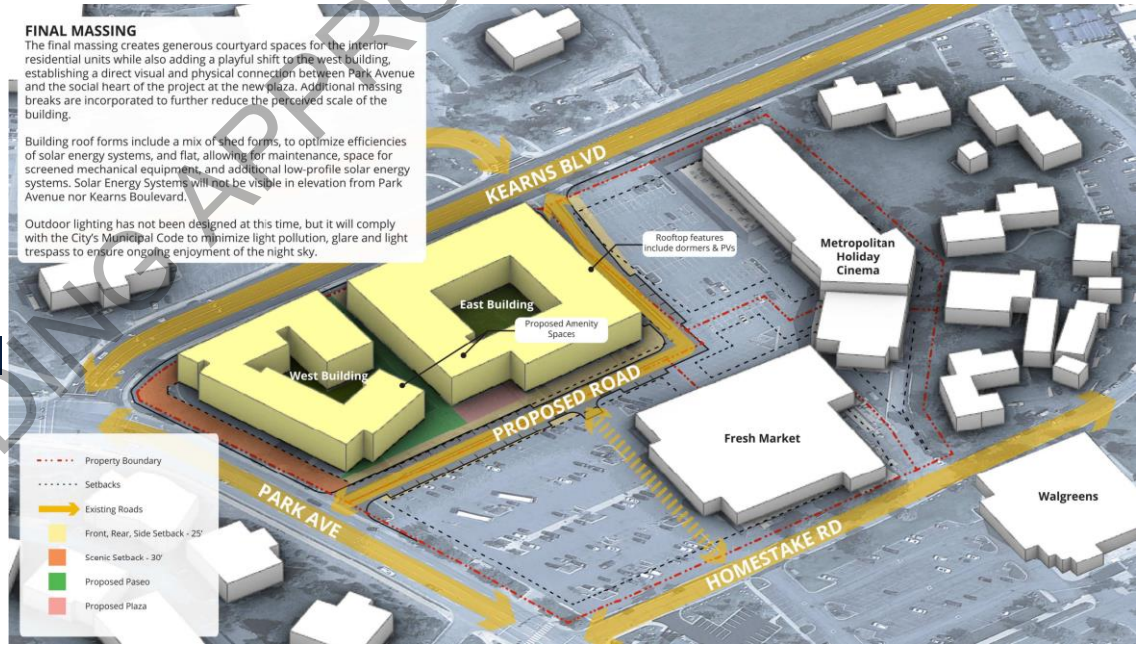
- Constructed in 1977
- 182 hotel rooms
- Restaurant
- Meeting and Conference Rooms
- General Commercial & Frontage Protection Zone

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Original Proposal

- Two buildings
- 59 feet
- North-south paseo
- Height consideration (including FPZ); design and massing in context of critical gateway; evaluation of requested variances from code standards.



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PROPOSAL

- One building designed to break up mass and give variation to site.
- Five residential sections (one affordable).
- Nightly rental condos; spa/fitness; restaurant, and meeting/conference rooms; offices; retail.
- Retail placement to reduce impacts on Park and Kearns.

PENDING APPROVAL



South Elevation

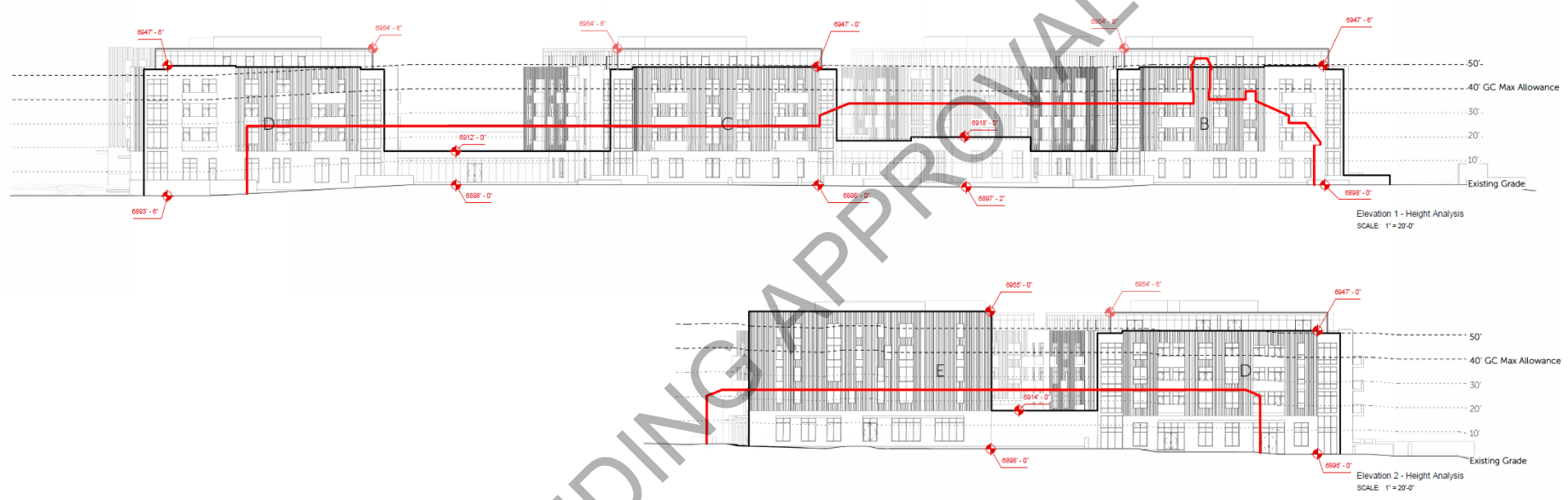
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PENDING APPROVAL

General Plan

- Bonanza Park Neighborhood – A mixed-use area where locals live and work and encourages authentic human-scale redevelopment.
  - Preservation & enhancement of scenic views.
  - Improved pedestrian connectivity.
- Future improvements to align with the Small Area Plan.

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HEIGHT – LMC § 15-2.18-4

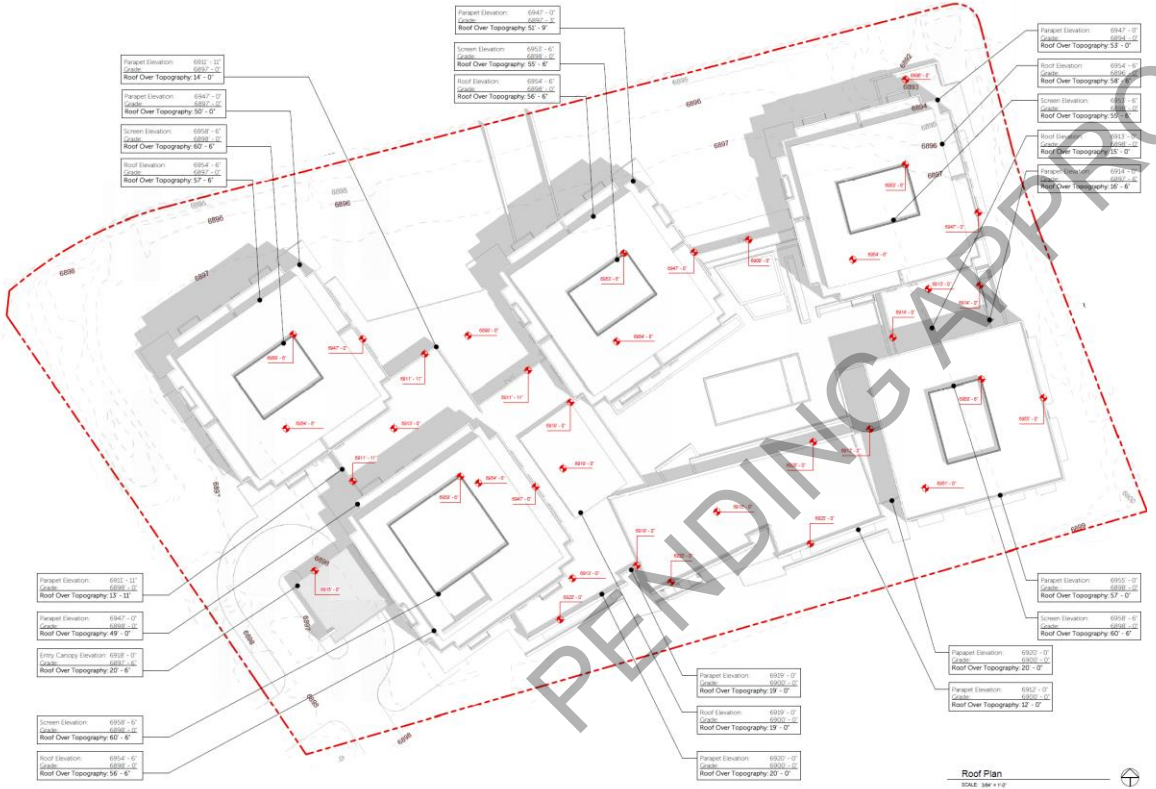
35 feet from existing grade; Height varies based on topography. The Applicant will address proposed height as part of their presentation.

LMC § 15-2.20-1 Purpose of FPZ

1. Preserving the City's scenic view corridors.
2. Preserving and enhancing the rural resort character of the City's entry corridor.
3. Providing a significant landscaped buffer between development and highway uses.
4. Minimizing curb cuts, driveways, and access points to highways.
5. Allowing for future pedestrian and vehicular improvements along the highway corridors.

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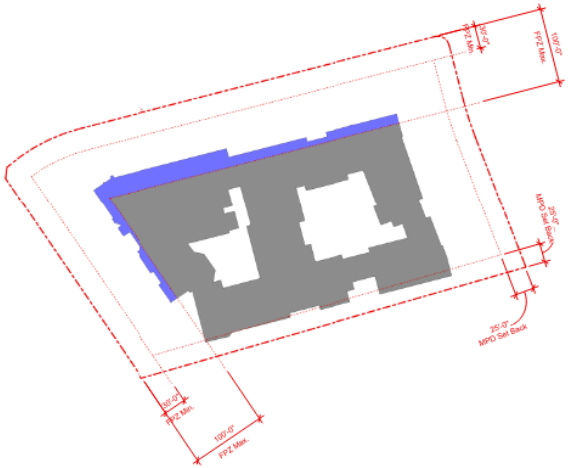
PENDING APPROVAL

- Façade Stepback at 50’
- FPZ Encroachment: LMC § 15-2.20-4 – Development prohibited within 30 feet of Kearns Boulevard and Park Avenue; CUP is required for development within 30 – 100 feet.

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Existing Building Setback Analysis

SCALE: 1" = 80'-0"

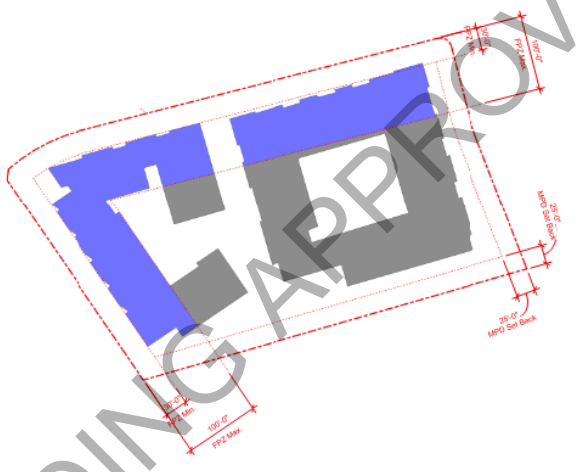


Property.....194,652 sq. ft.
Required Set Backs - 30' FPZ and 10' GC Zone
Frontage Protection Zone 100' Set Back
Building Footprint encroaching into 100' FPZ.....9,917 sq. ft.
Existing Building Footprint inside Set Backs.....60,599 sq. ft.

EXISTING BUILDING FOOTPRINT: 70,516 sq. ft.

Proposed Building (MPD 2022) Setback Analysis

SCALE: 1" = 80'-0"

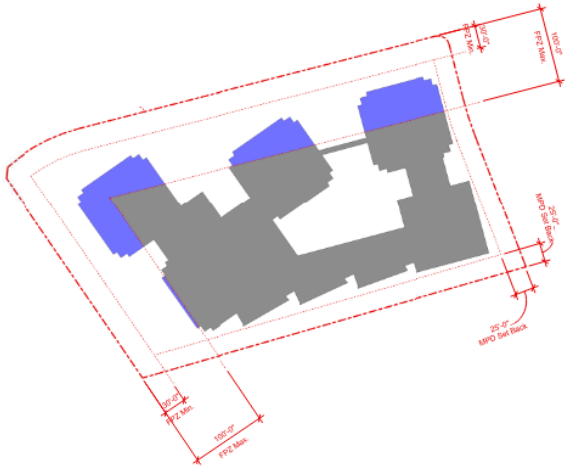


Property.....194,652 sq. ft.
Required Set Backs - 30' FPZ and 10' GC Zone
Frontage Protection Zone 100' Set Back
Building Footprint encroaching into 100' FPZ.....47,236 sq. ft.
Existing Building Footprint inside Set Backs.....41,286 sq. ft.

PROPOSED BUILDING FOOTPRINT: 88,522 sq. ft.

Proposed Building Setback Analysis

SCALE: 1" = 80'-0"



Property.....194,652 sq. ft.
Required Set Backs - 30' FPZ and 10' GC Zone
Frontage Protection Zone 100' Set Back
Building Footprint encroaching into 100' FPZ.....16,329 sq. ft.
Existing Building Footprint inside Set Backs.....64,434 sq. ft.

PROPOSE BUILDING FOOTPRINT: 80,763 sq. ft.

PENDING APPROVAL

Site Plan

LMC § 15-6-5(G) – An MPD should be designed to fit the site, not the site modified to fit the project.

Clustering units on the most developable and least visually sensitive portions of the site.

Adequate internal vehicular, pedestrian, and bicycle circulation must be provided.

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Open Space

- Required to provide 30%, 39.7% proposed.
- The Planning Commission designates the preferable type and mix of open space for each MPD based on guidance in the General Plan.

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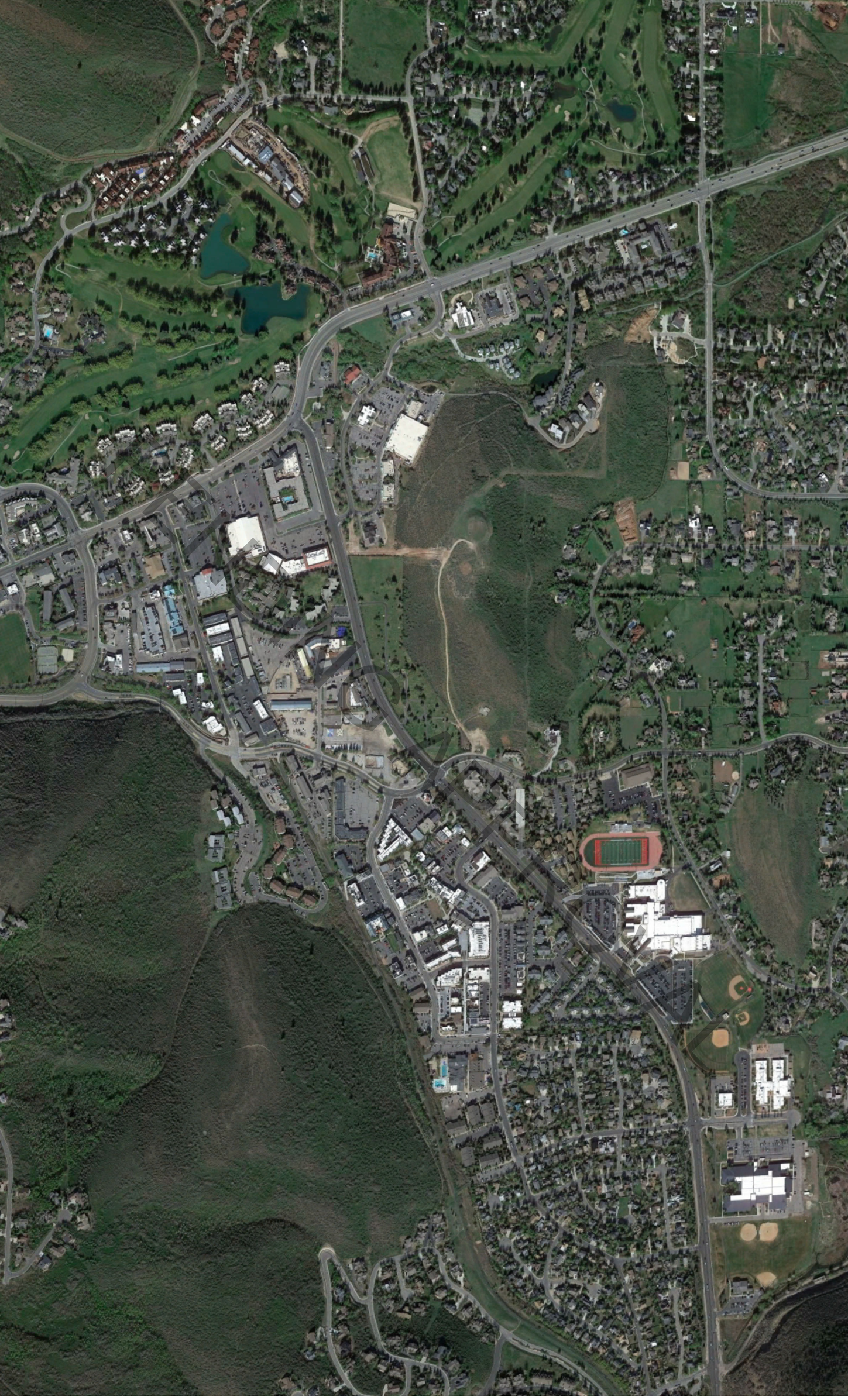
Planning Commission Considerations

PENDING APPROVAL

- Height- proposal to exceed Zoning District height within the Frontage Protection Zone and General Commercial Zoning District.
  1. The increase in height does not result in increased square footage or building volume over what would be allowed under the Zoning District.
  2. Buildings have been positioned to minimize visual impacts on adjacent structures and shadows, loss of solar access, and loss of air circulation are mitigated.
  3. There is adequate landscaping and buffering from adjacent properties and uses.
  4. Increased setbacks and separations from adjacent projects are proposed.
  5. The additional building height results in more than the minimum open space required and results in open space that is publicly accessible.
  6. The building height is designed in a manner that provides a transition in roof elements.
- Open Space, type and mix - elimination of the north-south paseo and the reconfiguration of Open Space

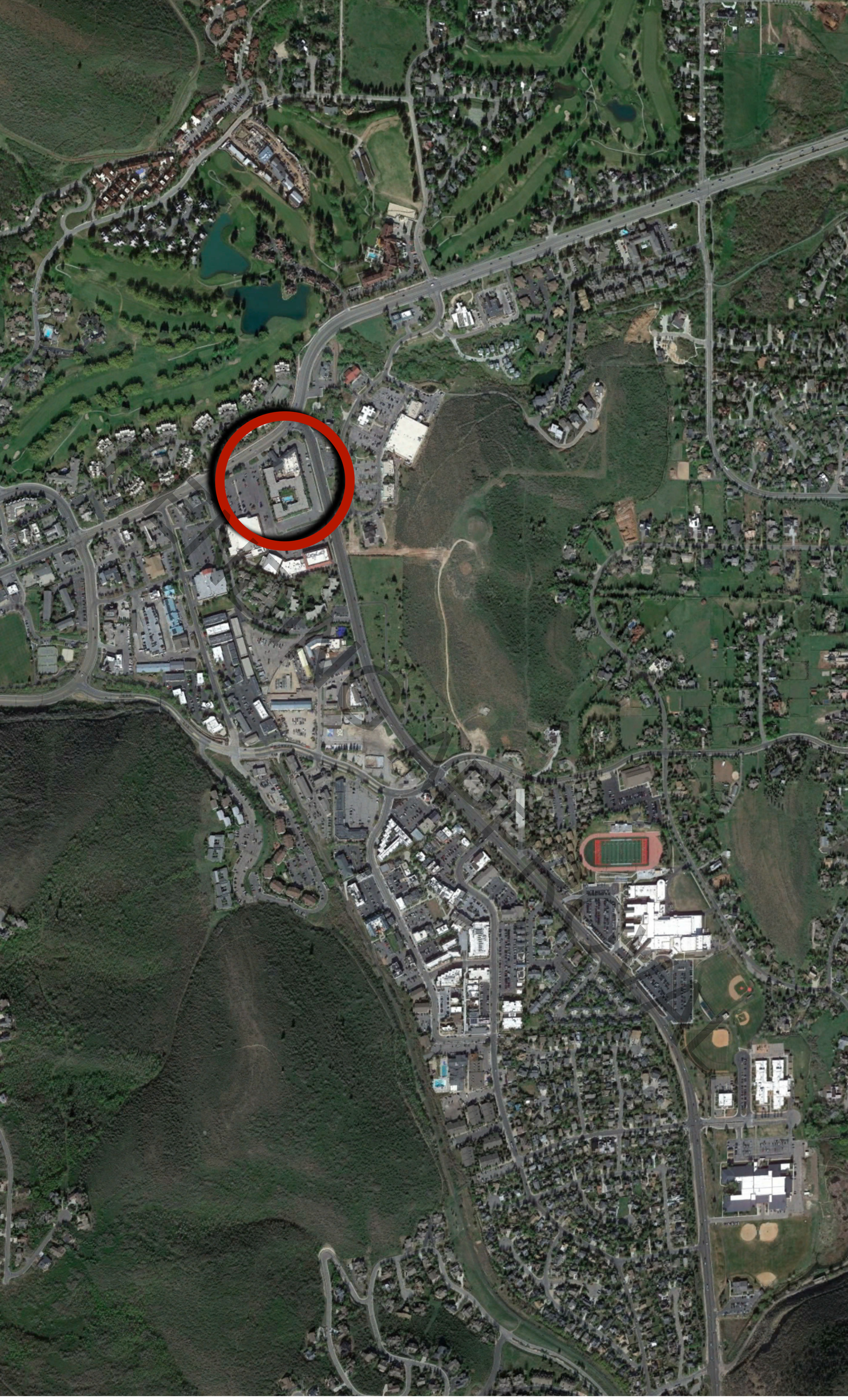
PARK CITY 1884

PENDING APPROVAL



ELLIOTT WORKGROUP

PARK & KEARNS



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Commissioner Kenworthy disclosed that he owns a home at 214 Woodside Avenue. This would not impact his decision on the 455 Woodside Avenue application.

5. CONTINUATIONS

A. 1201 Stonebridge Circle - Condominium Plat Amendment - The Applicant Proposes Amending the Stonebridge Condominium Plat to Accommodate a 54 Square Foot Addition to Unit 14F For the Purpose of Adding an Exterior Elevator. PL-22-05265

City Planner, Spencer Cawley reported that the continuation was requested to allow Staff additional time to review the application. It would be discussed at the next meeting.

Chair Suesser opened the public hearing. There were no comments. The public hearing remained open.

MOTION: Commissioner Johnson moved to CONTINUE 1201 Stonebridge Circle – Condominium Plat Amendment and the Public Hearing to September 28, 2022. Commissioner Kenworthy seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission.

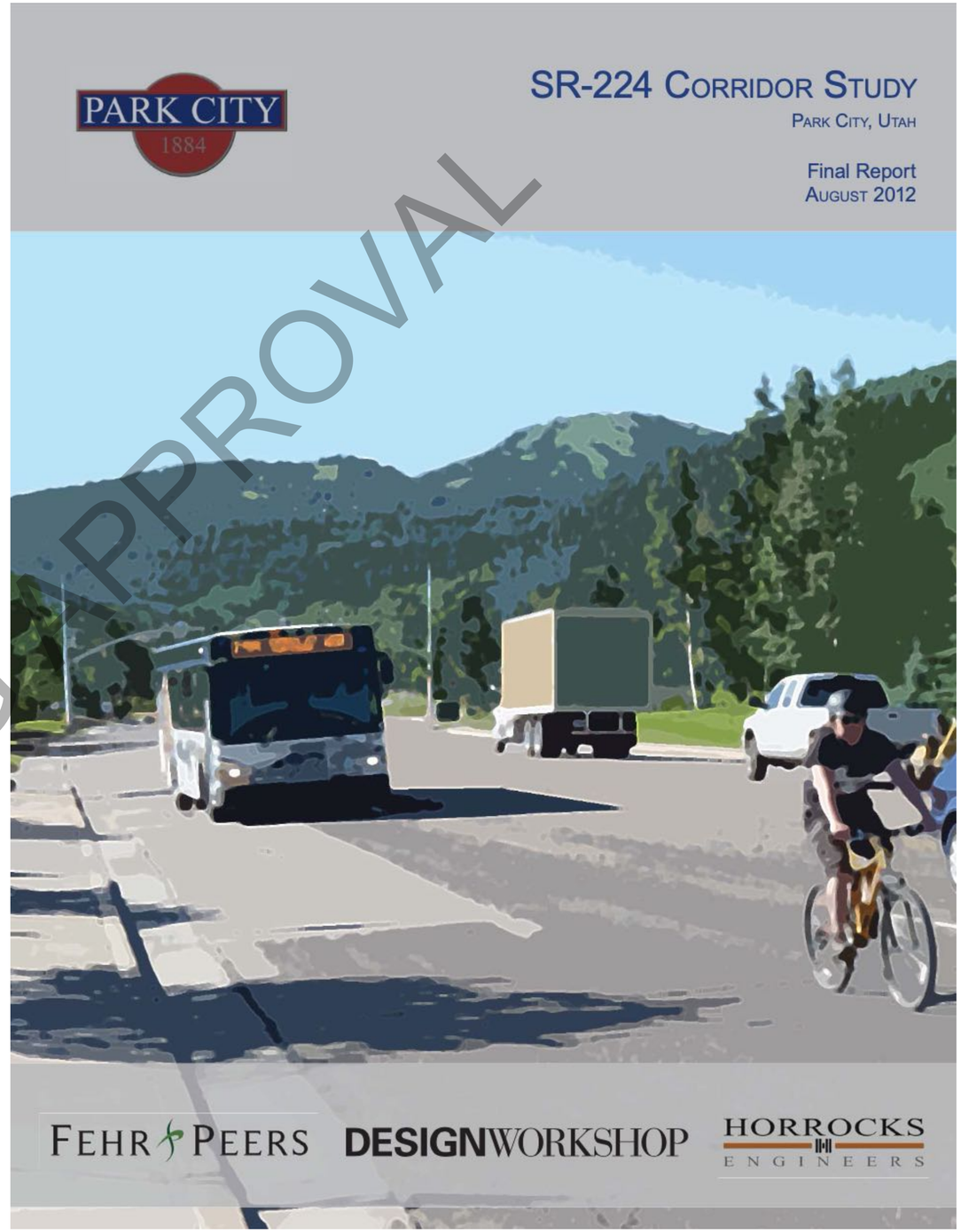
6. WORK SESSION

A. 1800 Park Avenue - Master Planned Development and Affordable Master Planned Development – The Applicant Proposes to Replace the DoubleTree Hotel with a Mixed-Use Residential Project Including 126 Market Rate Condominiums and 147 Deed Restricted Affordable Rental Units in Two Buildings with Parking Below in the General Commercial Zone. PL-22-05254 and PL-22-05255.

Senior Planner, Alexandra Ananth, commented that this is a complicated application for two separate buildings. One is an MPD and one is an Affordable Master Planned Development ("AMPD"). The MPD and AMPD will have a shared garage and would be located on one lot. However, each application will be reviewed under the respective codes. The MPD, which was on the western side of the site, proposed 100 units of market-rate condominiums. The AMPD proposed 147 affordable rental units as well as 26 market-rate units. In total, the project would have 273 residential units between the two buildings. There would also be approximately 2,500 square feet of commercial space as well as residential amenities.

The site is in the General Commercial ("GC") Zone and the Frontage Protection Zone Overlay. It is approximately 4.5 acres in size and located at the junction of SR-224 and SR-248. The property is currently improved with a 182-room hotel, restaurant, and meeting space. Planner Ananth shared a Site Plan of the proposed project. The redevelopment was for two buildings with market rate in the MPD building and affordable and market rate in the AMPD building. There would be some ground floor retail over the subterranean shared parking. The applicant was also proposing to introduce two new streets into the neighborhood on the south and east sides of the site. This will increase connectivity and was in keeping with the goals and objectives of the General Plan for the Bonanza Park neighborhood.

APPROVED 09.28.2022
PENDING APPROVAL



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ELLIOTT WORKGROUP

Bonanza Park
Small Area Plan



PENDING APPROVAL

Planning Commission Overview

January 10, 2024

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15-2.18 General Commercial (GC) District
15-2.18-1 Purpose
15-2.18-2 Uses
15-2.18-3 Lot And Site Requirements
15-2.18-4 Building Height
15-2.18-5 Architectural Review
15-2.18-6 Criteria For Drive-Up Windows
15-2.18-7 Sexually Oriented Businesses
15-2.18-8 Mechanical Service, Delivery And Loading
15-2.18-9 Criteria For Bed And Breakfast Inns
15-2.18-10 Goods And Uses To Be Within Enclosed Buildings
15-2.18-11 Vegetation Protection
15-2.18-12 Signs
15-2.18-13 Related Provisions

15-2.18-1 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.

15-2.20 Frontage Protection Zone (FPZ)
15-2.20-1 Purpose
15-2.20-2 Frontage Protection Overlay Zone
15-2.20-3 Uses
15-2.20-4 Lot And Site Requirements
15-2.20-5 Entry Corridor Protection Overlay (ECPO)

15-2.20-1 Purpose

The purpose of the Frontage Protection Zone (FPZ) is to:

A. preserve Park City's scenic view corridors,

B. preserve and enhance the rural resort character of Park City's entry corridor,

C. provide a significant landscaped buffer between Development and highway Uses,

D. minimize curb cuts, driveways and Access points to highways,

E. allow for future pedestrian and vehicular improvements along the highway corridors.

15-1-10 Conditional Use Review Process

There are certain Uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

The Planning Department will evaluate all proposed Conditional Uses and may recommend conditions of approval to preserve the character of the zone, and to mitigate potential adverse effects of the Conditional Use.

A Conditional Use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed Use in accordance with applicable standards.

If the reasonable anticipated detrimental effects of a proposed Conditional Use cannot be substantially mitigated by the proposal or imposition of reasonable conditions to achieve compliance with applicable standards, the Conditional Use may be denied.

The City must review all proposed Conditional Uses according to the following procedure, unless a subsequent provision of this LMC specifically sets forth an administrative approval process for a specific Conditional Use, in which case that section shall control:

E. **REVIEW**. The Planning Department and/or Planning Commission must review each of the following items when considering whether or not the proposed Conditional Use mitigates impacts of and addresses the following items:

1. size and location of the Site;
2. traffic considerations including capacity of the existing Streets in the Area;
3. utility capacity, including Storm Water run-off;
4. emergency vehicle Access;
5. location and amount of off-Street parking;
6. internal vehicular and pedestrian circulation system;
7. Fencing, Screening, and landscaping to separate the Use from adjoining Uses;
8. Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots;
9. usable Open Space;
10. signs and lighting;
11. physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing;
12. noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site;
13. control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling 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;
15. within and adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and appropriateness of the proposed Structure to the existing topography of the Site; and
16. reviewed for consistency with the goals and objectives of the Park City General Plan; however such review for consistency shall not alone be binding.

PENDING APPROVAL

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ELLIOTT WORKGROUP

15-6 Master Planned Developments
15-6-1 Purpose
15-6-2 Applicability
15-6-3 Uses
15-6-4 Process
15-6-5 Master Planned Development Requirements
15-6-6 Required Findings And Conclusions Of Law
15-6-7 Repealed By Ordinance 2021-10
15-6-8 Unit Equivalents

15-6-1 Purpose

The purpose of this Chapter is to describe the process and set forth criteria for review of Master Planned Developments in Park City. The Master Planned Development provisions set forth Use, Density, Height, Parking, design theme, and general Site planning criteria for larger and/or more complex projects having a variety of constraints and challenges, such as environmental issues, multiple Zoning Districts, location within or adjacent to transitional areas between different land Uses, and infill redevelopment where the Master Planned Development process can provide design flexibility necessary for well-planned, mixed use developments that are Compatible with the surrounding neighborhood. The goal of this Chapter is to result in projects which:

A. complement the natural features of the Site;

B. ensure neighborhood Compatibility;

C. strengthen the resort character of Park City;

D. result in a net positive contribution of amenities to the community;

E. provide a variety of housing types and configurations;

F. provide the highest value of Open Space for any given Site;

G. efficiently and cost effectively extend and provide infrastructure;

H. provide opportunities for the appropriate redevelopment and reuse of existing Structures/Sites and maintain Compatibility with the surrounding neighborhood;

I. protect Residential Uses and residential neighborhoods from the impacts of non-Residential Uses using best practice methods and diligent code enforcement;

J. encourage mixed-use, walkable, and sustainable development and redevelopment that provides innovative and energy efficient design, including innovative alternatives to reduce impacts of the automobile on the community; and

K. encourage opportunities for economic diversification and economic development within the community.

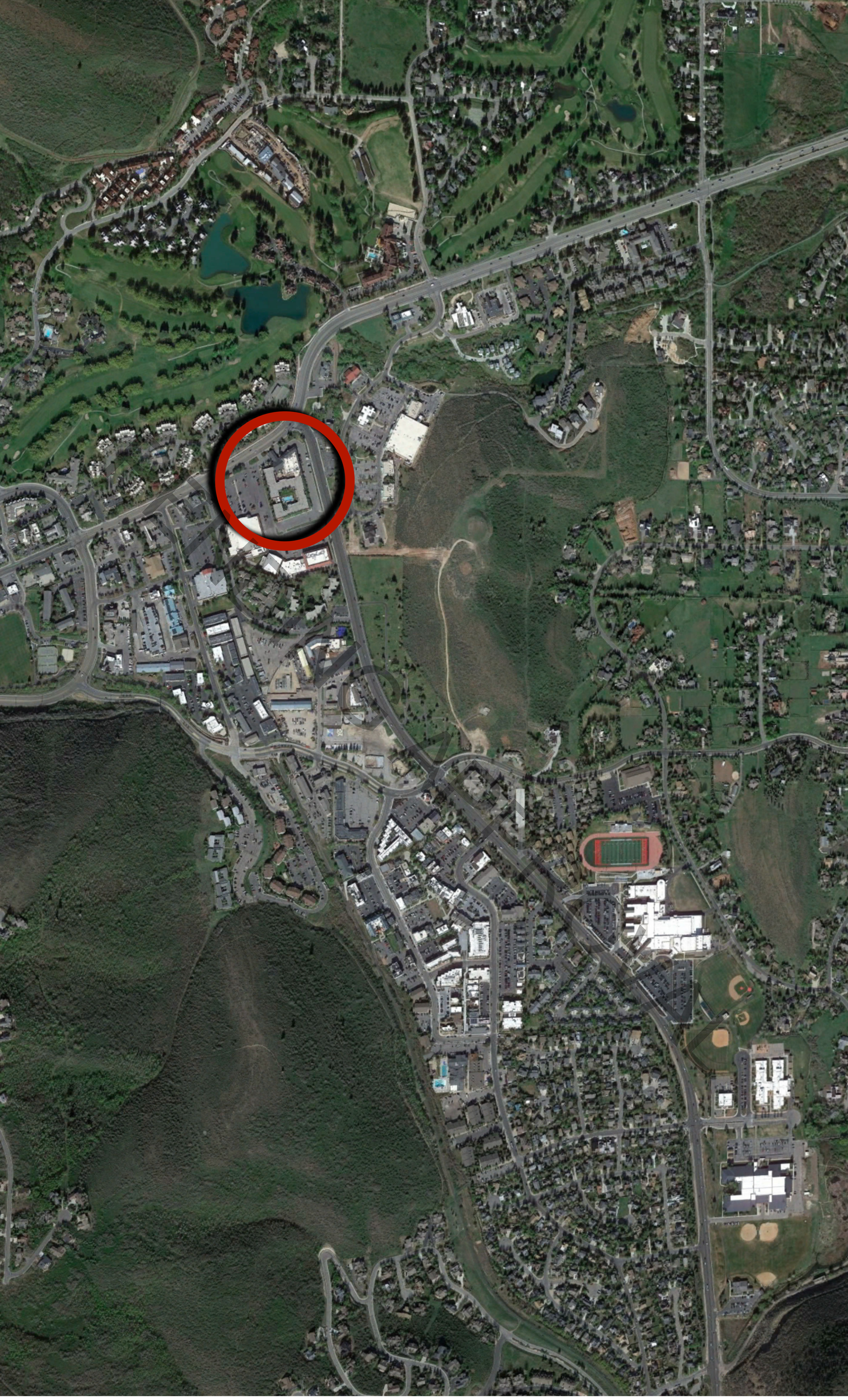
F. **BUILDING HEIGHT**. The Building Height requirements of the Zoning District in which a Master Planned Development is located shall apply, except that the Planning Commission may consider an increase in Building Height based upon a Site specific analysis. Height exceptions will not be granted for Master Planned Developments within the HR-1, HR-2, HRC, and HCB Zoning Districts. The Applicant must request a Site-specific determination and shall bear the burden of proof to the Planning Commission that the necessary findings for an increase in Building Height can be made, according to Subsections (1) through (5) below. In order to grant Building Height in addition to that which is allowed in the underlying Zoning District, the Planning Commission must find that:

1. The increase in Building Height does not result in increased square footage or Building volume over what would be allowed under the zone-required Building Height and Density, including requirements for Facade variation and design, but rather provides desired architectural variation, unless the increased square footage or Building volume is from the Transfer of Development Credits;
2. Buildings have been positioned to minimize visual impacts on adjacent Structures. Potential problems on neighboring Properties caused by shadows, loss of solar Access, and loss of air circulation have been mitigated as determined by the Site specific analysis;
3. There is adequate Landscaping and buffering from adjacent Properties and Uses;
4. Increased Setbacks and separations from adjacent projects are proposed;
5. The additional Building Height results in more than the minimum Open Space required and results in Open Space that is publicly accessible;
6. The additional Building Height is designed in a manner that provides a transition in roof elements in compliance with Chapter 15-5, Architectural Review, or the Design Guidelines for Park City's Historic Districts and Historic Sites if the Building is located within the Historic District.

If and when the Planning Commission grants additional Building Height based on a Site specific analysis, the approved additional Building Height shall only apply to the specific plans reviewed and approved by the Planning Commission. Additional Building Height shall be specified as a Finding of Fact in the Master Planned Development Approval, in the Development Agreement, and on each plat within the Master Planned Development that includes a Building with an additional Height allowance.

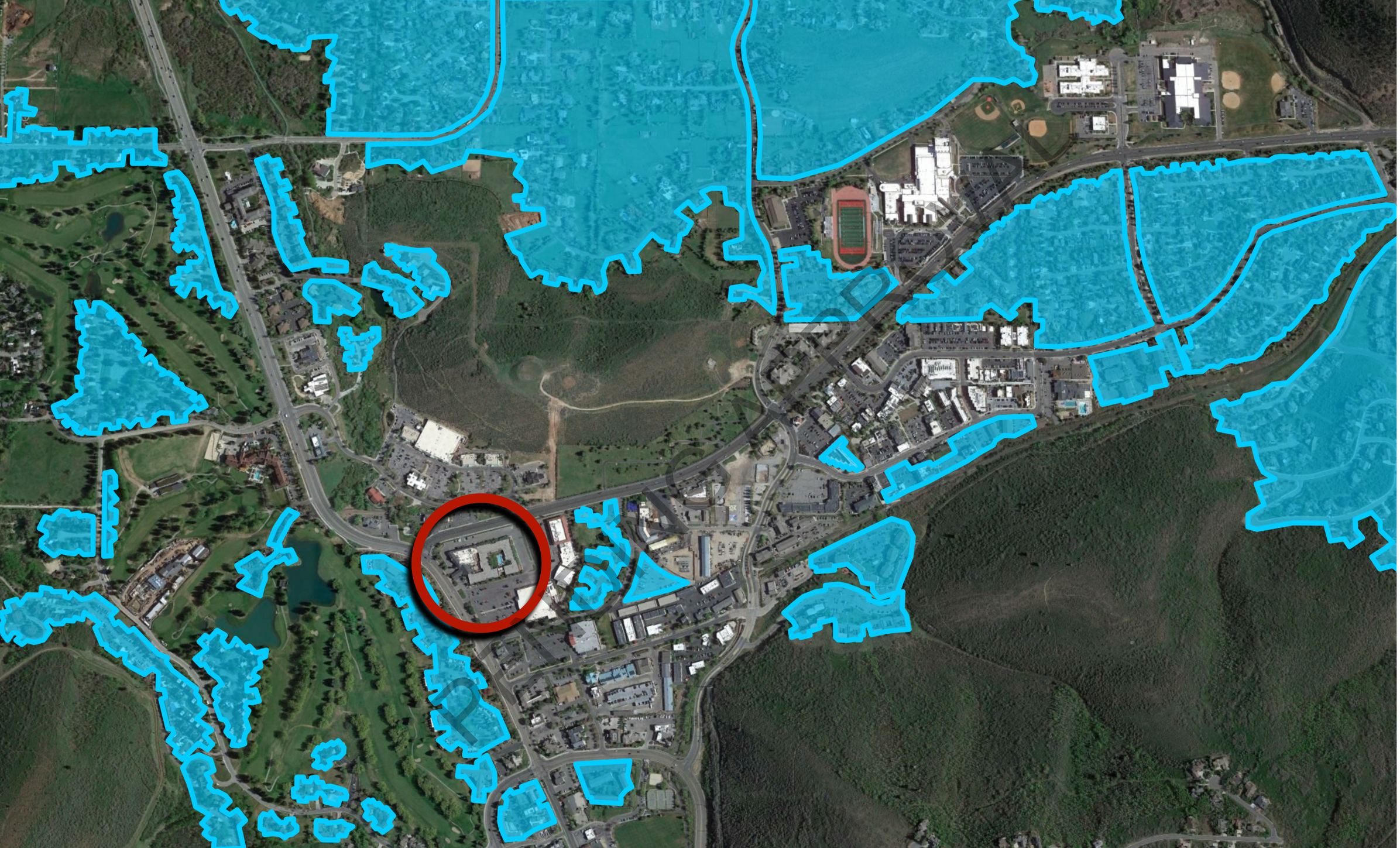
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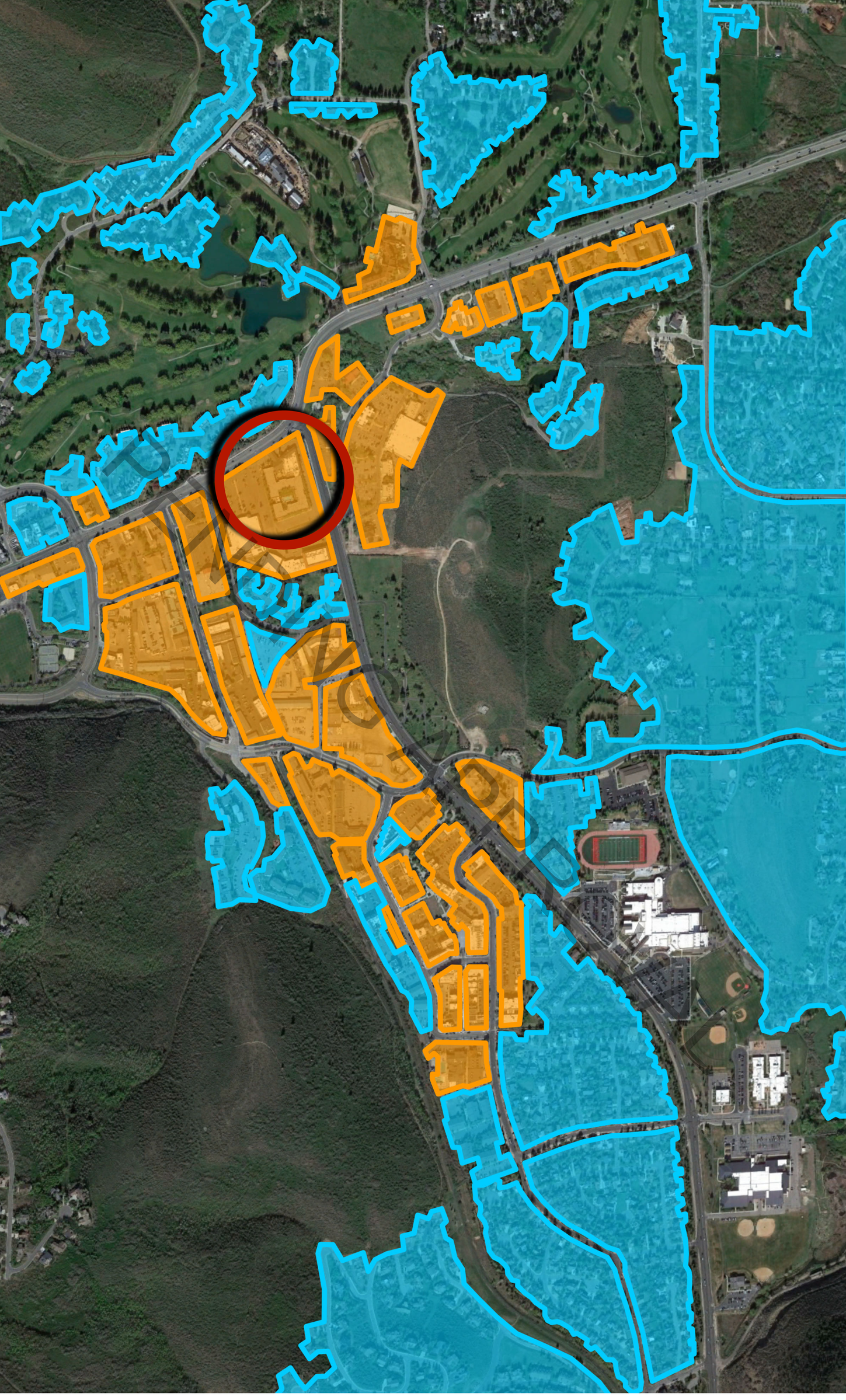
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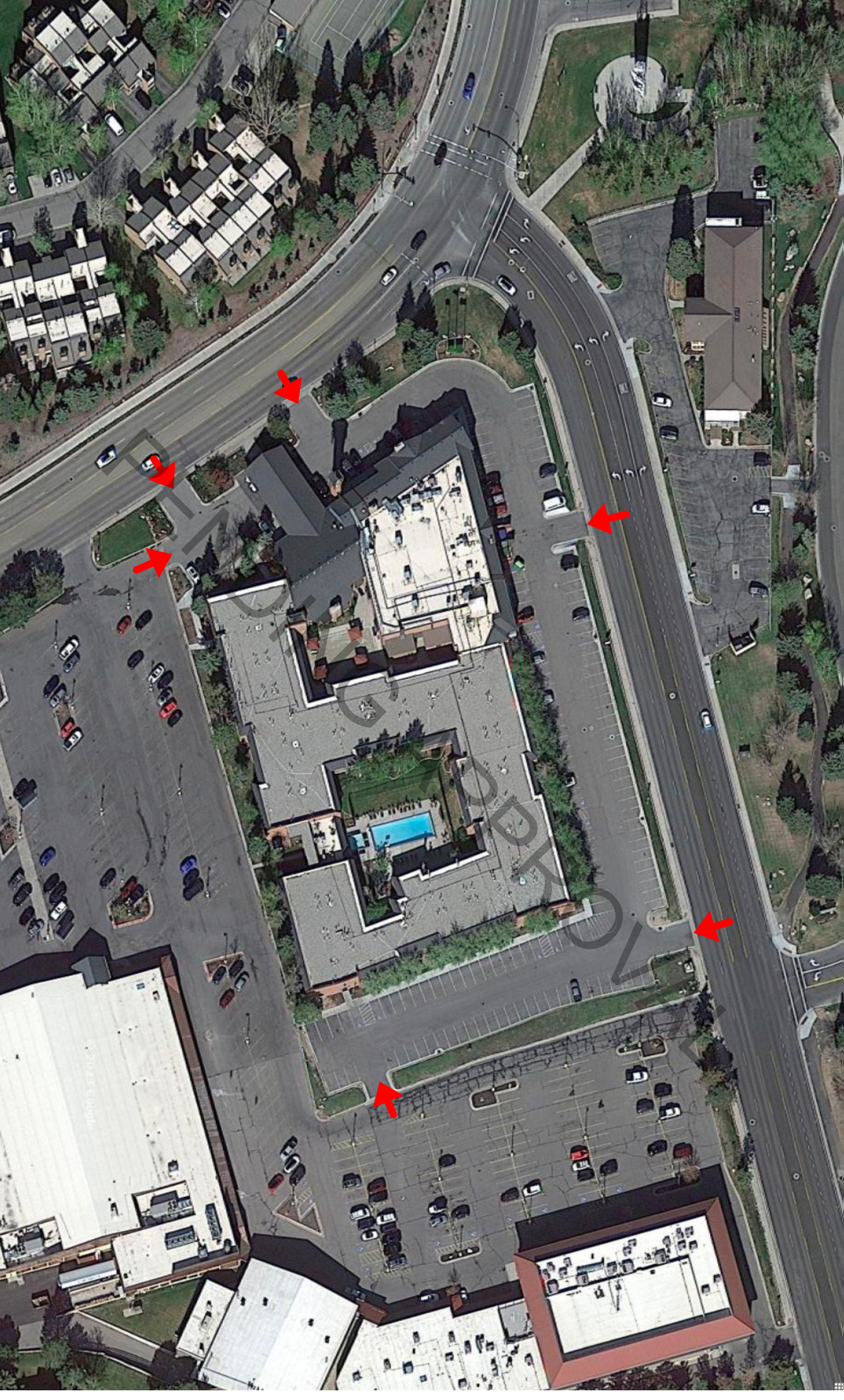
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Existing Open Space 24.8%

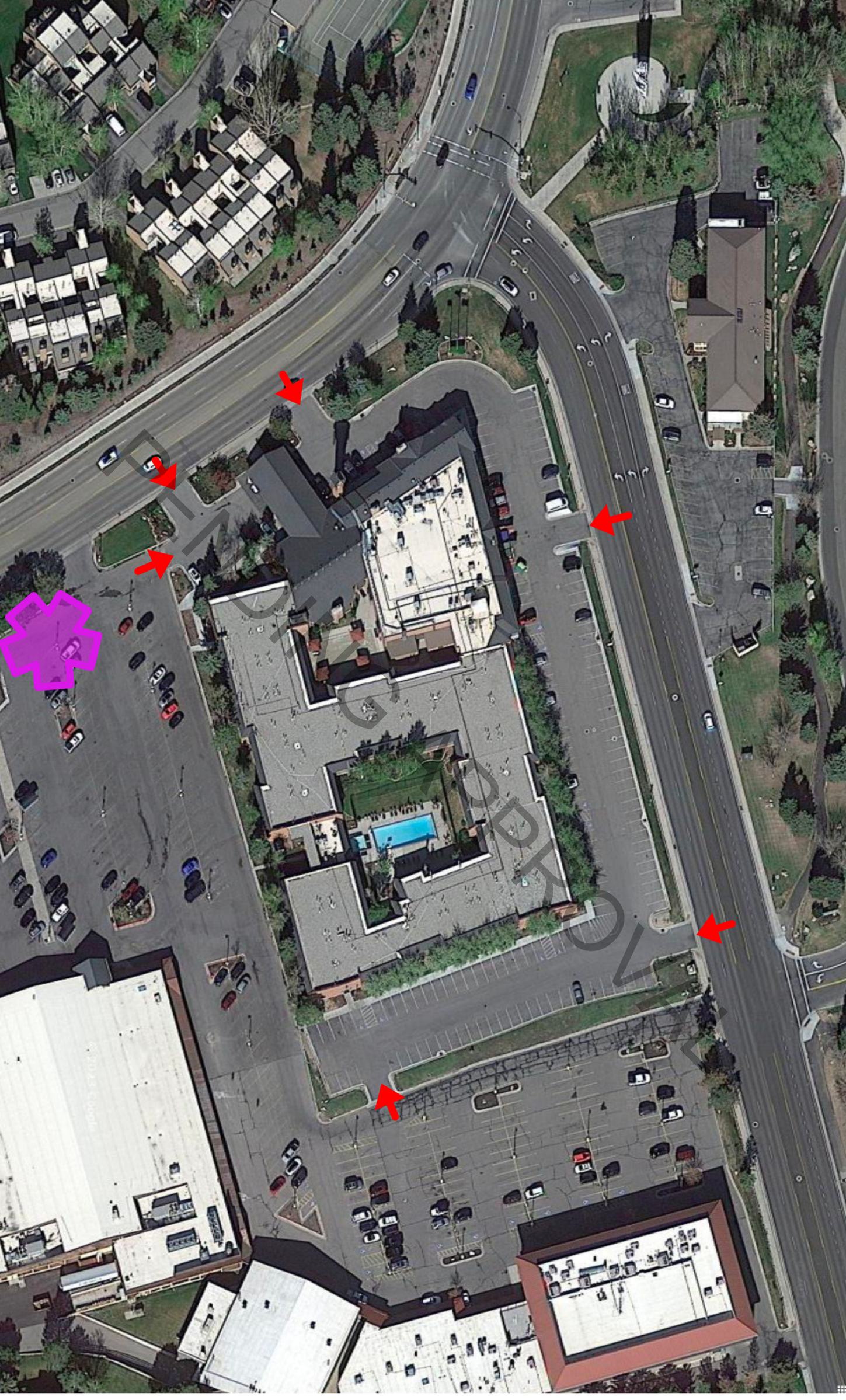
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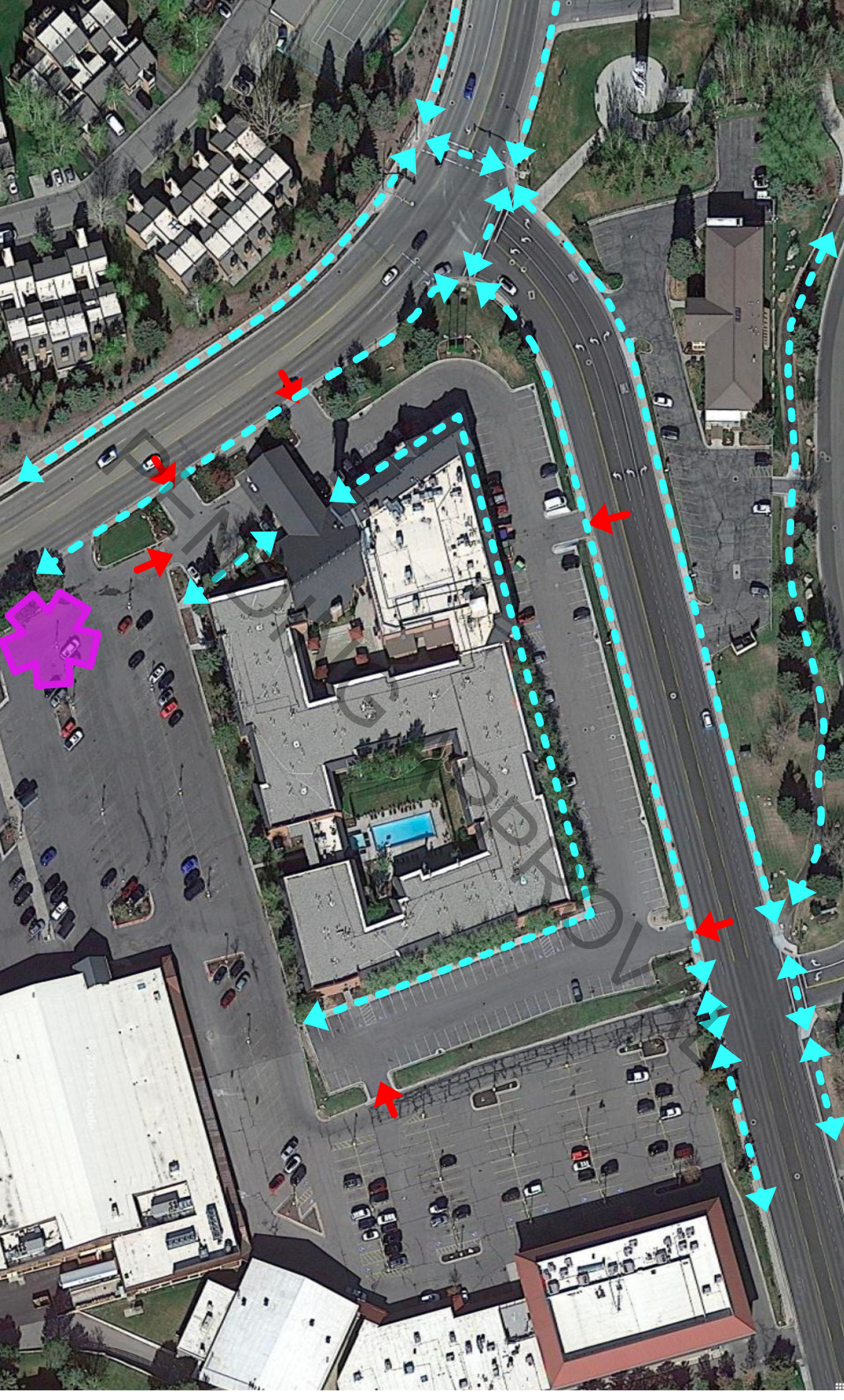
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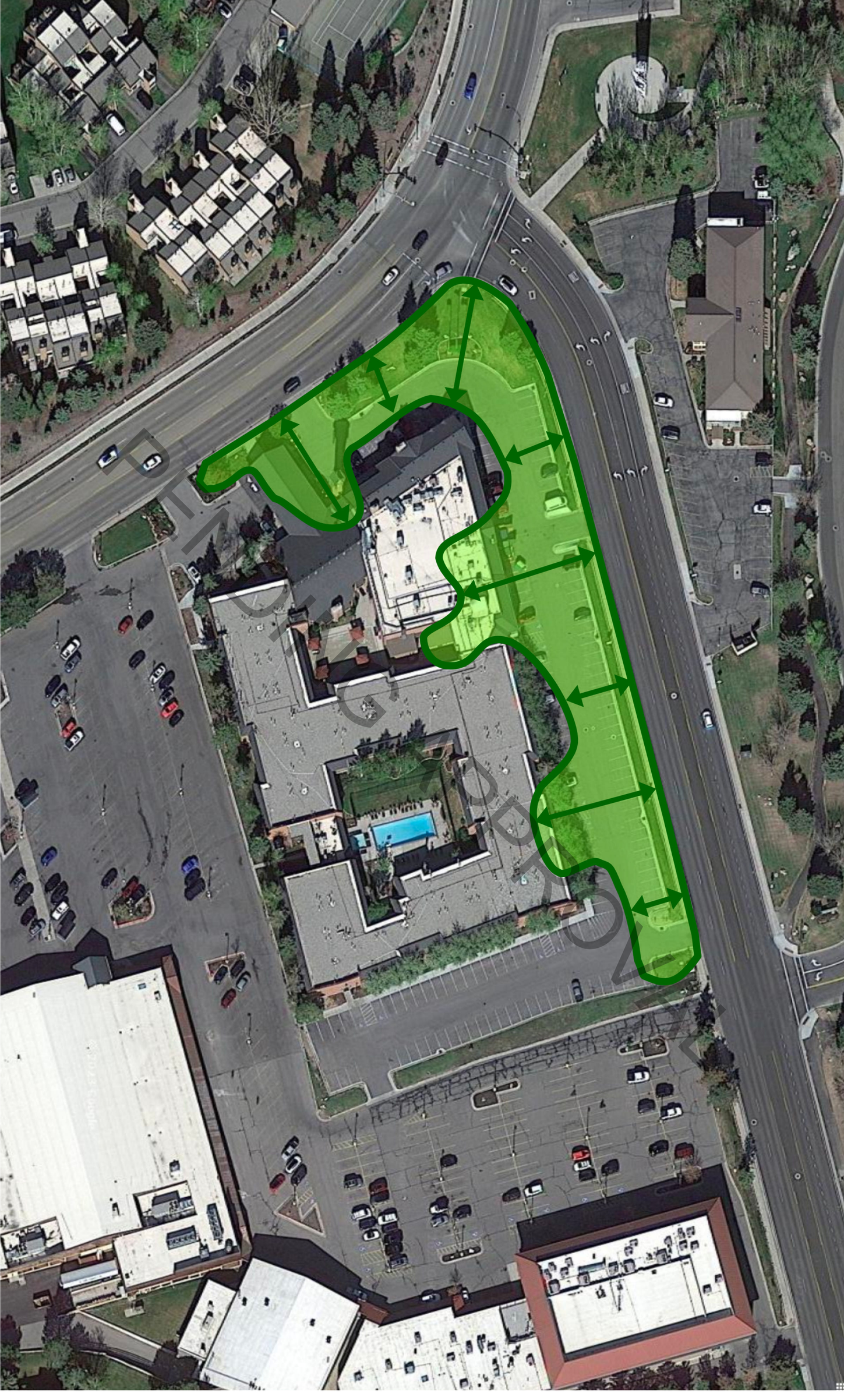
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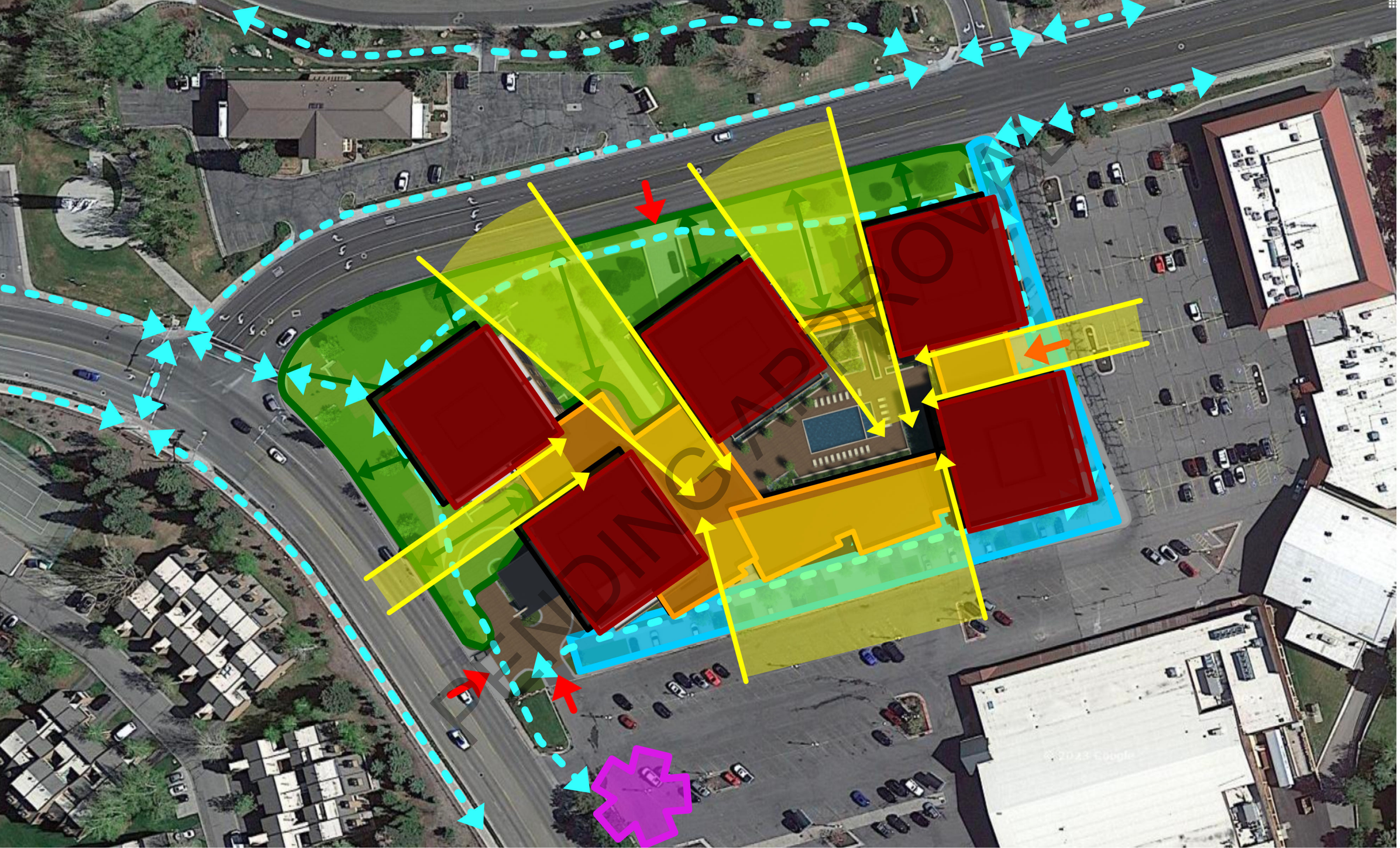
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Proposed Open Space 39.7%

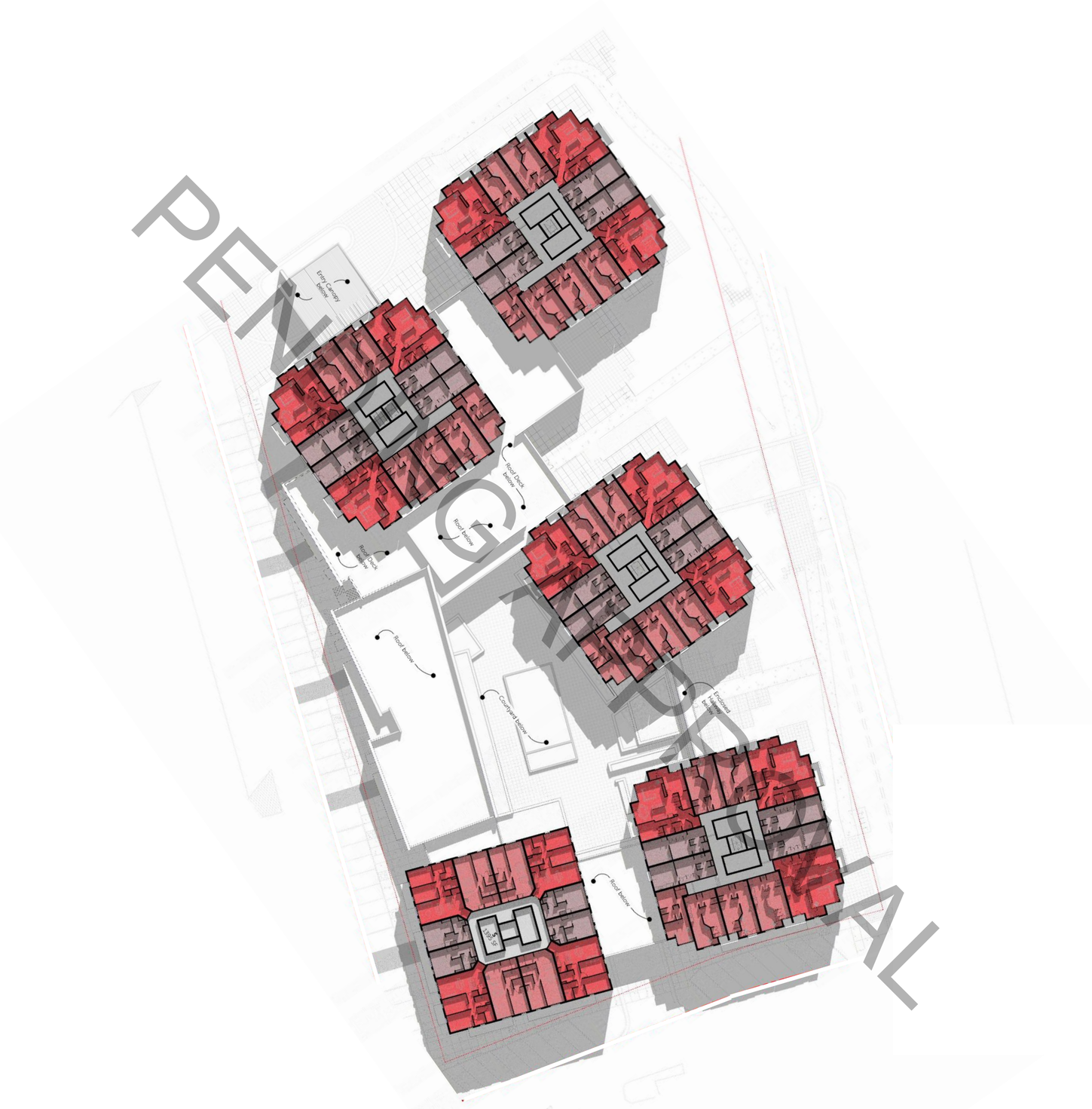
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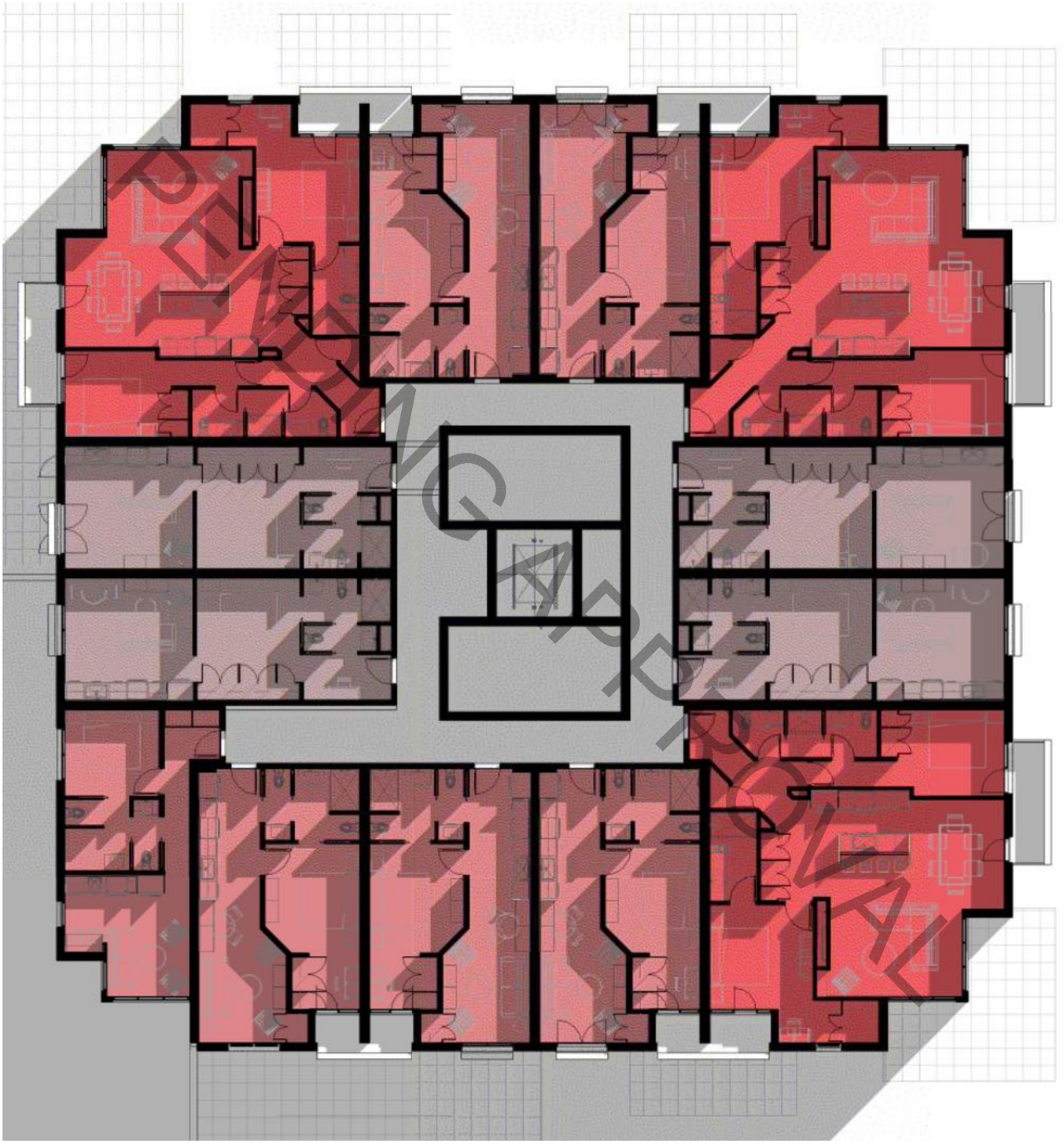
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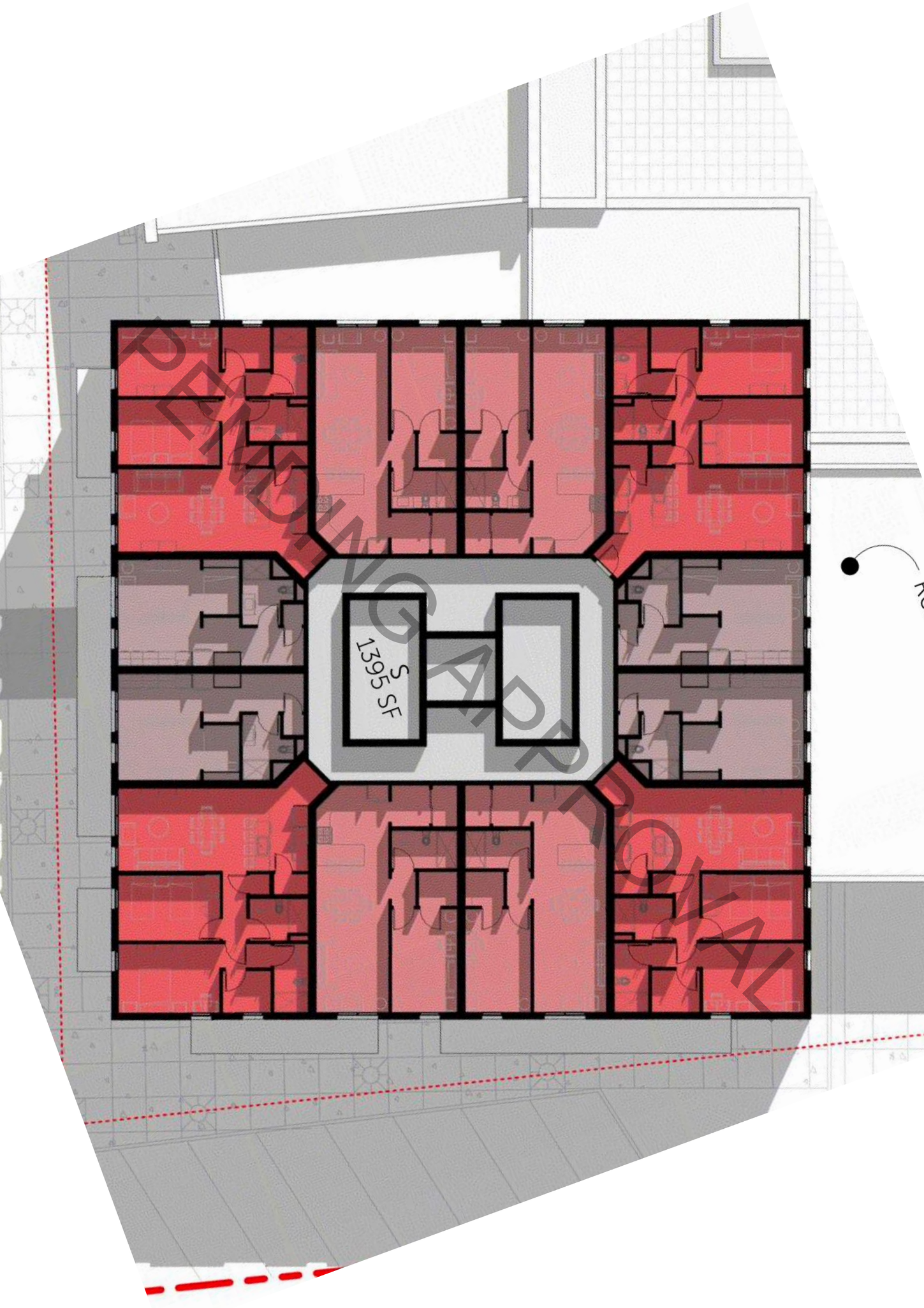


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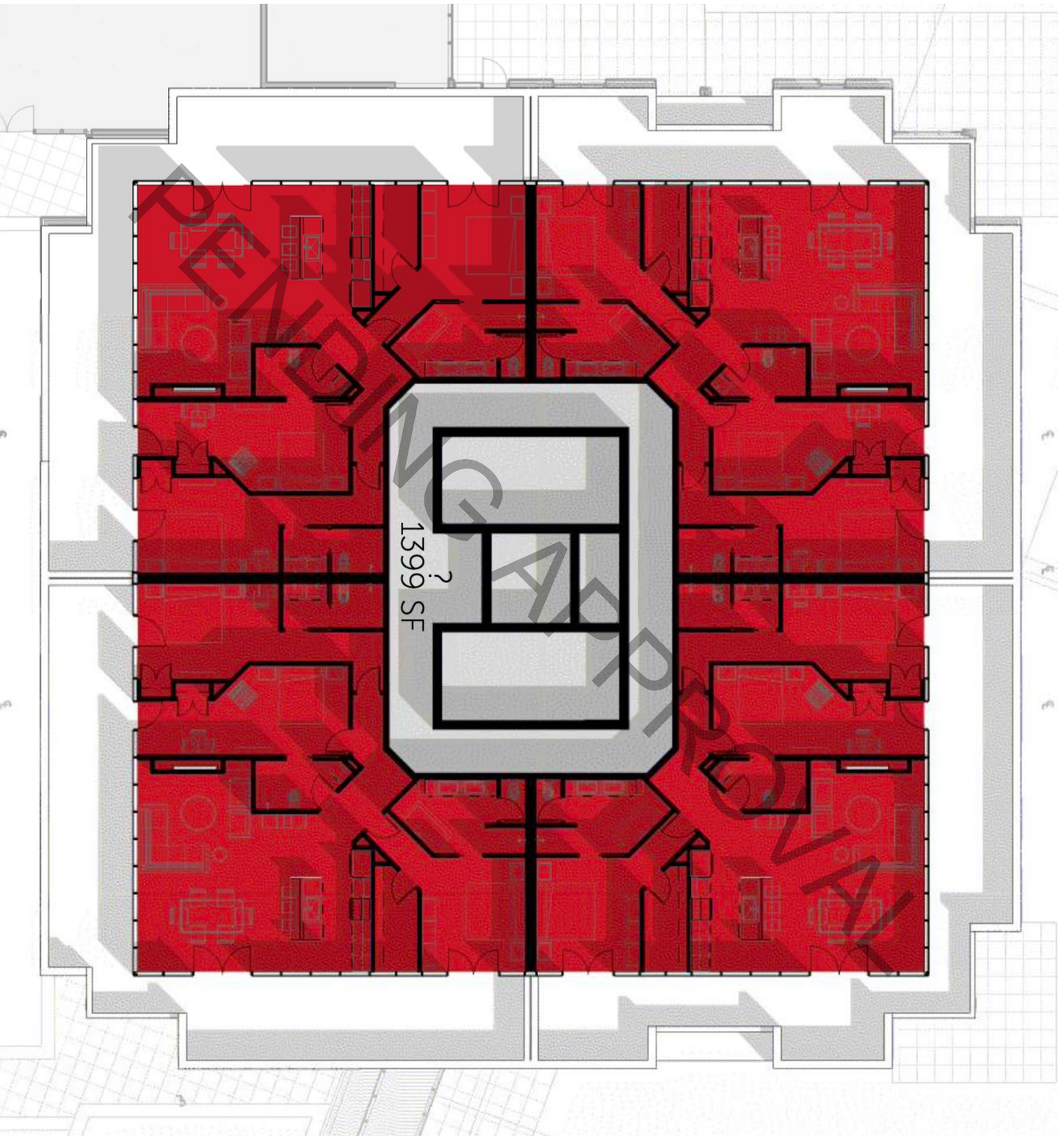
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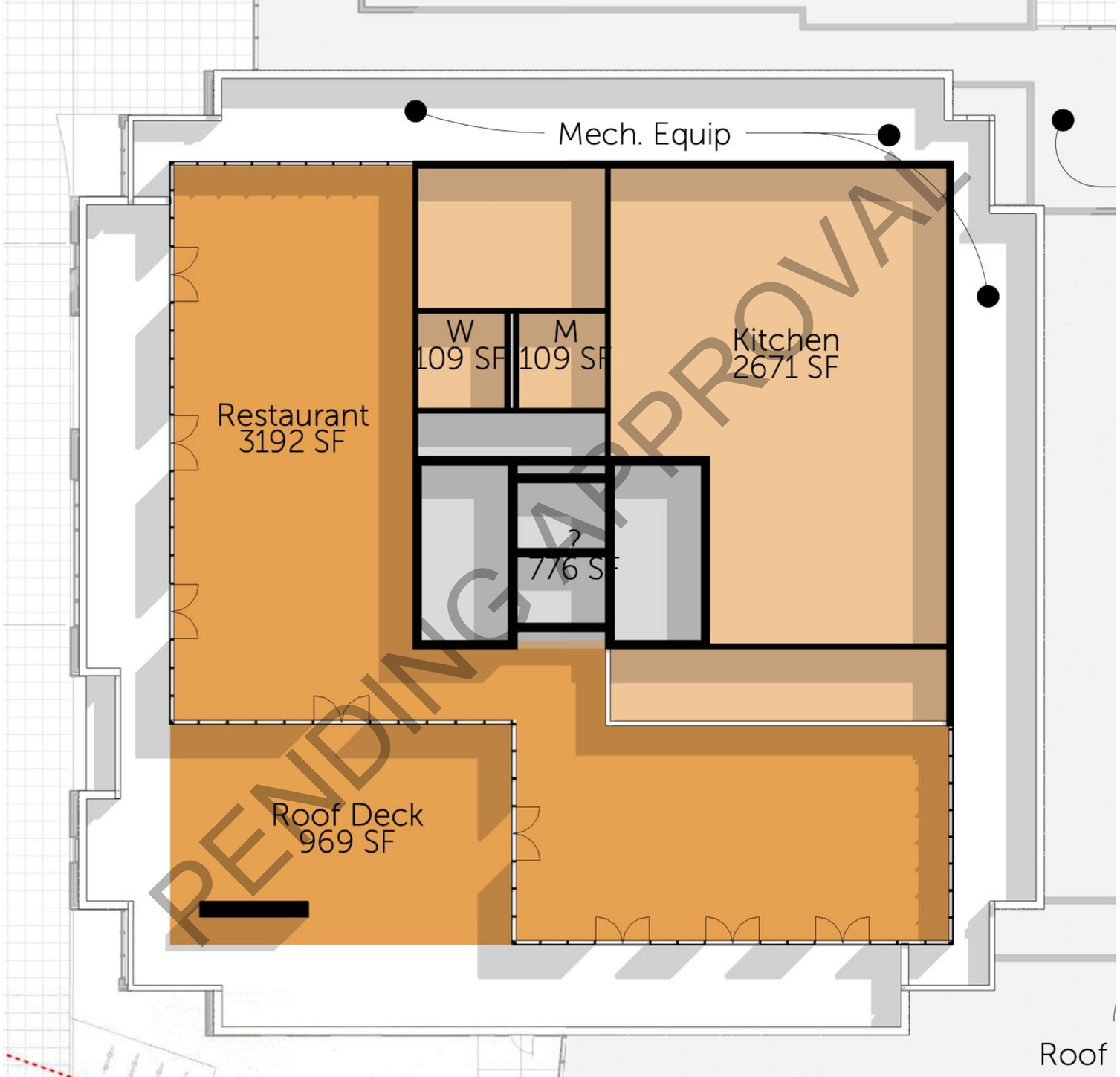
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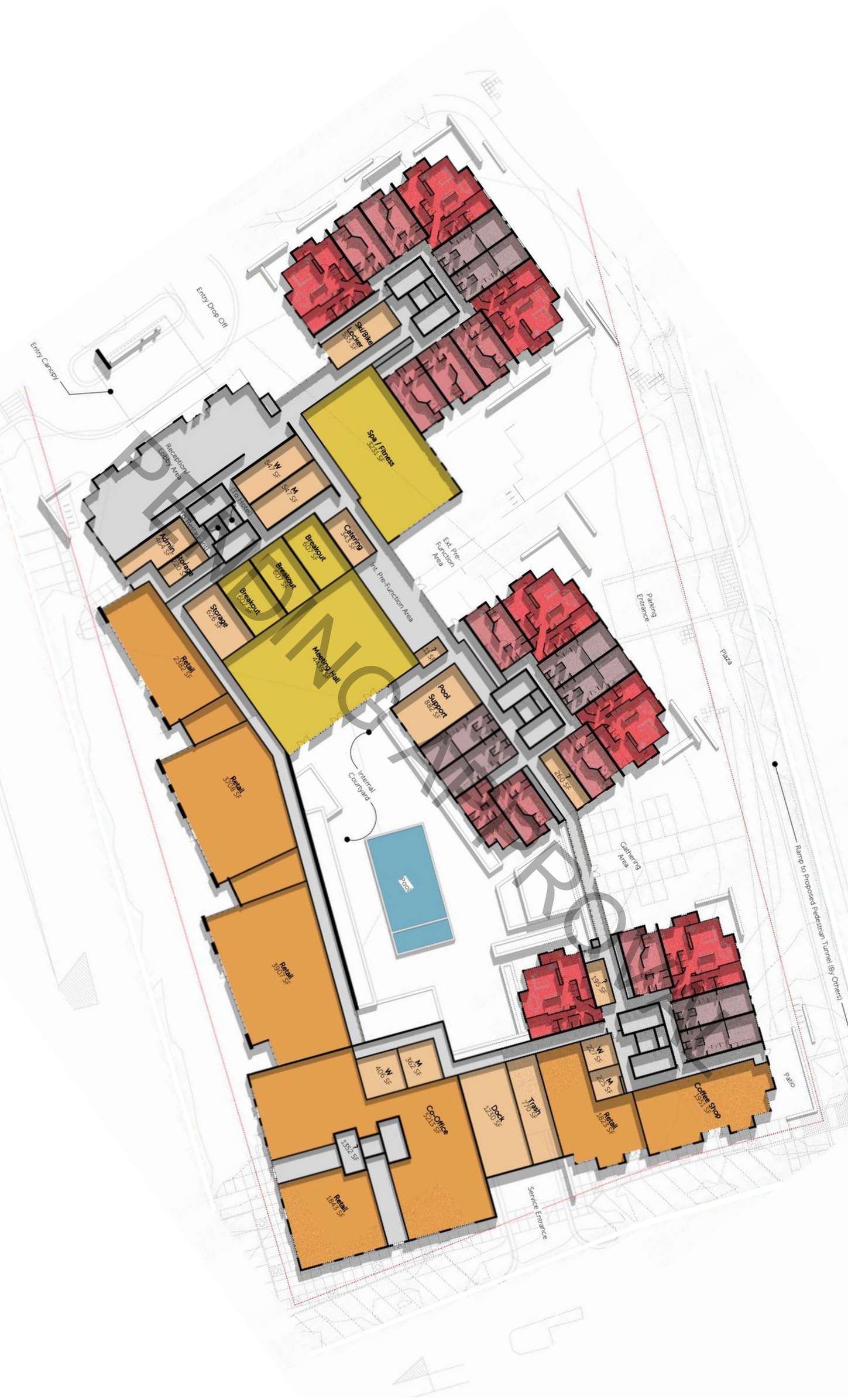

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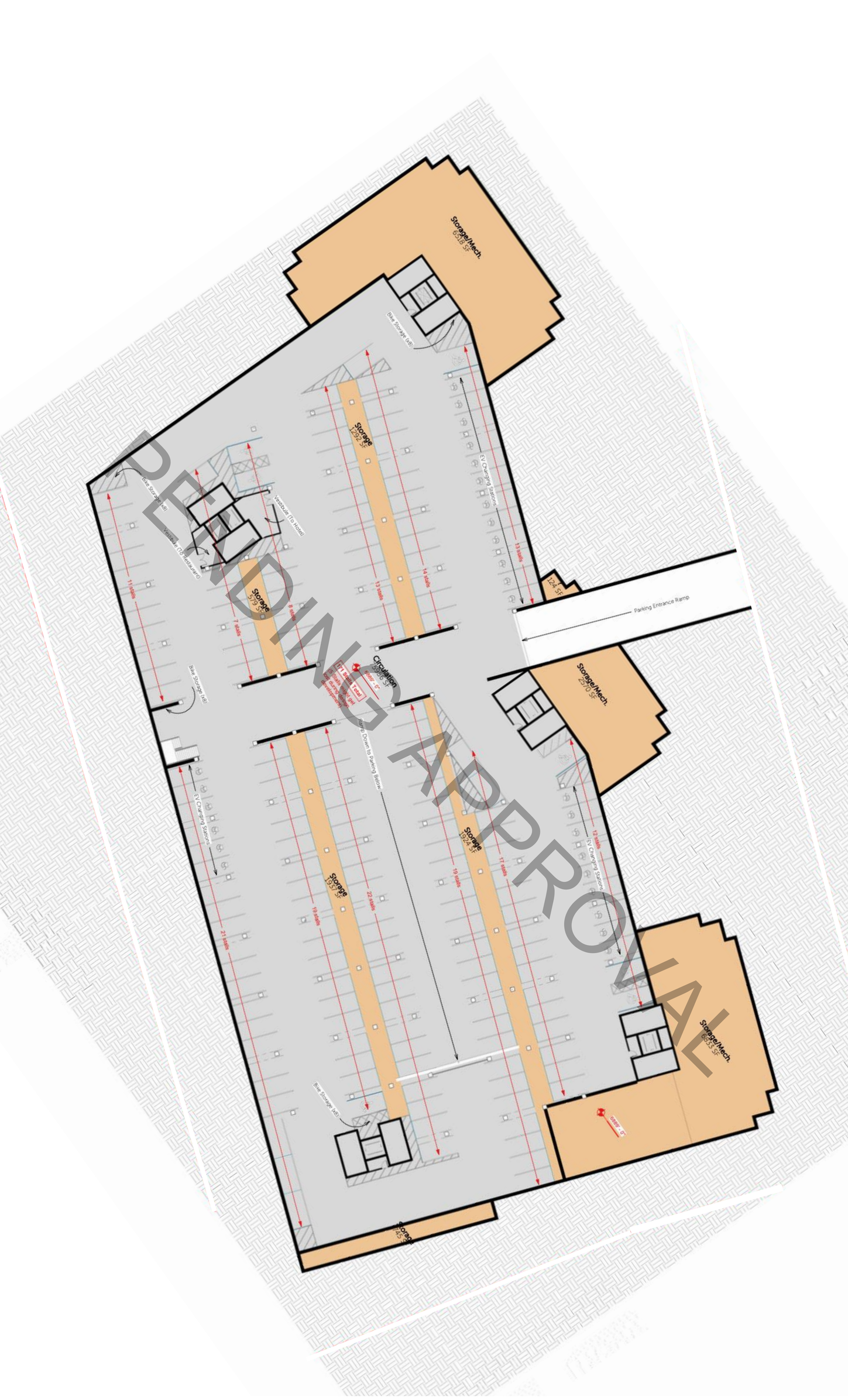
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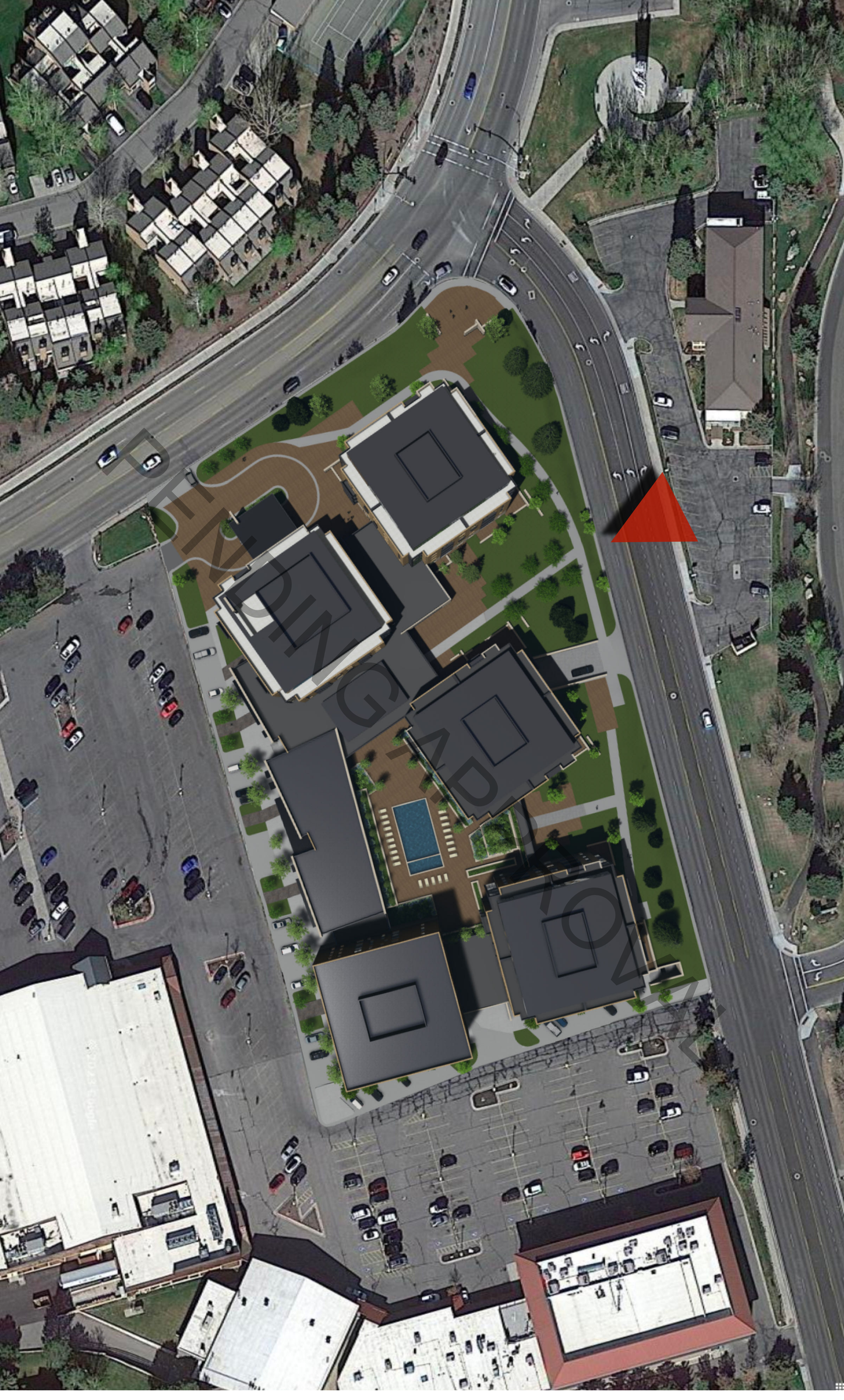


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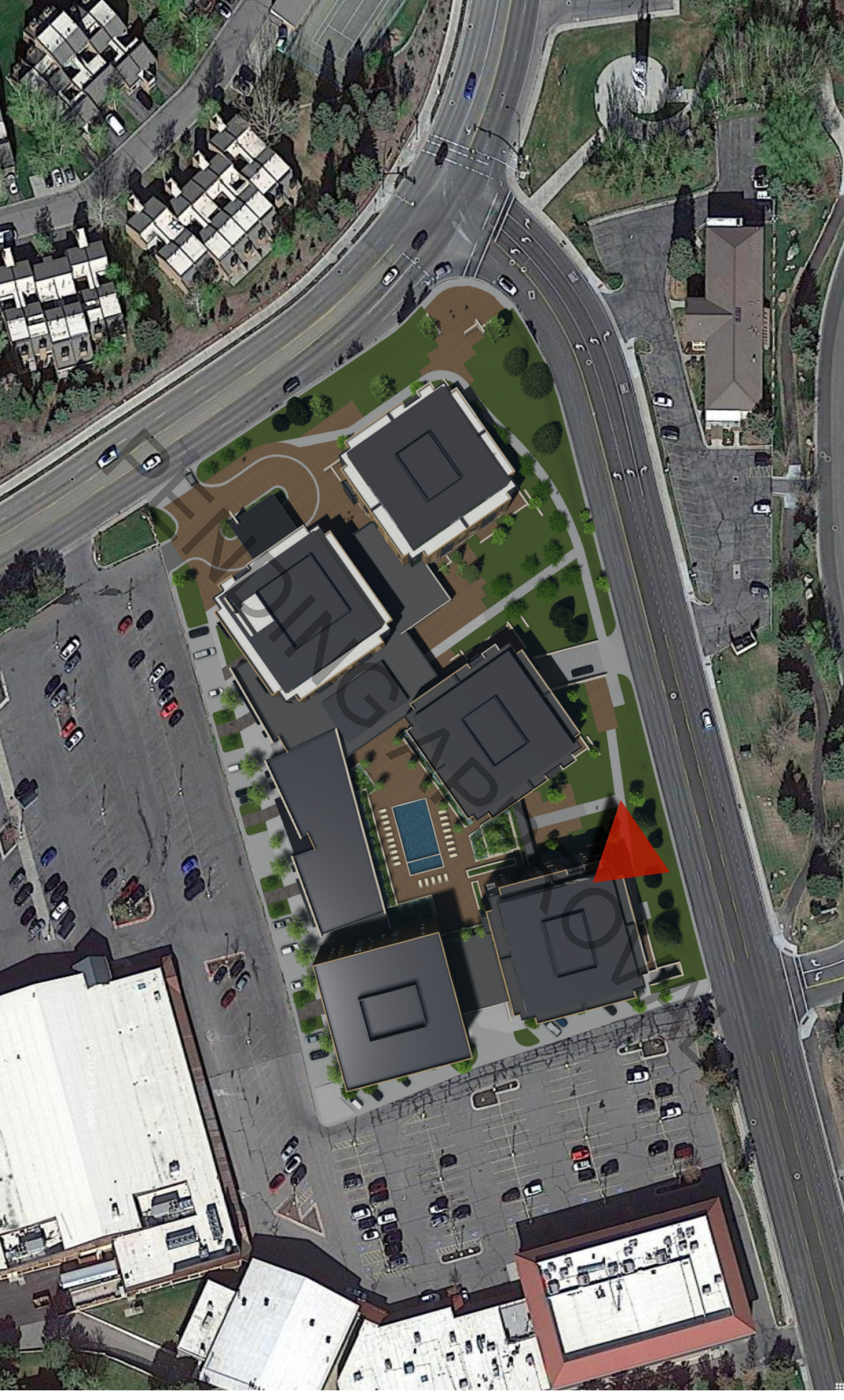
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Planning Commission
Staff Report

Subject: **Hot Creek Subdivision**
Application: **PL-23-05973**
Author: **Alexandra Ananth, Senior Planner**
Spencer Cawley, Planner II
Date: **February 14, 2024**
Type of Item: **Administrative – Subdivision**

Recommendation

Staff Recommends the Planning Commission open a public hearing and continue the item to March 13, 2024, to allow staff additional time to research this project.

Description

Applicant:	Talisker Club 2.0 LLC
Location:	10206 Twisted Branch Road, PCA-S-98-SD-3
Zoning District:	Recreation and Open Space (ROS), Sensitive Land Overlay (SLO)
Adjacent Land Uses:	Resort, Residential, Hotel
Reason for Review:	Subdivisions and CUPs require Planning Commission Final Action[1]

[1] LMC § 15-1-8(G) & (H)

Planning Commission
Staff Report

Subject: **Hot Creek Conditional Use Permit**
Application: **PL-23-05823**
Author: **Alexandra Ananth, Senior Planner**
Spencer Cawley, Planner II
Date: **February 14, 2024**
Type of Item: **Administrative – Conditional Use Permit**

Recommendation

Staff Recommends the Planning Commission open a public hearing and continue the item to March 13, 2024, to allow staff additional time to research this project.

Description

Applicant:	Talisker Club 2.0 LLC
Location:	10206 Twisted Branch Road, PCA-S-98-SD-3
Zoning District:	Recreation and Open Space (ROS), Sensitive Land Overlay (SLO)
Adjacent Land Uses:	Resort, Residential, Hotel
Reason for Review:	Subdivisions and CUPs require Planning Commission Final Action[1]

[1] LMC § 15-1-8(G) & (H)

Planning Commission
Staff Report

Subject:	**220 King Road**
Applications:	**PL-22-05318 - Conditional Use Permit Single-Family Dwelling** **PL-22-05319 - Plat Amendment** **PL-23-05523 – Conditional Use Permit Accessory Uses** **PL-23-05571 - Steep Slope Conditional Use Permit**
Authors:	**Rebecca Ward, Planning Director** **Caitlyn Tubbs, Senior Historic Preservation Planner** **Jaron Ehlers, Planning Technician** **Heather Wasden, Planning Technician**
Date:	**February 14, 2024**
Type of Items:	**Plat Amendment, Conditional Use Permits, Steep Slope Conditional Use Permit**

Recommendation

(I) Review the proposed applications to:

- Demolish a 4,235-square-foot Single-Family Dwelling and 4,189-square-foot Guest House,
- Construct a:
    - A Single-Family Dwelling with:
        - Approximately 7,461 square feet of finished space.
        - Approximately 5,898 square feet of unfinished space.
        - Approximately 1,690 square feet of terrace/patio area.
    - A 1,103-square-foot Accessory Building.
    - A 243-square-foot Pool.
    - A 4,794-square-foot Underground Parking Area.
- Amend Plat Notes 1, 4, and 5 and add Plat Notes 10, 11, and 12 to the Lot 2, Phase I Treasure Hill Subdivision to accommodate the proposed project.

(II) Open and close a public hearing,

(III) Consider:

- For the Conditional Use Permits, whether reasonable conditions are proposed or can be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards,
- For the Plat Amendment, whether there is Good Cause, and

(IV) Continue the item to February 21, 2024, to finalize proposed Findings of Fact, Conclusions of Law, and Conditions of Approval and to ratify a Final Action Letter. The Applicant submitted draft Final Action Letters for the Conditional Use Permit (Exhibit A), the Steep Slope Conditional Use Permit (Exhibit B), and the Plat Amendment (Exhibit C). Staff outlines recommended Conditions of Approval throughout this staff report.

Description

Applicant:	Pesky Porcupine, LLC Represented by Wade Budge with the Law Offices of Snell & Wilmer
Location:	220 King Road Lot 2, Phase I of the Treasure Hill Subdivision
Zoning District:	Historic Residential – 1 Sensitive Land Overlay
Adjacent Land Uses:	To the north and west are 42 acres of Open Space dedicated to Park City Municipal in the Recreation and Open Space Zoning District. To the east are six Single-Family Dwelling in the Historic Residential – 1 Zoning District with lots averaging 0.075 acres (7,260 square feet). To the south is a 0.86-acre vacant Lot (200 King Road) in the Historic Residential – 1 Zoning District.
Reason for Review:	The Planning Commission reviews, holds a public hearing, and takes Final Action on Conditional Use Permits,[1] Steep Slope Conditional Use Permits,[2] and Plat Amendments.[3]

CUP	Conditional Use Permit
LMC	Land Management Code
MPD	Master Planned Development
SLO	Sensitive Land Overlay
SSCUP	Steep Slope Conditional Use Permit

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Summary

220 King Road, of the Treasure Hill Subdivision Lot 2 Phase 1 amended plat is a 1.23-acre lot with a 4,235-square-foot Single-Family Dwelling built in 1998 and a 4,189-square-foot Guest House built in 2000. The Applicant proposes demolishing the existing structures to build a new Single-Family Dwelling and Accessory Buildings (Exhibit D).

[1] LMC § 15-1-10
[2] LMC § 15-2.2-6
[3] LMC § 15-1-8(H)

As the January 24, 2024 staff report indicates, the Applicant proposes a Single-Family Dwelling with a horizontal massing that combines the area that now has a Single-Family Dwelling and separate Guest House.



Figure 1 220 King Road Single-Family Dwelling and Guest House Photo Taken from Applicant's 1/24/24 Presentation

The proposed Single-Family Dwelling is four and a half stories and includes two levels which are more than fifty percent below grade, considered basement levels.



Figure 2 Applicant's Cross Valley Views from Marsac



Figure 3 Applicant's Cross Valley Views from City Hall

The third story cantilevers over the basement levels and hillside below. The Applicant refers to this as an “inverted stepback.” The Applicant proposes a Plat Amendment to establish exceptions from the Building Footprint limitations for the site to accommodate underground Accessory Buildings and a parking area. Additionally, the Applicant proposes a Plat Amendment to shift the Building Area Limits into the Sensitive Land Overlay, and to establish height regulations for the property as indicated in the Land Management Code (LMC) in effect at the time of the Sweeney MPD.

The Applicant’s proposed amendments to Plat Notes are outlined in red below:

SPECIAL RESTRICTIONS FOR SINGLE FAMILY HOMES TO BE CONSTRUCTED AS SHOWN HEREON:

1. FOOTPRINT. THE RESIDENTIAL FOOTPRINT OF THE DWELLING (“MAIN HOUSE”), TO BE LOCATED ON LOT 2, PHASE I, TREASURE HILL SUBDIVISION (THE “LOT”), SHALL BE CALCULATED FROM THE OUTSIDE FACE OF WALLS ON ANY SINGLE LEVEL, AND A MAXIMUM OF THREE THOUSAND FIVE HINDERED (3,500) SQUARE FEET FOOTPRINT INCLUDING GARAGES. THE FOLLOWING SHALL NOT COUNT TOWARD THE FOOTPRINT CALCULATIONS:

a) DECK WHICH IS OPEN ON AT LEAST TWO SIDES, BUT WHICH MAY HAVE RAILINGS AS REQUIRED, COVERED OR UNCOVERED, AND THAT DOES NOT HAVE ABOVE-EXISTING NATURAL GRADE OR LIVING SPACE LOCATED BELOW OR ABOVE IT;

b) EXTERIOR WALKWAYS;

c) EXTERIOR STAIRS;
d) DRIVEWAY; AND
e) THAT PORTION OF ANY GARAGE, CARPORT, MECHANICAL SPACE, PARKING AREA, OR LIVING SPACE THAT IS LOCATED BELOW EXISTING GRADE AND WHICH HAS LANDSCAPING OR DECK (AS PROVIDED IN 1(A)) LOCATED ABOVE IT.

2. BUILDING AREA LIMITS. IMPROVEMENTS, INCLUDING FENCES AND FORMAL LANDSCAPING (UNLESS OTHERWISE PERMITTED UNDER EASEMENTS OR AGREEMENTS OF RECORD OR AS SHOWN ON THE PLAT OR AS CONSISTENT WITH THE APPROVED CONSTRUCTION DRAWINGS OF THE DRIVEWAYS, UPPER NORFOLK TURNAROUND, KING ROAD TURNAROUND, SKI BRIDGE AND UTILITY PLANS) SHALL BE LIMITED TO THE BUILDING AREA LIMITS NOTED ON THE PLAT.

3. CONSTRUCTION DISTURBANCE. UNLESS OTHERWISE PROVIDED IN AGREEMENTS WITH PARK CITY MUNICIPAL CORPORATION WHICH ARE OF RECORD, TEMPORARY CONSTRUCTION DISTURBANCE SHALL BE LIMITED TO TWENTY (20) FEET BEYOND THE BUILDING AREA LIMITS OR TO ADJOINING LOT PROPERTY LINES WHICH EVER IS CLOSER. SUCH DISTURBED AREA SHALL BE REVEGETATED WITH NATIVE LANDSCAPING.

4. HEIGHT. THE BUILDING HEIGHT SHALL BE MEASURED FROM EXISTING GRADE TO THE TOP OF THE FLAT ROOFS AND TO THE RIDGE OF PITCHED ROOFS. THE MAXIMUM HEIGHT, IN GENERAL, SHALL BE TWENTY-FIVE (25) FEET FOR FLAT ROOFS AND THIRTY (30) FEET FOR PITCHED ROOFS. A MAXIMUM HEIGHT OF TWENTY EIGHT (28) FEET FOR FLAT ROOFS AND THIRTY-THREE (33) FEET FOR PITCHED ROOFS SHALL BE PERMITTED FOR THE EXPRESSED PURPOSE OF ACCOMMODATING ACCESS, I.E. STAIRWELLS AND/OR ELEVATORS, BETWEEN FLOOR LEVELS. IN ACCORDANCE WITH THE SWEENEY MPD, WHICH WAS APPROVED BY THE PARK CITY MUNICIPAL CORPORATION ON OCTOBER 16, 1986, AND AS SUBSEQUENTLY AMENDED ON OCTOBER 14, 1987 AND DECEMBER 30, 1992, BUILDING HEIGHT SHALL ONLY BE MEASURED AS OUTLINED IN THIS PLAT NOTE #4 AND THERE ARE NO INTERIOR HEIGHT RESTRICTIONS.

5. FACADE HEIGHT, EASTERLY FACING. THE MAXIMUM FAÇADE HEIGHT FOR THE EASTERLY FACING FACADES WITHOUT A STEP BACK OR STEP OUT OF AT LEAST FIVE (5) FEET SHALL BE TWENTY FIVE (25) FEET FROM EXISTING OR REESTABLISHED GRADE WHICHEVER IS GREATER.

6. MASSING. HOUSE DESIGNS MAY BE COMPRISED OF ONE OR MORE CONNECTED OR UNCONNECTED BUILDING MASSES. NO ONE BUILDING MASS WITHIN THE 3,500 SQUARE FOOT FOOTPRINT REFERENCED IN NOTE 1 ABOVE, SHALL HAVE A FOOTPRINT THAT EXCEEDS 1,500 SQUARE FEET. MASSING ELEMENTS SHALL BE SEPARATED BY HORIZONTAL AND/OR VERTICAL FACADE BREAKS.

7. SEWER LATERALS. MAINTENANCE AND REPLACEMENT OF SEWER LATERALS SHALL BE THE RESPONSIBILITY OF THE OWNER(S) AND NOT THAT OF SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT.

8. FIRE SPRINKLING. INTERNAL AND EXTERNAL MODIFIED 13d FIRE SPRINKLERS SHALL BE PROVIDED FOR THE HOME. WOOD ROOFING MATERIAL SHALL BE PROHIBITED.

9. PRECEDENCE. THE ABOVE SPECIAL RESTRICTIONS ARE CONSISTENT WITH THE SWEENEY MASTER PLAN APPROVED BY THE PARK CITY MUNICIPAL CORPORATION ON OCTOBER 16, 1986 AND AS SUBSEQUENTLY AMENDED ON OCTOBER 14, 1987 AND DECEMBER 30, 1992. FINAL HOUSE DESIGN SHALL BE REVIEWED UNDER THE SMALL SCALE MASTER PLAN PROCESS IN ACCORDANCE WITH THE SWEENEY MASTER PLAN.

10. EXTERIOR LIGHTING. ALL EXTERIOR LIGHTING SHALL BE FULLY SHIELDED TO PROTECT THE NIGHT SKY.

11. GLAZING. SIXTY PERCENT (60%) OF THE EASTERN FACING FAÇADE IS PERMITTED TO BE GLAZING AND LIGHTING IMPACTS FROM THE EASTERN FACING FAÇADE SHALL BE MITIGATED BY INTERIOR FIXTURES DESIGNED TO MINIMIZE DIRECT VISIBILITY OF THE LIGHTING ELEMENT FROM RESIDENCES WITHIN 1/3 MILE OF THE RESIDENCE.

11. DETACHED BELOW GRADE ACCESSORY BUILDINGS. BELOW GRADE ACCESSORY BUILDINGS ARE PERMITTED WITHIN THE BUILDABLE AREA. THE FOOTPRINT OF A DETACHED BELOW GRADE ACCESSESORY BUILDING DOES NOT COUNT TOWARDS THE FOOTPRINT AREA OF THE DWELLING AS ALLOWED IN NOTE #1.

12. USE OF RESIDENTIAL STRUCTURE. ANY RESIDENCE CONSTRUCTED AFTER THE DATE OF THIS AMENDMENT SHALL ONLY BE USED AS A SINGLE-FAMILY RESIDENCE. THE NEW RESIDENCE SHALL NOT BE USED AS A CONDOMINIUM, TIME INTERVAL OWNERSHIP, FRACTIONAL OWNERSHIP, OR NIGHTLY RENTALS. HOME OCCUPATIONS SHALL BE PERMITTED IN ACCORDANCE WITH LMC § 15-4-3.

- The project was first scheduled for a Planning Commission work session on October 26, 2022. The Applicant requested the item be continued to a later date. (Planning Commission Packet; Meeting Minutes, p. 3).
- On October 11, 2023, the Applicant presented updated plans in a Planning Commission work session (Planning Commission Packet; Meeting Minutes, p. 2). The Planning Commission requested:

    - Architectural plans illustrating the length of the proposed structure to determine how it relates to Single-Family Dwellings within the Treasure Hill Subdivision and neighborhood.
    - Excavation plans.
    - Alternative views of the proposed Single-Family Dwelling.
    - Details of the Accessory Buildings.
    - Easements or encroachments on the property.
    - The proposed square footage of the Single-Family Dwelling compared to the other Single-Family Dwellings within the Sweeney MPD.
- On January 2, 2024, the attorneys for the Applicant submitted a request for Final Action within 45 days pursuant to Utah Code Section 10-9a-509.5(2) for the Plat Amendment, Conditional Use Permit, and Steep Slope Conditional Use Permit.
- On January 24, 2024, the Planning Commission conducted a work session on the proposed project (Planning Commission Packet; Audio). The Planning Commission requested:
    - The Excavation plan and impacts on the Sensitive Land Overlay, including the amount of excavation on the site and within the Sensitive Land Overlay (Exhibit E).
    - A vegetation protection plan including protection of any Significant Vegetation (Exhibit F).
    - A stormwater mitigation plan (Exhibit G).

Prior to the January 24, 2024 Planning Commission meeting, the attorneys for the Applicant submitted a letter to the Planning Commission outlining their interpretation of the relevant standards for the property (Exhibit H).

There are many neighborhoods and Zoning Districts within Park City where the proposed Single-Family Dwelling and Accessory Buildings could potentially be constructed. The question for the Planning Commission is whether the proposed project is compatible with the City's Old Town neighborhood and is compliant with the Historic Residential – 1 Zoning District, Conditional Use Permit and Steep Slope Conditional Use Permit criteria, Sensitive Land Overlay regulations, Treasure Hill Subdivision Plat, and the Sweeney MPD.

Background

The Treasure Hill Subdivision was developed as part of the Sweeney Master Planned Development, a project that first went through approvals in the 1980s, outlined below:

Sweeney Master Planned Development

- December 18, 1985 – the Planning Commission approved the Sweeney Land Company Large Scale Master Planned Development (Sweeney MPD), distributing 277 units of density through several locations in the Historic Districts

and the Treasure Mountain area (Exhibit I).

- October 14, 1987 – the Planning Commission approved an amendment to the Sweeney MPD and reallocated 12 Unit Equivalents to accommodate extended ski trails. The conditions of approval from the 1985 Sweeney MPD remained in effect (Exhibit J). The amended Sweeney MPD relocated two Unit Equivalents off King Road, one off Upper Norfolk, and one off 5th Street, shown in the Sweeney MPD exhibit below, with approximate Single-Family Dwelling lot locations that later became part of the Treasure Hill Subdivisions highlighted in yellow by staff:



Treasure Hill Subdivisions within the Sweeney Master Planned Development

- September 7, 1995 – the City Council adopted Ordinance No. 95-50, approving the Treasure Hill Subdivision Phase 1 plat, creating four Single-Family Lots and one Space Parcel:
  - Lot 1 (200 King Road – vacant),
  - Lot 2 (220 King Road),
  - Lot 3 (425 Norfolk Avenue), and
  - Lot 4 (375 Norfolk Avenue).

Lot 5 is a 42.7-acre Open Space parcel dedicated to the City (Exhibit K).

The Treasure Hill Subdivision Phase 1 includes the following plat notes:

SPECIAL RESTRICTIONS FOR SINGLE FAMILY HOMES TO BE CONSTRUCTED ON LOTS 1 THROUGH 4 SHOWN HEREON:

1. FOOTPRINT. The maximum footprint, calculated from the outside face of walls and subject to the massing requirements of Note 7 [sic – this should reference Note 6], shall be three thousand five hundred (3500) square feet including garages. The following shall not count towards the foot print [sic] calculations:

(a) Decks which are open on at least two sides (but which may have railings as required), covered or uncovered, and which do not have above grade living space below or above them;
(b) Exterior walkways;
(c) Exterior stairs;
(d) Driveways.

2. BUILDING AREA LIMITS. Improvements, including fences and formal landscaping (unless otherwise permitted under easements or agreements of record or as shown on the Plat or as consistent with the approved construction drawings of the driveways, Upper Norfolk turnaround, King Road turnaround, ski bridge and utility plans) shall be limited to the Building Area Limits noted on the Plat. Notwithstanding the forgoing, flat areas located on the Ski Trail Easements where they cross Lots 3 and 4 and are directly adjacent to the Building Area Limits of Lots 3 and 4 may be landscaped with irrigated groomed grass.

3. CONSTRUCTION DISTURBANCE. Unless otherwise provided in agreements with Park City Municipal Corporation which are of record, temporary construction disturbance shall be limited to twenty (20) feet beyond the Building Area Limits or to adjoining-lot property lines which ever [sic] is closer. Such disturbed area shall be revegetated with native landscaping.

4. HEIGHT. The building height shall be measured from existing grade to the top of flat roofs and to the ridge of pitched roofs. The maximum height, in general, shall be twenty five (25) feet for flat roofs and thirty (30) feet for pitched roofs. A maximum height of twenty eight (28) feet for flat roofs and thirty three (33) feet for pitched roofs shall be permitted for the expressed purpose of accommodating access, i.e. stairwells and/or elevators, between floor levels.

5. FAÇADE HEIGHT, EASTERLY FACING. The maximum façade height for the Easterly facing facades without a step back of at least five (5) feet shall be twenty five (25) feet from existing or reestablished grade whichever is greater.

6. MASSING. House designs may be comprised of one or more connected or unconnected building masses. No one building mass within the 3500 square foot footprint referenced in Note 1 above, shall have a footprint that exceeds 1,500 square feet. Massing elements shall be separated by horizontal and/or vertical façade breaks.

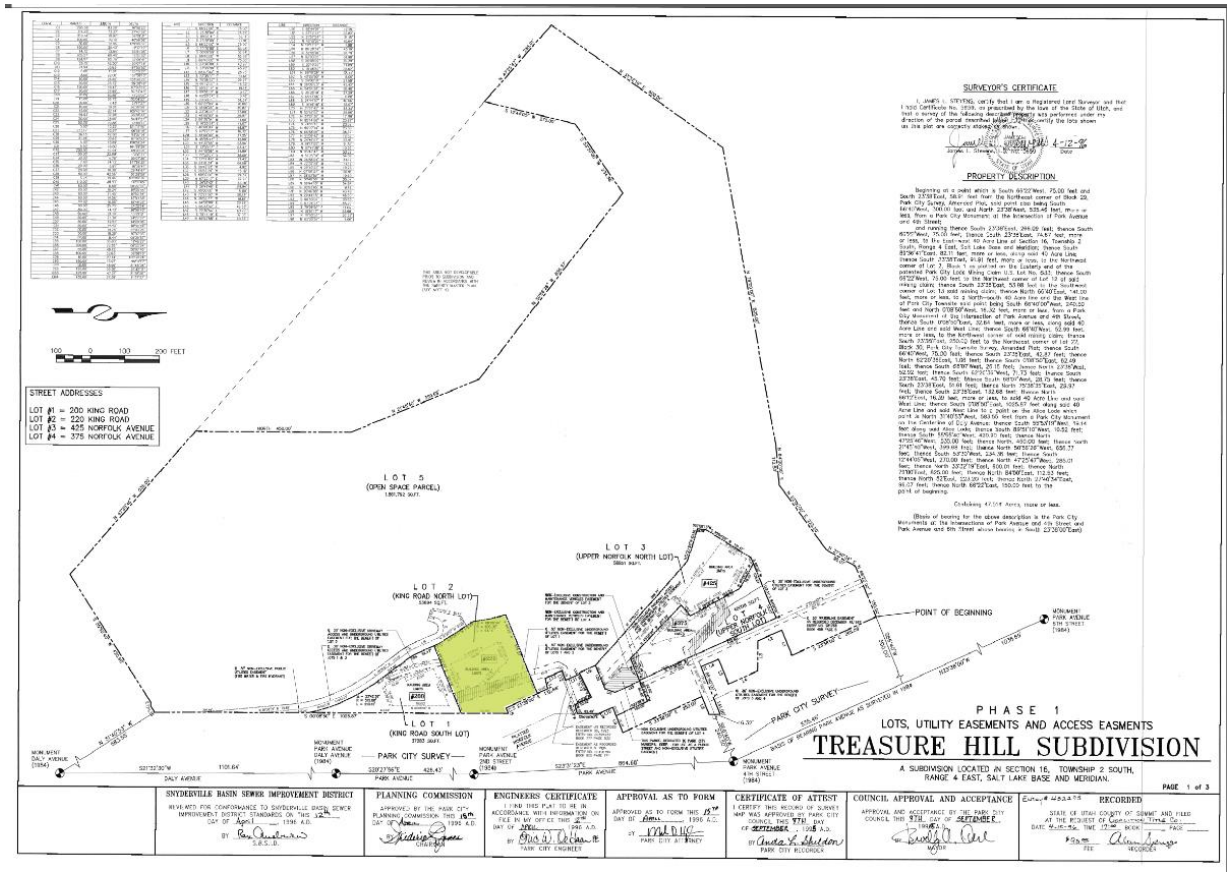
7. SEWER LATERALS. Maintenance and replacement of sewer laterals shall be the responsibility of their respective owners and not that of the Snyderville Basin Sewer Improvement District.

8. FIRE SPRINKLING. Internal and external modified 13d fire sprinklers shall be provided

for the homes. Wood roofing material shall be prohibited.

9. PRECEDENCE. The above special restrictions are consistent with the Sweeney Master Plan approved by the Park City Municipal Corporation on October 16, 1986 and as subsequently amended on October 14, 1987 and December 30, 1992. Final house design shall be reviewed under the Small Scale Master Plan Process in accordance with the Sweeney Master Plan.

The plat is shown below and is attached as Exhibit K. Staff highlighted Lot 2 – 220 King Road in green:



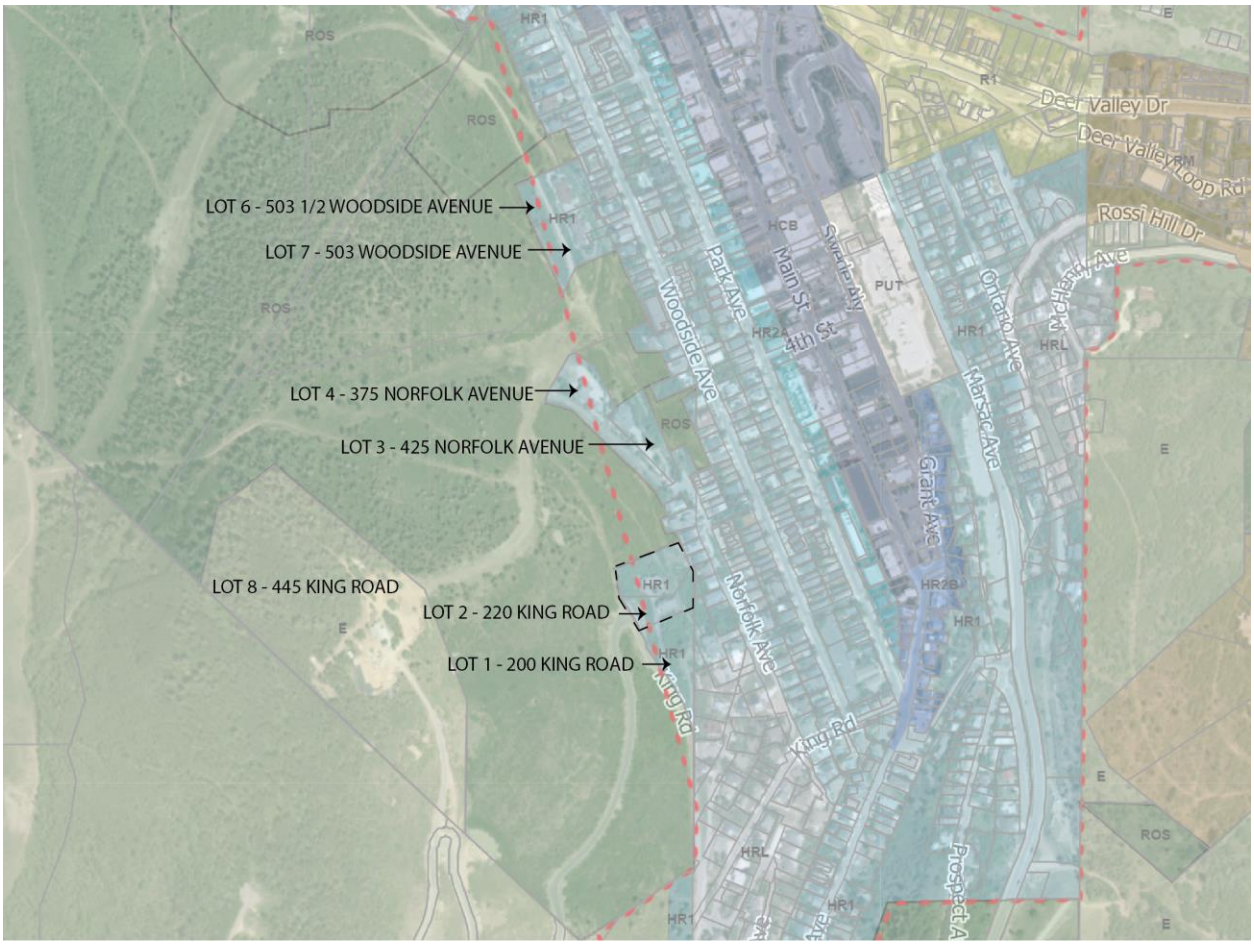
- April 17, 1997 – the City Council adopted Ordinance No. 97-19, approving an amendment to Lot 2 (220 King Road) of the Treasure Hill Subdivision Phase 1 plat, shifting the Building Area Limits approximately five feet to the west (Exhibit L).

- July 31, 2003 – the City Council adopted Ordinance No. 03-36, approving a zone change for a portion of Lot 5, the Open Space parcel of the Treasure Hill Subdivision Phase 1, from Recreation and Open Space to Estate (Exhibit M). The City Council adopted Ordinance No. 03-37, approving the Treasure Hill

Subdivision Phase 3 plat to create one Lot for 445 King Road in the newly created Estate Zoning District (Exhibit N). This is the only Single-Family lot within the Treasure Hill Subdivision that is not within the Historic Residential – 1 Zoning District.

- On May 28, 2009, the City Council adopted Ordinance 09-18, approving the Treasure Hill Subdivision Phase 3 plat amendment (Exhibit O). This plat amendment shifted, but did not increase, the platted Building Zone for 445 King Road. 445 King Road is now Lot 8 of the Treasure Hill Subdivision Phase 3 plat. 445 King Road is the only lot within the Treasure Hill Subdivision that is in the Estate Zoning District and not within a Historic District. The plat notes for 445 King Road are more permissive than the plats for Treasure Hill Subdivision properties within the Historic Districts. For example:
    - The maximum building footprint is expanded and there is 3,500 square feet allowed for the “Main House” and 1,500 additional square feet for an attached or detached residence.
    - Portions of any garage, carport, mechanical space, or living space below existing natural grade with landscaping or deck above it is exempt from the footprint maximum.
- There is one plat note more restrictive than the Land Management Code for outdoor lighting. Plat note 11 requires interior and exterior lighting to be shielded from direct view “from all viewpoints within the City Limits” except for “seasonal lights,” which are allowed December 1 through January 15.

The image below taken from the City’s Zoning Map shows the Treasure Hill Subdivision Single-Family Lots. The Sensitive Land Overlay is indicated by the red dashed line. The land to the west of the line (to the left) through the Treasure Hill Subdivision is within the Sensitive Land Overlay, including a portion of 220 King Road:



Single-Family Dwellings within the Treasure Hill Subdivisions

A summary for each Single-Family Lot within the Treasure Hill Subdivision is provided below. The timeline shows the Planning Commission first approved a Conditional Use Permit for each Single-Family Dwelling, and then staff issued a Historic District Design Review determination.

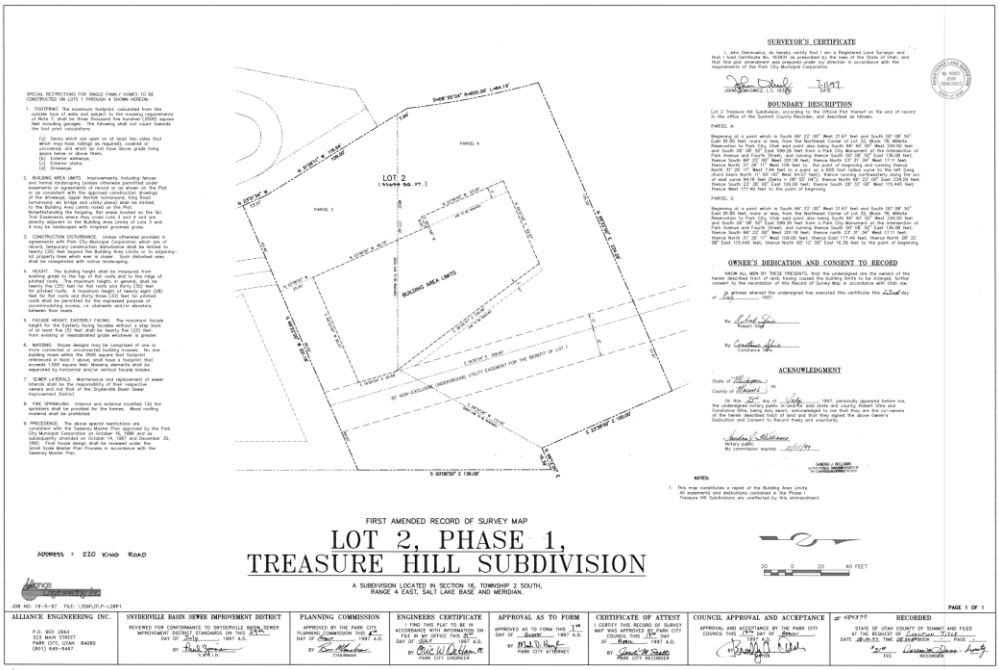
Lot 1 – 200 King Road, Vacant

- The 0.86-acre lot is within the Historic Residential – 1 Zoning District and is vacant. The Treasure Hill Subdivision Phase 1 plat establishes a 20-foot non-exclusive driveway access and underground utilities easement across Lot 1 for the benefit of Lot 2, 220 King Road.

Lot 2 – 220 King Road, Single-Family Dwelling Built in 1998, Guest House Built in 2000

- The 1.23-acre lot is within the Historic Residential – 1 Zoning District.

- On March 12, 1997, the Planning Commission approved a Small Scale MPD (Conditional Use Permit) for a Single-Family Dwelling and Guest House (Exhibit P).
- On March 17, 1997, the Planning Department approved a Historic District Design Review for the Single-Family Dwelling and Guest House (Exhibit Q).
- In 2016, the Applicant proposed a plat amendment. A 2016 staff report states the Single-Family Dwelling has a Building Footprint of 2,003 square feet, and the Guest House has a Building Footprint of 1,450 square feet, for a total Building Footprint of 3,453 square feet. The 2016 staff report further describes the Single-Family Dwelling square footage:
    - Living Area – 2,288 square feet
    - Basement Area – 1,297 square feet
    - Garage Area – 650 square feet
    - Total: 4,235 square feet
- And the Guest House square footage:
    - First Floor – 1,435 square feet
    - Middle Floor – 1,145 square feet
    - Upper Floor – 770 square feet
    - Garage – 302 square feet
    - Deck/Balcony – 537 square feet
    - Total: 4,189 square feet
- On April 17, 1997, the City Council adopted Ordinance 97-19, approving a plat amendment to shift the Building Area Limits (Exhibit L).



SURVEYOR'S CERTIFICATE

BOUNDARY DESCRIPTION

OWNER'S DEDICATION AND CONSENT TO RECORD

ACKNOWLEDGMENT

FIRST AMENDED RECORD OF SURVEY MAP

LOT 2, PHASE 1,
TREASURE HILL SUBDIVISION

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

ADDRESS = 210 KING ROAD

ALLIANCE ENGINEERING INC. | SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT | PLANNING COMMISSION | ENGINEERS CERTIFICATE | APPROVAL AS TO FORM | CERTIFICATE OF ATTEST | COUNCIL APPROVAL AND ACCEPTANCE | RECORDED

PAGE 1 OF 1

- On May 27, 1998, the City issued Building Permit B97-02937 for the construction of the Single-Family Dwelling.
- On September 18, 2000, the City issued Building Permit B00-05967 for construction of the Guest House.

Lot 3 – 425 Norfolk Avenue, Single-Family Dwelling Built in 1998

- The 1.3-acre lot is within the Historic Residential – 1 Zoning District.
- On January 8, 1997, the Planning Commission approved a Conditional Use Permit for a Single-Family Dwelling (Exhibit R).
- On January 27, 1997, the Planning Department approved a Historic District Design Review for the Single-Family Dwelling. Access is off Upper Norfolk Avenue.
- On November 10, 1997, the City issued Building Permit 97-03119 for the Single-Family Dwelling. The Building Footprint is 3,450 square feet, including the garage. The square footage is:
    - Lower Level – 426 square feet
    - Main Level – 1,172 square feet
    - Second Level – 1,672 square feet
    - Upper Level – 869 square feet
    - Garage – 464 square feet
    - Total: 4,603 square feet

Lot 4 – 375 Norfolk Avenue, Single-Family Dwelling Built in 1998

- The 1.1-acre lot is within the Historic Residential – 1 Zoning District.
- On January 22, 1997, the Planning Commission approved a Conditional Use Permit for a 9,008-square-foot Single-Family Dwelling (Exhibit S).
- On January 27, 1997, the Planning Department approved a Historic District Design Review for the Single-Family Dwelling.
- On September 25, 1997, the City issued Building Permit B97-02963 for the 9,008-square-foot Single-Family Dwelling with a condition noting the Footprint restriction of 3,500 square feet.

There is Shared Underground Tunnel to Access Lots 3 & 4

- On June 25, 1998, the City issued Building Permit BD-97-02851 for a shared entry tunnel for Lots 3 & 4.

Lot 5 – Open Space

- The 42.7 acres are platted as an Open Space Parcel within the Recreation and Open Space Zoning District.

Lot 6 – 503 ½ Woodside Avenue, Single-Family Dwelling Built in 2005

- The 0.8-acre lot is within the Historic Residential – 1 Zoning District.
- On March 23, 2005, the Planning Commission approved a Conditional Use Permit for a Single-Family Dwelling with a Building Footprint of 3,496 square feet (Exhibit T). (Staff could not find plans to confirm the total square footage. According to the Summit County assessor website, there is 5,528-square-feet of living area, 2,527-square-feet of basement area, and a 1,106-square-foot garage.)
- On May 2, 2005, the Planning Department approved a Historic District Design Review for the Single-Family Dwelling.
- On November 23, 2005, the City issued Building Permit 05-10657 for the Single-Family Dwelling.

Lot 7 – 503 Woodside Avenue, Single-Family Dwelling Built in 2006

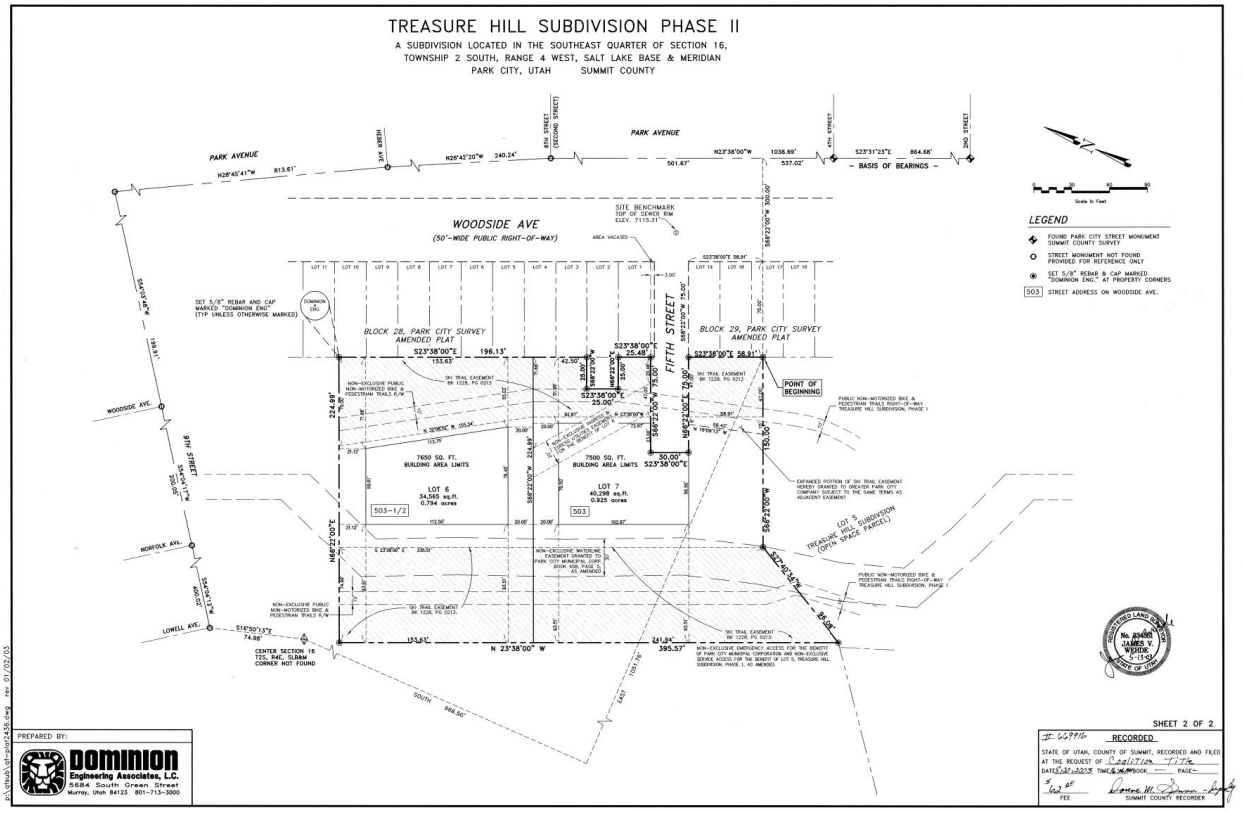
- The 0.93-acre lot is within the Historic Residential – 1 Zoning District.
- On March 23, 2005, the Planning Commission approved a Conditional Use Permit for a 7,633-square-foot Single-Family Dwelling with a Building Footprint of 3,472 square feet. The staff report states the Footprint is 3,472 square feet (Exhibit T).
- On May 2, 2005, the Planning Department approved a Historic District Design Review for the Single-Family Dwelling.
- On October 12, 2005, the City issued Building Permit 05-10509 for the Single-Family Dwelling.

There is Shared Tunnel Access for Lots 6 and 7

- June 15, 2000 – the City Council adopted Ordinance No. 00-40, approving the Treasure Hill Subdivision Phase 2 plat. Ordinance No. 00-40 Finding of Fact 8 states:
    - "The [Sweeney Master Planned Development] states that access to these lots shall be from a common underground driveway within the Fifth Street right-of-way. . . ." (Exhibit U).
- The plat created Lot 6 (503 ½ Woodside Avenue) and Lot 7 (503 Woodside Avenue). Plat Note G outlines the required common underground driveway for the two lots:
    - "The lots shall be accessed by a common underground driveway within the 5th Street right-of-way. Minimum vertical clearance in the tunnel shall be 14 feet. The Historic District Commission shall review the design of the entrance onto Woodside and the driveway. The design shall include provisions for covering the driveway/parking structure with vegetation/sod to maintain as much as possible the current 'green-open look' of 5th Street. HDC approval of this design is required prior to issuance of a building

permit for the driveway."

- This underground driveway was platted separately from the Building Area Limits (Exhibit V).



- On August 20, 2003, an Encroachment, Utility and Access Easement Agreement between the City and the owner of Lots 6 & 7 was issued for pedestrian and vehicular access, underground utilities, and an underground driveway access tunnel.
- On June 29, 2004, the City issued Building Permit B03-08481 for a shared tunnel to access Lots 6 and 7 from Woodside Avenue.

Lot 8 – 445 King Road, Single-Family Dwelling Built in 2009, Demolished, and Reconstructed in 2020

- The 11.9-acre lot is within the Estate Zoning District.
- The City Council adopted Ordinance No. 03-37, approving the Treasure Hill Subdivision Phase 3 plat to create one Lot for 445 King Road in the newly created Estate Zoning District (Exhibit N). This is the only Single-Family lot within the Treasure Hill Subdivision that is not within the Historic Residential – 1 Zoning District.

- On June 22, 2005, the Planning Commission approved a Conditional Use Permit for a Single-Family Dwelling. However, the Conditional Use Permit expired.
- On May 13, 2009, the Planning Commission approved a Conditional Use Permit for a Single-Family Dwelling with a Building Footprint of 1,486 square feet.
- On May 28, 2009, the City Council adopted Ordinance 09-18, approving the Treasure Hill Subdivision Phase 3 plat amendment (Exhibit O). This plat amendment shifted, but did not increase, the platted Building Zone for 445 King Road. 445 King Road is now Lot 8 of the Treasure Hill Subdivision Phase 3 plat. The Treasure Hill Subdivision Phase 3 plat allows for a Building Footprint of 3,500 square feet plus 1,500 square feet for a Guest House.
- On December 17, 2009, the City issued Building Permit 09-14789 for a Single-Family Dwelling. Although the Single-Family Dwelling was considered the main house, the intent was to build a larger main house later, when the existing house would become a Guest House. These structures were later demolished for reconstruction.
- On April 22, 2020, the Planning Commission approved a Conditional Use Permit for a 7,925-square-foot Single-Family Dwelling with a Building Footprint of 2,617 square feet. However, Plat Note 1 of the Phase 3 Subdivision allows for structures below Existing Natural Grade with deck or landscaping above that is exempt from the Building Footprint calculation (Exhibit W).
- On April 7, 2020, the City issued Building Permit 20-311 to demolish the 2009 house.
- On July 21, 2020, the City issued Building Permit 20-747 for a new Single-Family Dwelling.

The table below summarizes the seven Single-Family Lots within the Treasure Hill Subdivision:

Lot	**Zoning**	**Acres**	**Building Area Limit** **Square Feet**	**Building Footprint** **Square Feet as Noted on Approval Documents**	**Year Constructed**
Lot 1 200 King Road	HR-1	0.86	12,700	Vacant	Vacant

Lot 2 220 King Road	HR-1	1.23	Existing: 11,250 Proposed: 10,780	Existing Single-Family Dwelling: 2,003 Existing Guest House: 1,450	Existing Single-Family Dwelling: 1998 Existing Guest House: 2000
Lot 3 425 Norfolk Avenue	HR-1	1.3	17,000	3,450	1998
Lot 4 375 Norfolk Avenue	HR-1	1.1	7,500	3,500	1998
Lot 6 503 ½ Woodside Avenue	HR-1	0.8	7,650	3,496	2005
Lot 7 503 Woodside Avenue	HR-1	0.93	7,500	3,472	2006
Lot 8 445 King Road	Estate	11.9	29,084	2,617, excluding underground construction pursuant to the plat notes for this property	2009, rebuilt in 2020

Analysis

Please refer to the January 24, 2024 Staff Report for Conditional Use Permit, Sensitive Land Overlay, Steep Slope Conditional Use Permit, and Plat Amendment analysis. This staff report provides additional information regarding the Applicant's updated submittals and background on changes to the Zoning District and Sensitive Land Overlay

regulations since the Sweeney MPD was approved in the 1980s.

The Analysis Section includes (I) Conditional Use Permit Criteria on building mass, bulk, and orientation and design and compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing, (II) Sensitive Land Overlay background, and (III) a summary of the Applicant's updated submittals.

(I) Conditional Use Permit Criteria

Building Mass, Bulk, and Orientation

Building Height – Condition of Approval 1 of the Sweeney MPD states that at the time of Conditional Use review, staff and the Planning Commission shall review projects for compliance with the codes and ordinances in effect at the time, in addition to ensuring conformance with the Sweeney MPD. As noted in the Background Section above, the Single-Family Dwellings within the Treasure Hill Subdivision were constructed as early as 1998 through 2009, with reconstruction of 445 King Road in 2020. (Please note: 445 King Road is the only Single-Family Dwelling within the Treasure Hill Subdivision, is less visible from Old Town, and is in the Estate Zoning District.) The Single-Family Dwellings were constructed prior to changes to Building Height regulations in the Historic Residential – 1 Zoning District.

Prior to 2009, the Building Height regulations in the Historic Residential – 1 Zoning District simply stated "[n]o Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade. This is the Zone Height." Starting in 2009, the City amended Building Height regulations for the Historic Residential – 1 Zoning District to better achieve compatible infill within the Historic Districts through regulation of internal height, horizontal steps in height, stepbacks, and roof pitch.

On April 9, 2009, the City Council adopted Ordinance No. 09-14, amending the height regulations for residential Historic Districts in part to encourage the construction of historically compatible additions and new construction that contributes to the unique character of the Historic Districts and decreases environmental impacts to the site, neighborhoods, and Historic Districts. The amendments stated:

- A Structure may have a maximum of three stories. Each story is limited to a maximum of ten (10) vertical feet. A basement counts as a first story within this zone.
- A ten-foot minimum horizontal step in the downhill façade is required for a third story of a Structure unless the first story is located completely under the finish grade on all sides of the structure.
- Roof pitch must be between 7:12 and 12:12. Roofs which are not part of the primary roof design (roofs over a patio, shed roofs, etc.) may be below the required 7:12 pitch.

On November 21, 2013, the City Council adopted Ordinance No. 13-48, replacing the three-story maximum with language that establishes the foundation for the regulations

in today's code, including a maximum internal height of 35 feet measured from the lowest finish floor plane to the top point of the highest wall top plate that supports the ceiling joists or roof rafters. The 2013 ordinance also clarified the minimum horizontal step required in the downhill façade at a maximum height of 23 feet from where the Building Footprint meets the lowest point of existing grade.

All the Treasure Hill Subdivision Single-Family Dwellings within the Historic Residential – 1 Zoning District were constructed prior to the changes to height regulations. The Single-Family Dwellings range from three to four stories:

220 King Road Single-Family Dwelling

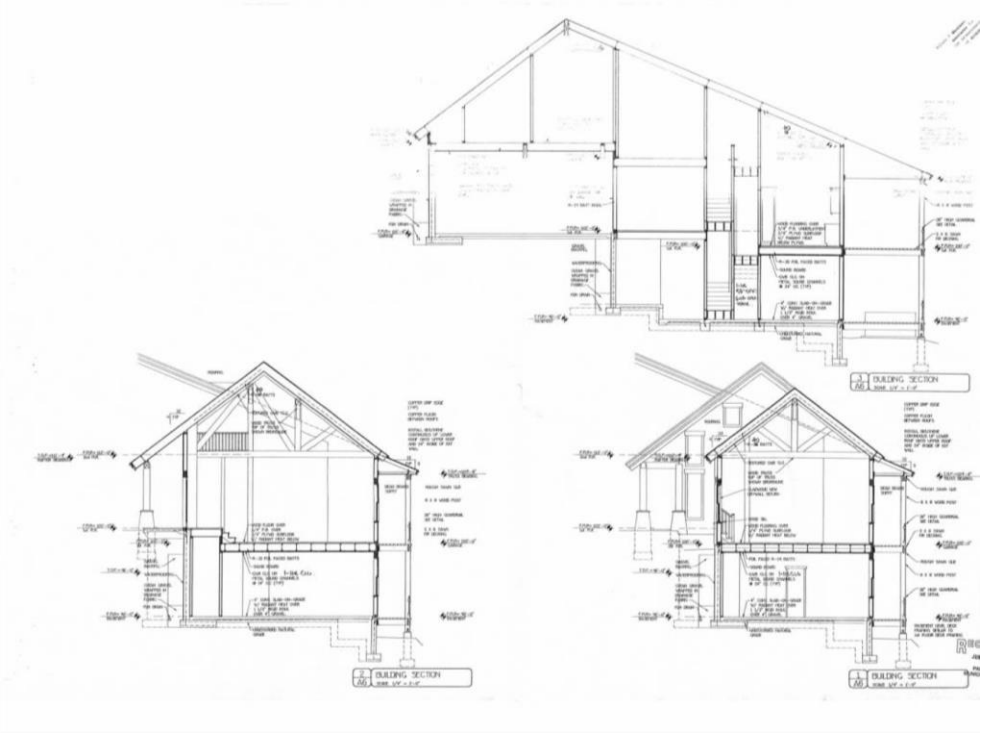


Figure 4 Building Permit B97-02937

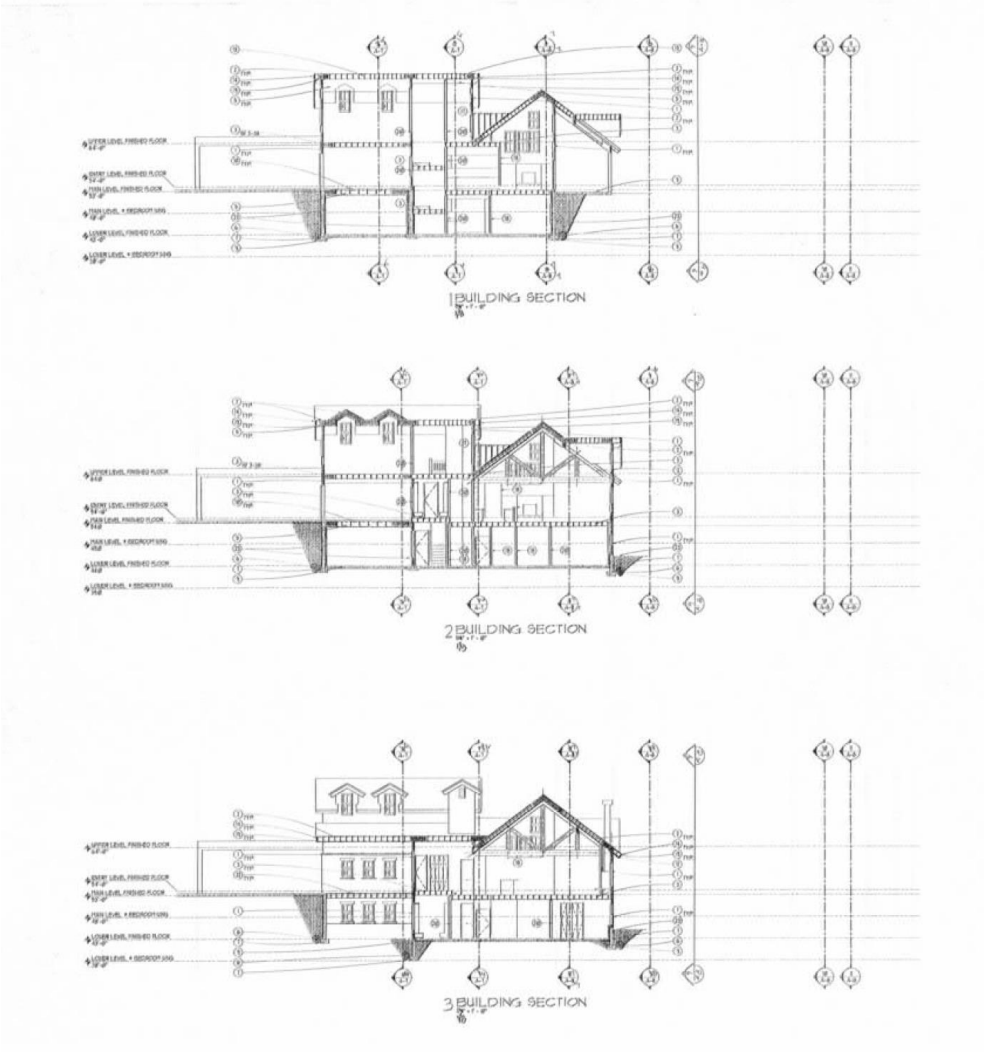


Figure 5 Building Permit B97-02963

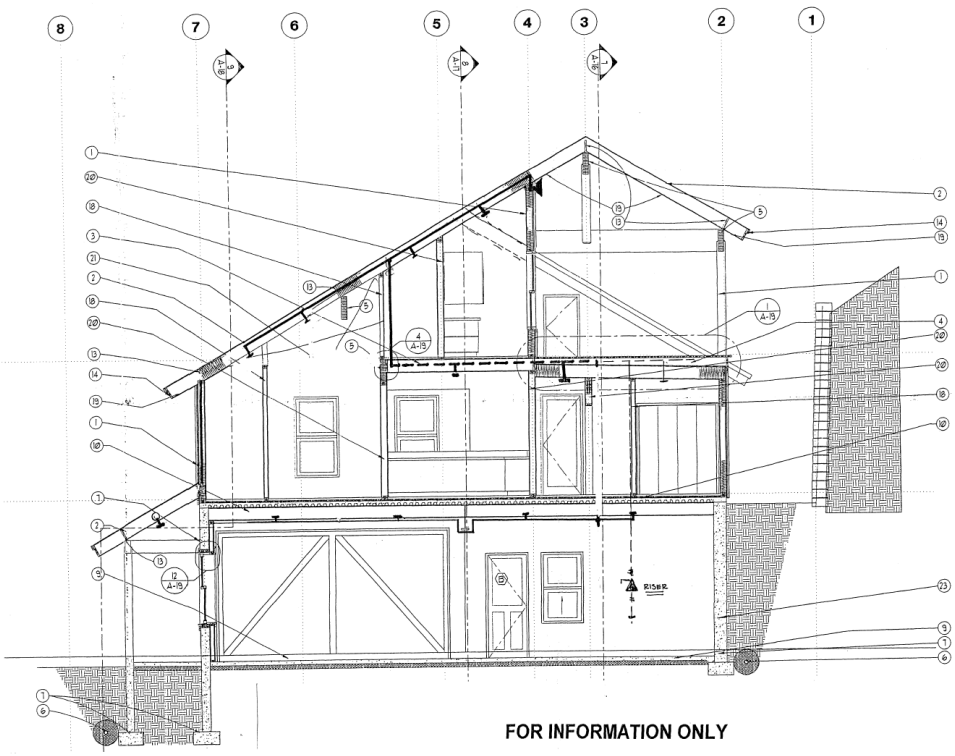


Figure 6 Building Permit 97-03119

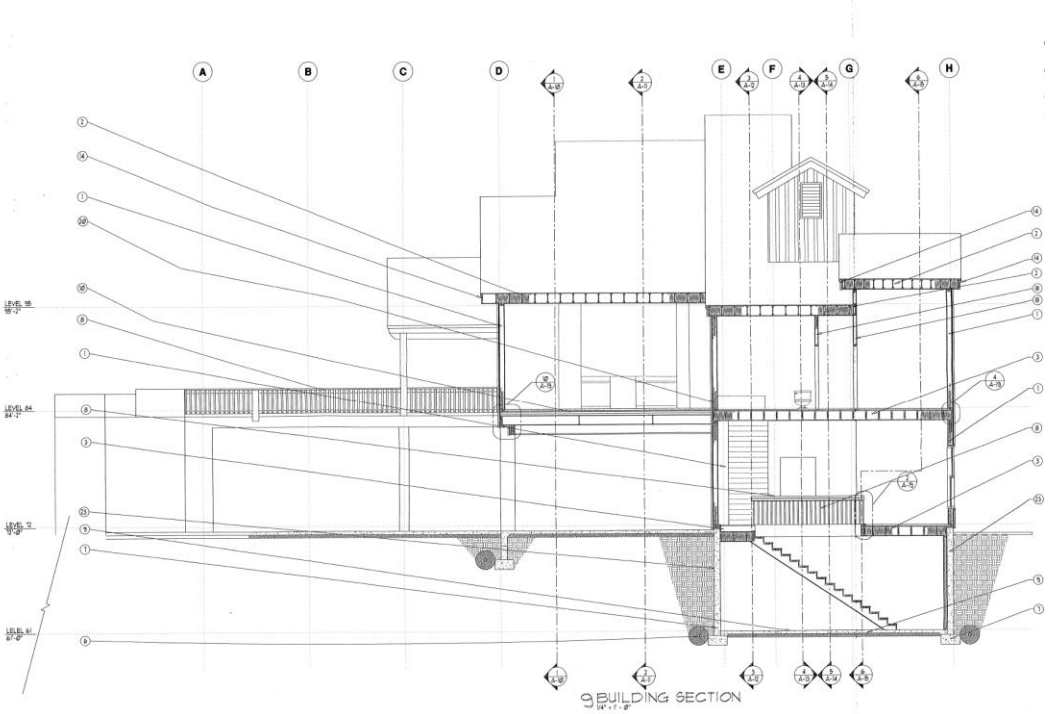


Figure 7 Building Permit 97-03119

503 and 503 ½ Woodside Avenue

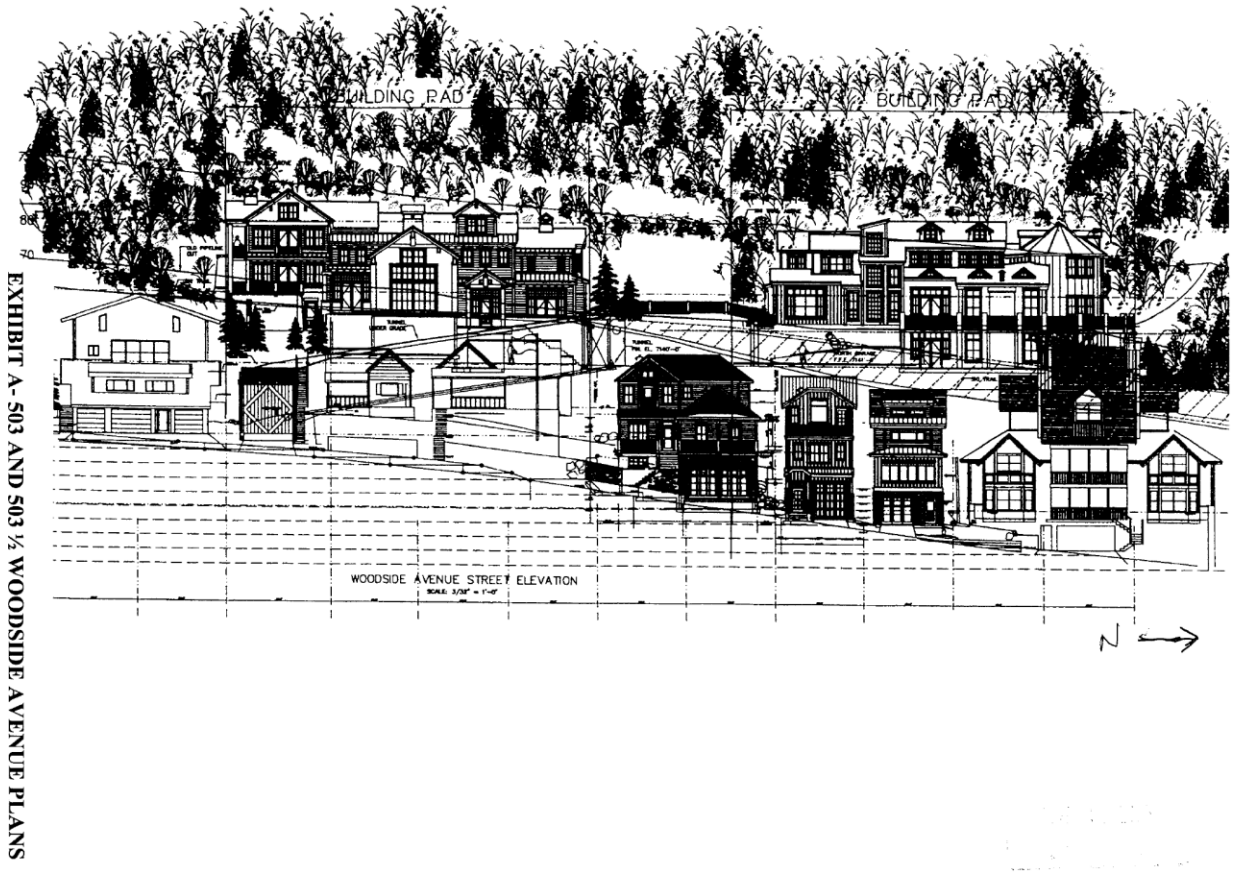


Figure 8 2005 Conditional Use Permit Exhibit



Figure 9 2005 Conditional Use Permit Exhibit

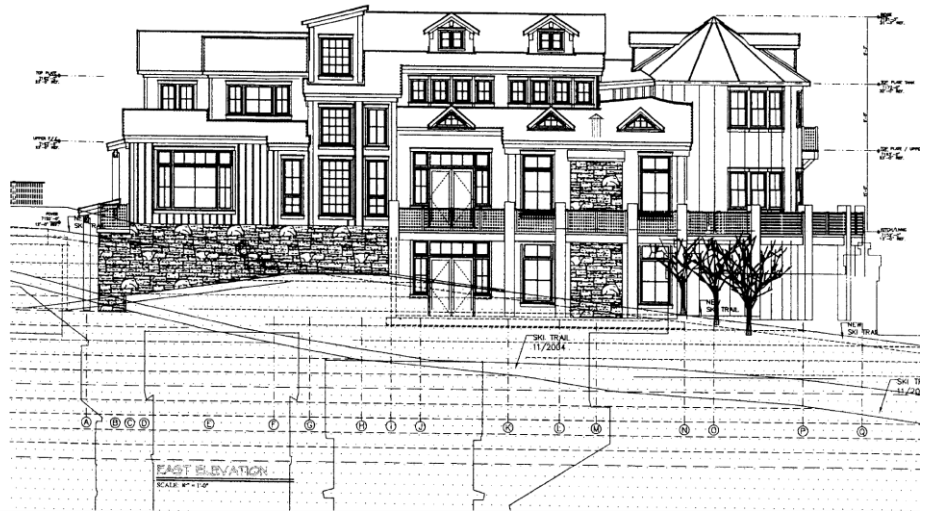
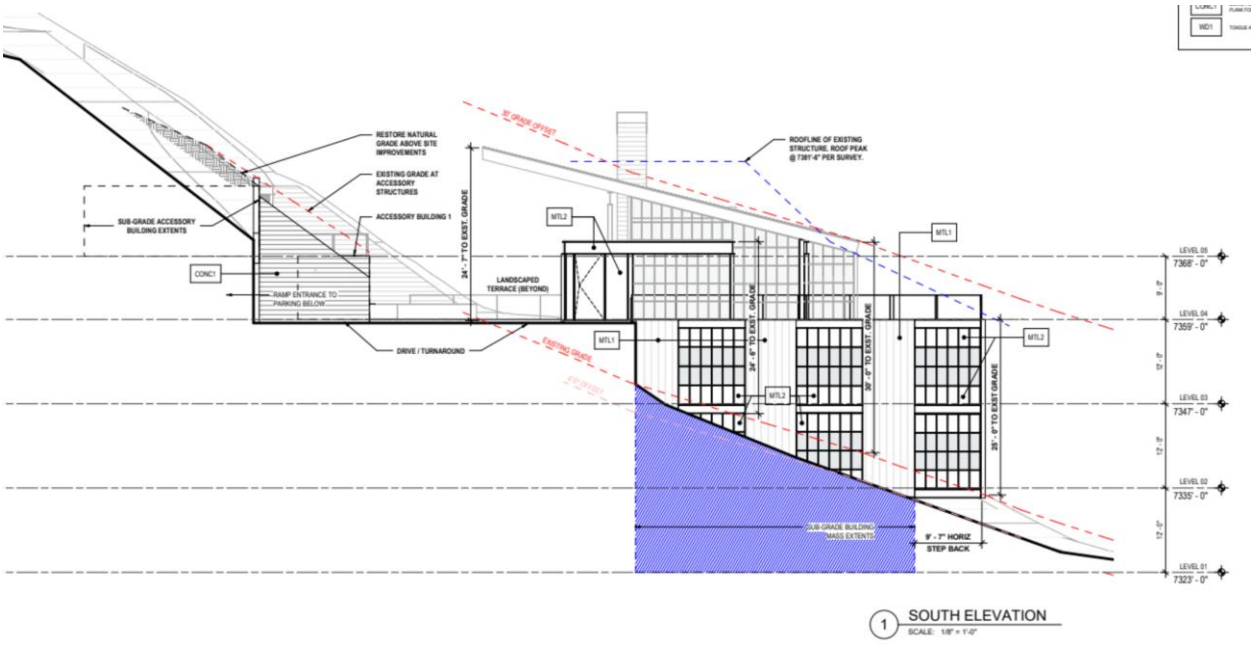


Figure 10 2005 Conditional Use Permit Exhibit

When sites are evaluated in the Historic Districts, compatibility is determined in part when viewed from the primary right-of-way. While the proposed Single-Family Dwelling at 220 King Road is visible from King Road, the only right-of-way access to the property, the Structure is most visible from within Old Town looking toward Treasure Hill. To step the structure up the site slope, the Applicant proposes an inverted stepback and altered roof form.

The South Elevation for the proposed new Structures at 220 King Road is shown below and illustrates what will appear as four stories when viewed from Old Town (Exhibit D):



Plat Note 4 for 220 King Road requires the following:

HEIGHT. The building height shall be measured from existing grade to the top of flat roofs and to the ridge of pitched roofs. The maximum height, in general, shall be twenty five (25) feet for flat roofs and thirty (30) feet for pitched roofs. A maximum height of twenty eight (28) feet for flat roofs and thirty three (33) feet for pitched roofs shall be permitted for the expressed purpose of accommodating access, i.e. stairwells and/or elevators, between floor levels.

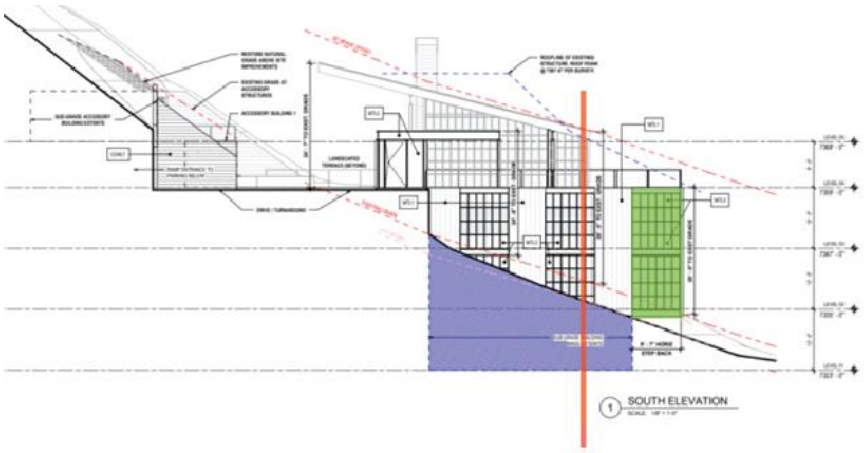
The current Land Management Code § 15-2.2-5 *Building Height* establishes the following for the Historic Residential – 1 Zoning District outlined in bold with analysis below:

- **Structures shall have a maximum height of thirty-five feet measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.**

The interior Building Height for the proposed structure measures 53.5 feet.

- **A ten-foot minimum horizontal step in the downhill façade is required unless the First Story [lowest Story in a Building provided the floor level is not more than four feet below Final Grade for more than 50% of the perimeter; can include habitable or uninhabitable Floor Area] is located completely under the finish Grade on all sides of the Structure.**
    - **The horizontal step shall take place at a maximum height of twenty-three feet from where the Building Footprint meets the lowest point of existing Grade.**
    - **Architectural features that provide articulation to the upper story façade setback may encroach into the minimum ten foot setback but shall be limited to no more than 25% of the width of the building encroaching no more than four feet into the setback, subject to compliance with the Design Guidelines for Historic Sites and Historic Districts.**

The LMC requires the ten-foot horizontal step to take place "at a maximum height of twenty-three feet from where the Building Footprint meets the lowest point of existing Grade." Staff highlighted with a pink line a rough estimate of where the horizontal step back in the downhill façade would approximately be if it were to take place where the Building Footprint meets the lowest point of existing Grade (see Figure below). Instead, the Applicant proposes a nine-foot seven-inch horizontal step in the downhill façade that is cantilevered beyond grade, calling this an inverted stepback. The proposed inverted stepback does not extend across the entire width of the structure. Staff highlighted the proposed inverted stepback in green:



- **The roof pitch of a Structure's Contributing Roof Form shall be between 7:12 and 12:12 and shall occupy a minimum horizontal distance of 20 feet measured from the primary façade to the rear of the building, as viewed from the primary public right-of-way.**

LMC § 15-3-8(B)(2)(e)(2) *Design Guidelines for New Residential Infill Construction in Historic Districts* states the roof pitch shall be consistent with the style of architecture chosen for the structure and with adjacent buildings that contribute to the character of the Historic District. As noted above, the regulations regarding roof pitch were enacted in 2009. The Treasure Hill Subdivision Phase 1 plat note regarding height does acknowledge the possibility of flat roofs and outlines a measurement for these: from existing grade to the top of the flat roof with a maximum height of 25 feet. The Applicant proposes a low roof pitch of 3:1 that reaches 30 feet in height from Existing Grade and follows the slope of the grade.

- **A Structure containing a flat roof shall have a maximum height of 35 feet measured from the lowest floor plane to the highest wall top plate that supports the ceiling joists or roof rafters.**

Please see above – the Treasure Hill Subdivision Phase 1 plat note is more restrictive in measuring height with a maximum of 25 feet for flat roofs.

The Applicant proposes amending Plat Note 4 to address the Building Height for the proposed Structure:

4. HEIGHT. THE BUILDING HEIGHT SHALL BE MEASURED FROM EXISTING GRADE TO THE TOP OF THE FLAT ROOFS AND TO THE RIDGE OF PITCHED ROOFS. THE MAXIMUM HEIGHT, IN GENERAL, SHALL BE TWENTY-FIVE (25) FEET FOR FLAT ROOFS AND THIRTY (30) FEET FOR PITCHED ROOFS. A MAXIMUM HEIGHT OF TWENTY EIGHT (28) FEET FOR FLAT ROOFS AND THIRTY-THREE (33) FEET FOR PITCHED ROOFS SHALL BE PERMITTED FOR THE EXPRESSED PURPOSE OF ACCOMMODATING ACCESS, I.E. STAIRWELLS AND/OR ELEVATORS, BETWEEN FLOOR LEVELS. IN ACCORDANCE WITH THE SWEENEY MPD, WHICH WAS APPROVED BY THE PARK CITY MUNICIPAL CORPORATION ON OCTOBER 16, 1986, AND AS SUBSEQUENTLY AMENDED ON OCTOBER 14, 1987 AND DECEMBER 30, 1992, BUILDING HEIGHT SHALL ONLY BE MEASURED AS OUTLINED IN THIS PLAT NOTE #4 AND THERE ARE NO INTERIOR HEIGHT RESTRICTIONS.

Design and Compatibility with Surrounding Structures in Mass, Scale, Style, Design, and Architectural Detailing

The 1987 Sweeney MPD Condition of Approval 3 states “the Planning Commission and staff shall review these proposals as conditional uses. This shall include review of the design of the structures to ensure that they are designed to minimize the visual impact. The design shall be consistent with the Historic District Guidelines.” As noted in the Background Section above, the Planning Commission approved the Conditional Use Permit prior to staff approval of a Historic District Design Review for all Single-Family Dwellings in the Treasure Hill Subdivision. The final design is contingent upon the Planning Commission’s amendments to Plat Notes, which ultimately shape the massing, the interpretation of height, and Building Footprint calculations.

On April 26, 2023, Anne Oliver and Christina Olson with SWCA Environmental Consultants, the City's historic preservation consultants, issued a Technical Memorandum regarding the proposed project at 220 King Road and the requirements of LMC § 15-13-8 *Design Guidelines for New Residential Infill Construction in Historic Districts* (Exhibit Y). The Applicant has made modifications to the design since the consultant issued this Memorandum. The Memorandum concludes the proposed materials and features proposed are compatible with the industrial designs in and around Park City, but "the size, scale, and proportions of the residence and its component elements, including the shed roof and cantilevered flat roof, are reminiscent of a large-scale industrial building rather than a residential building."

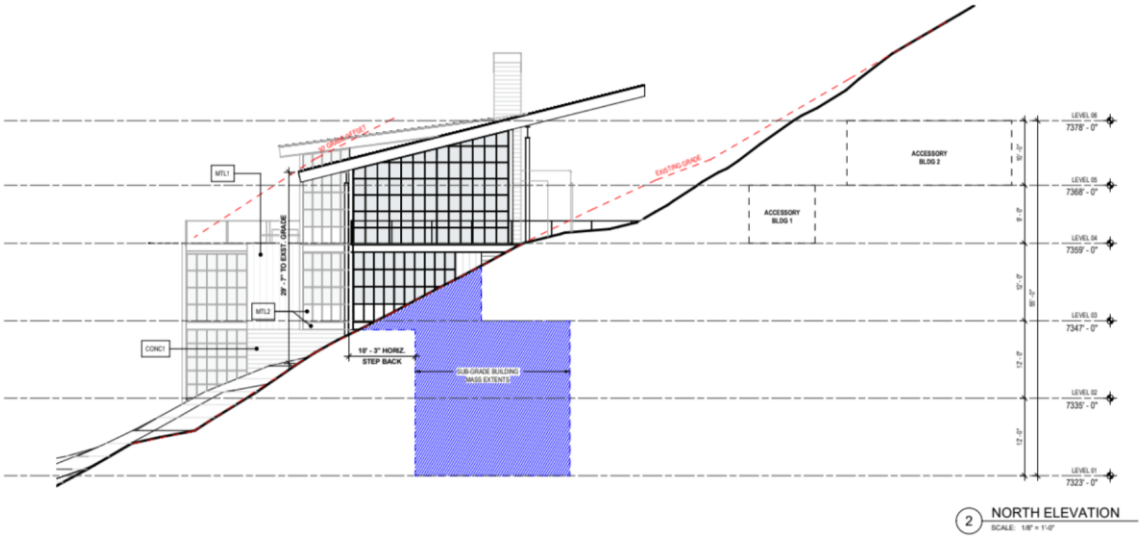
LMC § 15-13-18(A)(10) requires new infill residential buildings to reinforce visual unity within the context of the Streetscape or character area. The specific context of each Streetscape or character area is an important feature of the Historic District. "The context of each Streetscape or character area shall be considered in its entirety, as one would see it when standing on the street viewing both sides of the street for the entire length of the streetscape or character area. Special consideration should be given to adjacent and neighboring Historic Sites in order to reinforce existing rhythms and patterns."

The consultant concludes "[t]he prominent and highly visible location of 220 King Road only increases the importance of compliance with [the Historic District Design Guidelines] to reinforce visual unity and maintain existing rhythms and patterns of the nearby streetscapes. Because the guidelines are so clear on this point, a variance from the Board of Adjustment would be required to permit the design as proposed."

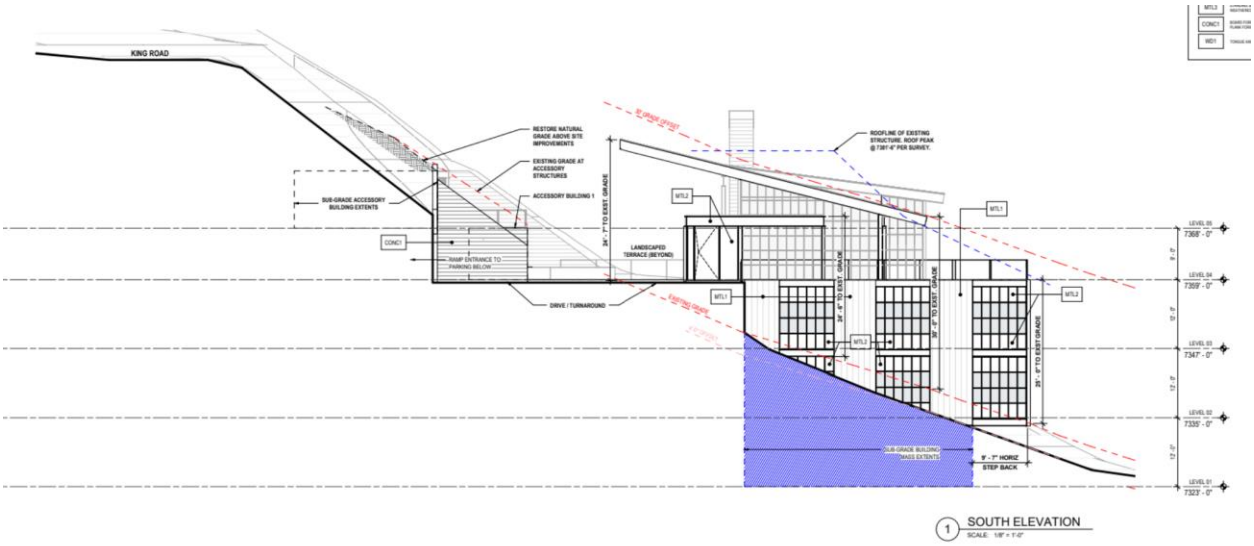
On January 24, 2024, the Planning Commission noted the roof extends 117 horizontal feet and asked if the roof massing could be broken up. The Applicant provided a modified roof form, which staff highlighted in green below:



The challenge with the altered roof form is that it now exceeds the allowed 30-foot building height, indicated on the East Elevation and South Elevation:



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



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

The Treasure Hill Phase 1 Subdivision Plat Note 1 defines Footprint as: The maximum footprint, calculated from the outside face of walls and subject to the massing requirements of Note 7 [sic – this should reference Note 6], shall be three thousand five hundred (3500) square feet including garages. The following shall not count towards the foot print [sic] calculations:

(a) Decks which are open on at least two sides (but which may have railings as required), covered or uncovered, and which do not have above grade living space below or above them;
(b) Exterior walkways;
(c) Exterior stairs;

(d) Driveways.

LMC § 15-15-1 defines Building Footprint as the total area of the foundation of the Structure, or the furthest exterior wall of the Structure projected to Natural Grade, not including exterior stairs, patios, decks and Accessory Buildings listed on the Park City Historic Structures Inventory that are not expanded, enlarged or incorporated into the Main Building.

The proposed structure excludes the cantilevered "inverted stepback," thus increasing the massing. Additionally, the Applicant has separated the garage from the Single-Family Dwelling, which would otherwise be included in the total 3,500-square-foot Building Footprint maximum and proposes construction of a 4,794-square-foot underground parking area.

The existing Single-Family Dwelling is 60 feet wide, and the Guest House is approximately 31 feet wide. The proposed residential building spans 133 feet across the site in comparison to a traditional Old Town Lot, which is 25 feet in width. The consultant concludes "[f]urther reduction or modulation of the massing, both of the residence and its shed and cantilevered flat roofs, is required to be compatible with the building bulk and mass of historic residences in the HR-1 zone."

LMC § 15-13-8(B)(2)(a)(14) states "[b]eyond the primary façade, the average perceived scale of one-story to two-story buildings shall be maintained. As a means of minimizing the perceived mass of a project, breaking up the height of the building into a set of modules or components that related to the height of the buildings along the street front shall be considered."

LMC § 15-13-8(B)(2)(e)(1) states "[r]oofs or new residential infill buildings shall be visually compatible with roof shapes and orientation of surrounding Historic Sites and adjacent buildings that contribute to the character of the Historic District. Sloping roof forms, such as gable, hip, and shed, should be the dominant roof shapes. Roofs composed of a combination of roof planes, but simple in form, are also encouraged. Roofs shall be in scale with those on historic structures."

As a result, staff recommends a Condition of Approval:

- *The massing of the 117-foot-long roof form shall be broken up into modules to reflect the modules of the eastern façade in compliance with the maximum allowed Building Height.*

LMC § 15-3-8(B)(8)(a) states "[r]oof decks shall be visually subordinate to the new building and shall be minimally visible from the primary public right-of-way."

Staff recommends a Condition of Approval:

- *The railing of the roof terrace shall minimize the visibility when viewed cross-*

canyon.

For overall compliance regarding massing and design required by the Historic District Design Guidelines outlined in LMC § 15-3-8, staff recommends the following Conditions of Approval:

1. *The Applicant shall notify the Planning Department prior to making any changes to the plans approved as part of the Conditional Use Permit and Historic District Design Review.*
2. *Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.*
3. *The property is located outside of the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine-related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance with State and Federal law.*
4. *The Applicant shall provide specs of all proposed windows and doors to Planning Staff to confirm compliance with adopted standards prior to the issuance of a building permit.*
5. *Vinyl or aluminum doors and windows are prohibited. Windows shall be aluminum-clad wood.*
6. *All exterior lighting shall be down directed, fully shielded, with bulbs 3,000 degrees Kelvin or less to prevent glare onto adjacent property and shall comply with the City's outdoor lighting code per LMC § 15-5-5(J). Flood lights are prohibited. Fully Shielded outdoor lights shall not exceed 12 feet above Existing Grade. Outdoor lights installed higher than 12 feet above Existing Grade require additional shielding, as approved by the Planning Department. Fully-Shielded ground-level fixtures are encouraged. Final lighting details must be reviewed by Planning Staff prior to installation.*
7. *All proposed mechanical equipment and/or hot tubs shall be screened. Hot tubs on east façade decks or terraces.*
8. *The Applicant shall demonstrate the proposed metal siding and roofing materials have a Solar Reflectivity Index (SRI) of 35 or less prior to the submittal of a building permit.*
9. *The Applicant shall provide elevation drawings of all segments of the proposed Accessory Buildings that have an exposed face to Planning Staff to determine compliance with the Historic District Design Guidelines prior to the submittal of a building permit.*

10. *No more than eight inches of the new foundation shall be visible above Final grade on the primary façade and no more than two feet of the foundation shall be visible above Final Grade on secondary and tertiary facades.*
11. *Lower-level glazing on the north, east, and south facades shall be screened with berms and/or vegetation as approved by the Planning Department.*

On January 24, 2024, the Planning Commission confirmed no amendment to the Sweeney MPD or rezone is necessary. As a result, staff recommends addressing the Sensitive Land Overlay site mitigation pursuant to the Steep Slope Conditional Use Permit application as outlined in recommended Conditions of Approval outlined in the next section.

Sensitive Land Overlay

The Sweeney MPD was approved prior to the adoption of the Sensitive Land Overlay. In 1991, the City Council recognized the City's economic well-being was dependent on the appeal of the year-round resort destination and that protection of the City's natural resources, view corridors, and mountain environment was directly related to the City's appeal for both tourists and the quality of life for residents. On October 10, 1991, the City Council passed Resolution No. 30-91 *Establishing Principles for the Protection of Sensitive Lands in the Park City Planning Area*, authorizing a study of sensitive lands within the community.

Principles guiding the study included a balance between development and the City's natural habitat, a development process that recognizes and respects natural landforms and vegetative patterns, a balance between preservation of the natural alpine environment and the rights of private property owners, and analysis of environmental impacts of developing a stie, including aesthetic impacts.

In 1992, the City Council enacted Ordinance No. 92-17 *Adopting the Sensitive Area Overlay Zone Regulations and Amending the Official Zoning Map of Park City Utah to Include the Sensitive Area Overlay Zone and Amending the Land Management Code of Park City, Utah to Better Regulate Development of Sensitive Lands* (Exhibit Z).

On September 7, 1995, the City Council adopted Ordinance No. 95-50, approving the Treasure Hill Subdivision Phase 1 plat, creating four Single-Family Lots and one Space Parcel as part of the Consent Agenda (Exhibit Z; Meeting Minutes, p. 1). The Single-Family lots include an allocated Building Area Limit. Plat Note 2 states "[i]mprovements, including fences and formal landscaping (unless otherwise permitted under easements or agreements of record or as shown on the Plat or as consistent with the approved construction drawings of the driveways, Upper Norfolk turnaround, King Road turnaround, ski bridge and utility plans) shall be limited to the Building Area Limits noted on the Plat." The platted Building Area Limits for 220 King Road do not encroach into the Sensitive Land Overlay. The Applicant now requests to amend the Building Area Limits, shifting a portion of the Building Area Limits into the Sensitive Land Overlay. Please see the January 24, 2024 analysis regarding the Sensitive Land Overlay and

Steep Slopes.

On September 22, 1992, the City Attorney issued a letter regarding the status of the Sweeney MPD and the Sensitive Land Overlay. The question addressed was “Will the Sensitive Lands Overlay Zone apply to the Sweeney property’s master plan hillside portion (Treasure Hill)?” The City Attorney concluded that the Sensitive Land Overlay applies to the property if there is a change in concept, unit type, or configuration or number, the Planning Commission shall review the entire Sweeney MPD, even if only one parcel or phase is involved in the modification, under the regulations in effect at the time of review. The City Attorney concluded “the Sensitive Lands Ordinance is being adopted in the form of an overlay zone, and so would not, by itself, affect the approved Sweeney Master Plan. If, however, a change in the master plan is requested, as defined in the LMC, the provisions of the Sensitive Lands Ordinance would be applied” (Exhibit AE).

The Sweeney MPD Condition of Approval 1 further iterates that “[a]t the time of conditional use or subdivision review, the staff and Planning Commission shall review projects for compliance with the adopted codes and ordinances in effect at the time, in addition to ensuring conformance with the approved Master Plan.”

The site contains Very Steep Slopes:



(III) Staff recommends Conditions of Approval based on the Applicant's Updated Submittals that Address Steep Slopes, Excavation, and Landscaping.

On January 24, 2024, the Planning Commission requested additional information from the Applicant:

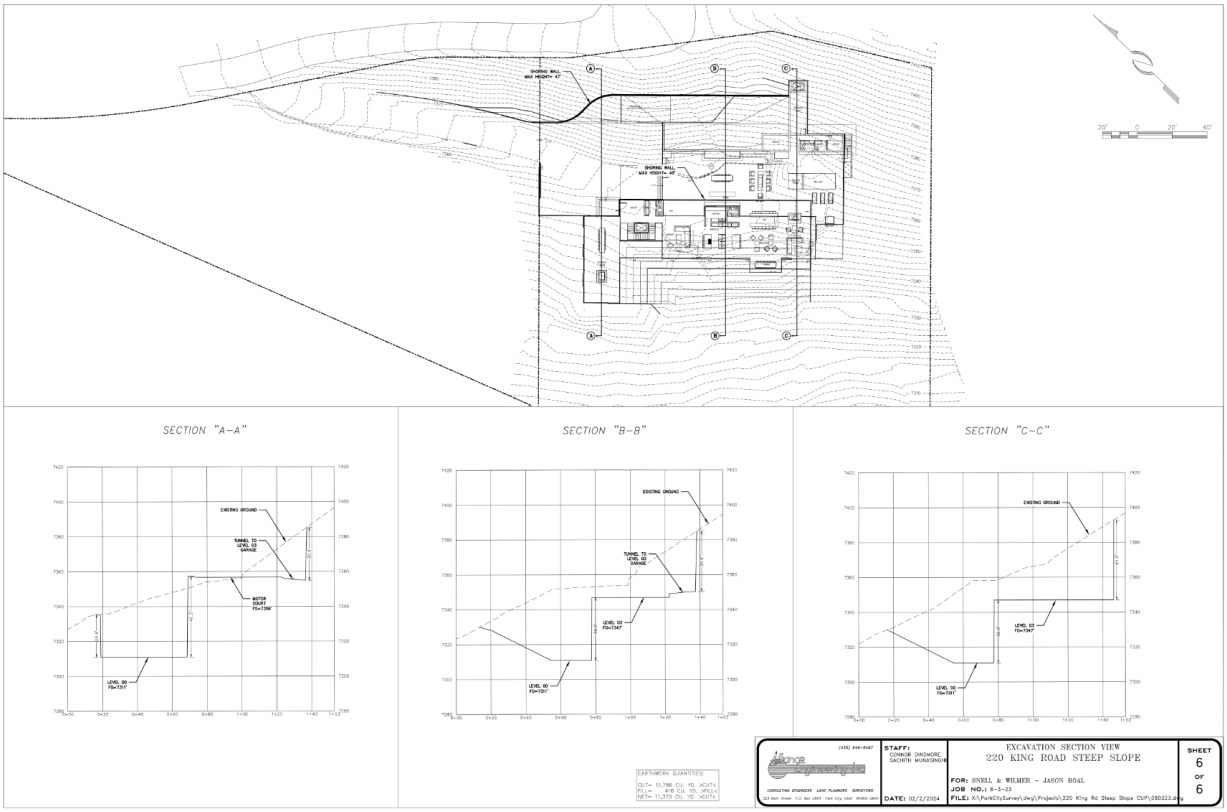
- The Excavation plan and impacts on the Sensitive Land Overlay, including the amount of excavation on the site and within the Sensitive Land Overlay (Exhibit E).
- A vegetation protection plan including protection of any Significant Vegetation (Exhibit F).
- A stormwater mitigation plan (Exhibit G).

The Excavation plan and impacts on the Sensitive Land Overlay, including the amount of excavation on the site and within the Sensitive Land Overlay.

The Applicant's Excavation Section View states the following:

Earthwork quantities:

- Cut = 11,786 cubic yards
- Fill = 416 cubic yards
- Net = 11,370 cubic yards



Staff recommends a Condition of Approval:

- *The Applicant shall submit a Construction Mitigation Plan for approval by the Chief Building Official that mitigates construction traffic in Old Town. Fill shall be transported uphill on King Road unless otherwise approved by the Planning Director and Chief Building Official to ensure no alternative exists. The Applicant shall submit an additional management and safety plan for the proposed route. Time of operations, truck inspections, and the number of trips hauling shall be outlined and regulated through the Construction Mitigation Plan.*

The Applicant's Conceptual Grading Plan shows the following:

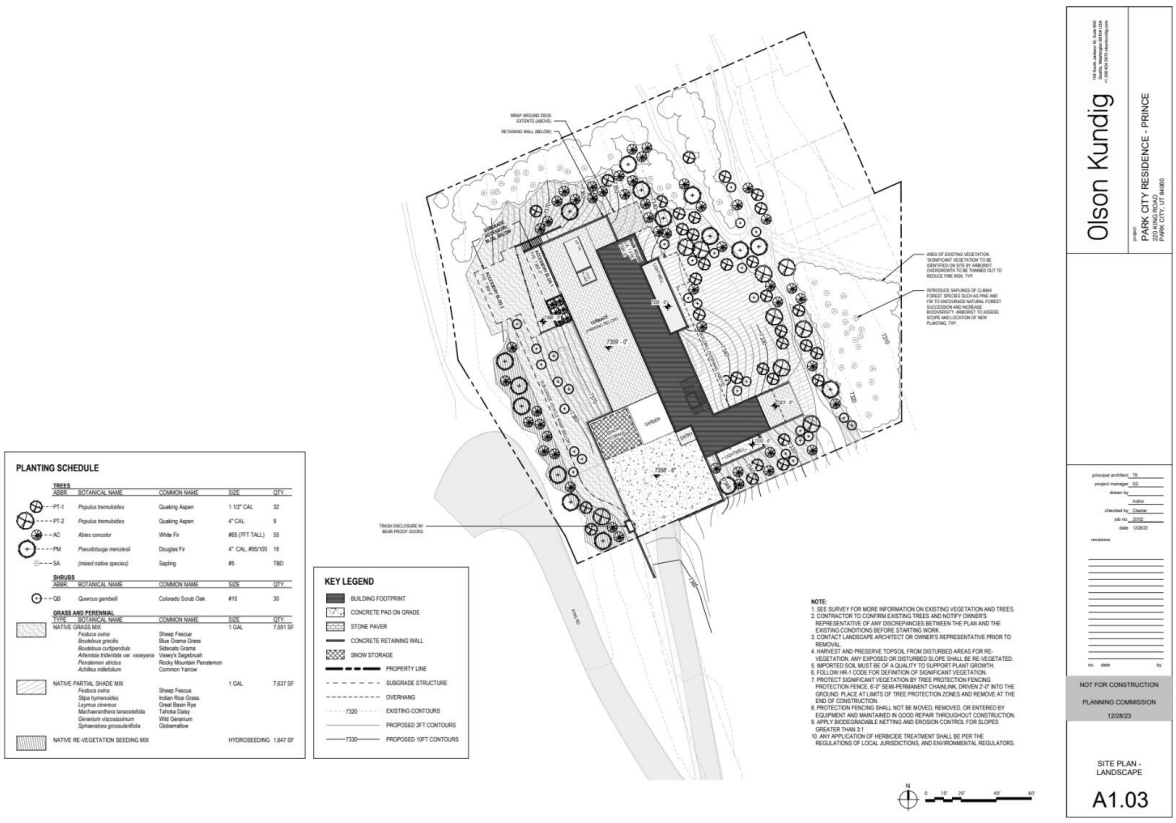
- Retaining walls up to 8 feet in height for the driveway easement.
- Concrete retaining walls for the vehicle ramp built into the hill reaching 18 feet in height and 17 feet in length.
- Eight-foot-high retaining walls for a planting area carved into the slope.
- Twelve-foot-high retaining walls for the Accessory Building proposed to be built in the hillside.
- A 12-foot-high retaining wall for lower-level patio facing east.
- A 12-foot-high retaining wall near the north façade.

Staff recommends Conditions of Approval:

- *The Applicant shall demonstrate property owner approval for the construction of the retaining walls proposed to be located along the driveway easement on 220 King Road.*
- *Visible retaining walls to the north, east, and south of the Structure shall be terraced so that no more than four feet of Existing Grade is manipulated.*
- *Final Grade shall be restored within four feet of Existing Grade pursuant to LMC § 15-2.2-5.*
- *Prior to submittal of a Building Permit, the Applicant shall submit for review the excavation and grading plans for Engineering Department review and approval to ensure no additional erosion, land subsidence, or avalanche hazard is created.*
- *Cuts, fills, and retaining walls shall be minimized.*
- *Access points, the driveway, and associated retaining walls shall be designed to minimize grading of the natural topography.*

A vegetation protection plan including protection of any Significant Vegetation.

The Applicant indicates Significant Vegetation on the eastern portion of the site and proposes landscaping with Quaking Aspens, White Fir, Douglas Fir, Colorado Scrub Oak, and native grass mixes, approved plantings pursuant to Municipal Code of Park City § 14-1-5. The Applicant proposes native grass mix for the area proposed to be disturbed for the Accessory Building construction.



Staff recommends a Condition of Approval:

The Applicant shall demonstrate compliance with Municipal Code of Park City Chapter 11-21 Utah Wildland-Urban Interface Code at the time of Building Permit submittal.

- **A stormwater mitigation plan**.

The Applicant submitted an updated stormwater mitigation plan.

Staff recommends a Condition of Approval:

The Applicant's stormwater mitigation plan shall be reviewed and approved by the Engineering Department prior to building permit submittal.

(V) The Development Review Committee reviewed the proposal on September 6, 2022, March 7, 2023, and January 15, 2024 and requires Conditions of Approval.[4]

[4] The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

Park City Fire District – *The Applicant shall demonstrate adequate turnaround to allow a fire apparatus to maneuver to and from the site as approved by the Park City Fire District prior to submitting a Building Permit. The Applicant shall provide a fire hydrant within 600 feet of the proposed development.*

Water Department – *The Applicant should upsize the existing service line to provide adequate pressure to the additional living area and fire sprinkler system. Please note the City operates substantial water lines to the west of the proposed dwelling.*

Engineering Department – *Prior to submitting a Building Permit, the Applicant shall demonstrate permission to access the driveway, utility line, etc. and to conduct construction across the neighboring 200 King Road property, including any additional width required to accommodate the installed improvements.*

Department Review

The Planning Department, Executive Department, and City Attorney's Office reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on January 31, 2024. Staff mailed courtesy notice to property owners within 300 feet on January 31, 2024. The *Park Record* published courtesy notice on January 31, 2024.[5]

Public Input

Public input is attached as Exhibit AB.
The Applicant submitted letters for the Planning Commission's review, attached as Exhibit AC.

Alternatives

- The Planning Commission may approve the Plat Amendment, Conditional Use Permits, and Steep Slope Conditional Use Permit according to the Findings of Facts, Conclusions of Law, and Conditions of Approval as submitted by the Applicant;
- The Planning Commission may approve the Plat Amendment, Conditional Use Permits, and Steep Slope Conditional Use Permits amending the Findings of Facts, Conclusions of Law, and Conditions of Approval submitted by the Applicant;
- The Planning Commission may deny the Plat Amendment, Conditional Use Permits, and Steep Slope Conditional Use Permit and direct staff to make Findings for the denial; or
- The Planning Commission may request additional information and continue the discussion to a special meeting on February 21, 2024.

[5] LMC § 15-1-21

Exhibits

Exhibit A: Applicant's Conditional Use Permit Draft Final Action Letter
Exhibit B: Applicant's Steep Slope Conditional Use Permit Draft Final Action Letter
Exhibit C: Applicant's Plat Amendment Draft Final Action Letter
Exhibit D: Proposed Plans
Exhibit E: Grading and Excavation Plans
Exhibit F: Landscape Plan
Exhibit G: Stormwater Plan
Exhibit H: Applicant's January 24, 2024 Letter
Exhibit I: 1986 Sweeney MPD Approval
Exhibit J: October 14, 1987 Sweeney MPD Amendment
Exhibit K: Treasure Hill Subdivision Phase 1
Exhibit L: Ordinance No. 97-19, Amending Lot 2 of Treasure Hill Subdivision
Exhibit M: Ordinance No. 03-36 Rezoning 445 King Road to Estate
Exhibit N: Ordinance No. 03-37 Approving Treasure Hill Subdivision Phase 3
Exhibit O: Ordinance No. 09-18 Approving Treasure Hill Subdivision Phase 3 Amended
Exhibit P: March 12, 1997 Planning Commission 220 King Road Conditional Use Permit
Exhibit Q: March 17, 1997 Historic District Commission 220 King Road Review
Exhibit R: January 8, 1997 425 Norfolk Avenue Conditional Use Permit
Exhibit S: January 22, 1997 375 Norfolk Avenue Conditional Use Permit
Exhibit T: March 23, 2005 503 and 503.5 Woodside Avenue Conditional Use Permit
Exhibit U: Ordinance No. 00-40 Approving Treasure Hill Phase 2 Subdivision
Exhibit V: Treasure Hill Subdivision Phase 2
Exhibit W: April 22, 2020 445 King Road Conditional Use Permit
Exhibit X: Underground Parking Area and Accessory Building Area
Exhibit Y: SWCA Technical Memorandum
Exhibit Z: Ordinance No. 92-17 Establishing the Sensitive Land Overlay
Exhibit AA: 1992 Sensitive Land Overlay Letter
Exhibit AB: Public Input Received as of February 9, 2024
Exhibit AC: Letters Submitted by Applicant
Exhibit AD: Steep Slope Conditional Use Permit Civil Drawings
Exhibit AE: Geotechnical Report
Exhibit AF: Applicant's Proposed Roof Modification
Exhibit AG: Cross Valley Views

Conditional Use
File No. PL-22-05319
[220 King Residence]

Findings of Fact

1. On July 18, 2022 the applicant Pesky Porcupine LLC ("Applicant") submitted an application and paid the required fee for a conditional use permit in connection with a proposed single-family residence (the "Residence") to be constructed on the Summit County, Utah Tax Parcel No. THILL-2-AM (the "Property").

2. The Property is located within the Sweeney Properties Master Plan Development that was approved December 18, 1985, as amended on October 20, 1987 (as amended, the "Amended Sweeney Properties MPD"). The Property is also platted within the First Amended Lot 2, Phase 1, Treasure Hill Subdivision of record with the Summit County Recorder's Office ("Treasure Hill Subdivision Plat").

3. Condition No. 3 of the Amended Sweeney Properties MPD requires that the Planning Commission and Park City's staff review proposed development on King Road as a conditional use and ensure that the design of structures will minimize visual impact on adjacent property.

4. The Property is currently being used for two single-family residences, that the Applicant intends to demolish to construct the new Residence. The existing single-family residences have been used for short-term rentals.

5. The application is for the construction of the Residence ("Residence CUP") as required by Condition No. 3 of the Amended Sweeney Properties MPD.

6. The Planning Commission has authority to act as the land use authority for the Residence CUP. *See* Condition No. 3 of the Amended Sweeney Properties MPD; LMC § 15-1-10.D.

7. The Applicant submitted all the materials required by the LMC for the Residence CUP and presented in a public hearing regarding the proposals set forth in Residence CUP application.

8. The Planning Commission, after carefully considering the site plan attached hereto as Exhibit A and other design materials, the Applicant's submittals, and the Applicant's presentation at the public hearing, has determined that the Residence was designed to minimize visual impact on adjacent property owners.

9. The City's staff have questioned whether the Sensitive Land Overlay Zone ("SLO" applies to the Property and whether the Applicant must comply with the SLO requirements found in LMC § 15-2.21-4. After carefully considering the staff's concerns and supporting documentation submitted by the Applicant, the Planning Commission has determined that the SLO does not apply to the Property.

Additional Findings

10. The Planning Commission, as the land use authority, finds that the proposed Residence CUP is in compliance with the standards in LMC § 15-1-10.E. Specifically, the Residence:

a. Is an appropriate size and location for the Property. *See* LMC § 15-1-10.E.1 This finding is supported further as follows:

i. The Property is notably larger than most of the other buildable lots in the Amended Sweeney Properties MPD. The ratio of lot size to the Residence is significantly smaller than neighboring residences.

ii. The Property's buildable area is being reduced by approximately 490 square feet concurrently with this approval. The Residence will be located within the reduced buildable area.

iii. The Residence will be adequately setback and buffered from the surrounding properties. The nearest adjacent residence is approximately 120 feet away.

b. Addresses traffic considerations including the capacity of the existing streets in the area. *See* LMC § 15-1-10.E.3. This finding is supported as follows:

i. The new residence will utilize the same access point as the existing homes. No additional traffic or traffic impacts will result from the new residence. In fact, traffic impacts will be decreased as two homes have more traffic than the single Residence.

ii. The capacity of the existing streets is sufficient to accommodate the new residence and no traffic impact study was necessary.

c. Has sufficient utility capacity, including storm water run-off. *See* LMC § 15-1-10.E.3. This finding is supported as follow:

i. All utilities on the Property were installed with the existing houses and are adequate to service the existing houses.

ii. The Residence will decrease utility usage by utilizing more efficient construction materials and by replacing two existing homes used as short-term rentals.

iii. All storm water run-off from new impervious surfaces will be retained onsite.

d. Provides adequate emergency vehicle access. *See* LMC § 15-1-10.E.4. Specifically, the Residence has been designed to meet all emergency vehicle access and

driveway slope requirements as set forth in the LMC, including by providing a fire turnaround in the underground parking area.

e. Provides adequate off-street parking. *See* LMC § 15-1-10.E.5. Specifically, the Residence provides at least two off-street parking stalls as required by LMC § 15-3-6(A).

f. Provides sufficient internal vehicular and pedestrian circulation system. *See* LMC § 15-1-10.E.6. This finding is supported as follow:

i. Vehicles accessing the Property will continue to use existing access points from King Road. The Residence is designed such that vehicles can turnaround and park via the private driveway and the underground parking area.

ii. There is minimum pedestrian traffic in the area as the public roadways do not have sidewalks. There is a 10' public non-motorized bike, pedestrian trail, and ski easement on the Property for the benefit of a neighboring property. No change is being proposed to those easements.

g. Provides fencing, screening, and landscaping to separate the use from adjoining uses. *See* LMC § 15-1-10.E.7. This finding is supported as follow:

i. The existing fencing, screening, and landscaping for the existing houses is adequate to separate the use from adjoining uses. No additional fencing is being proposed by the Applicant.

ii. New landscaping will consist of native grasses and trees and existing vegetation will be maintained and managed.

iii. Perimeter vegetation will continue to provide a visual barrier to the Property and mitigate visual impact.

h. Is appropriately massed, bulked, and oriented, on the site. *See* LMC § 15-1-10.E.8. This finding is supported as follow:

i. The Residence has been intentionally designed to break up the perceived mass and follows the plat notes relative to massing. Specifically, the plans show the Residence: (i) broken up into at least four (4) massing elements that are each less than 1,500 square feet; (ii) have an overall footprint of less than 3,500 square feet, as measured by the definition on the subdivision plat; and (iii) is 30' or less in height.

ii. The site is designed to respect the existing topography and site features such as existing trees and vegetation. Cut, fill, and retaining wall areas will be located behind the Residence to minimize any visible impact on neighboring uses.

iii. The Residence meets the 30' height limitation stated on the Treasure Hill Subdivision Plat.

i. Contains usable open space. *See* LMC § 15-1-10.E.9. Specifically, the new residence does not substantially change the existing site's open space. All existing landscape easements will be maintained.

j. Contains no signs but will provide appropriate lighting. *See* LMC § 15-1-10.E.10. The Property will comply with the city's outdoor lighting requirements found at LMC § 15-5-5(J).

k. Is physically designed to be compatible with surrounding structures. *See* LMC § 15-1-10.E.11. Specifically, the Residence is consistent with other single-family residences within the Amended Sweeney Properties MPD.

l. Does not produce noise, vibration, odors, steam, or other mechanical factors that would affect people or off-site property. *See* LMC § 15-1-10.E.12.

m. Properly controls delivery and service vehicles, loading and unloading zones, and screens trash and recycling pickup areas. *See* LMC § 15-1-10.E.13. Specifically, a vehicle control gate will control access to delivery and service vehicles, and the Property is adequately sized to park delivery and service vehicles without impacting adjoining uses.

n. Will not be used as a condominium, time interval ownership, fractional ownership, nightly rental, or for a commercial use. *See* LMC § 15-1-10.E.14. Indeed, the Property will be used only as a single-family residence and the short-term rental uses on the two existing homes will be terminated.

o. Is appropriately situated on the existing topography of the Property. *See* LMC § 15-1-10.E.15. This finding is supported as follow:

i. The site is already adequately graded to support the existing houses and minimal additional grading will be required for the Residence.

ii. For the reasons discussed below, a steep slope conditional use permit will be issued for the very steep slope disturbance.

p. Is consistent with the goals and objectives of the Park City General Plan. *See* LMC § 15-1-10.E.16. This finding is supported as follow:

i. The existing houses to be demolished are not historically significant.

ii. The proposed design of the Residence is consistent with the design criteria contemplated by the Amended Sweeney Properties MPD approval.

q. The Planning Commission finds that the SLO does not apply to the Property based on the following:

i. The Amended Sweeney Properties MPD predates the City's adoption of the SLO ordinance and the Amended Sweeney Property MPD established site suitability. The Amended Sweeney Property MPD's approval cannot be undone by applying the SLO ordinance.

ii. The SLO ordinance has never been applied within the Amended Sweeney Properties MPD, even when certain properties clearly fall within the SLO.

iii. City staff have previously represented to the public that the SLO does not apply within the Amended Sweeney Properties MPD. For example, according to the minutes of the Planning Commission meeting on August 11, 2004, page 25, former Director Putt stated that the SLO does not apply to applications within the Amended Sweeney Properties MPD. Likewise in a staff report, dated June 8, 2016, page 52, Senior Planner, Francisco Astorga stated that projects within the Amended Sweeney Properties MPD predate the SLO and therefore the "SLO does not specifically apply in terms of a density determination and site suitability analysis.".

iv. In exchange for the Property's development, the Amended Sweeney Properties MPD protected sensitive land by dedicating significant open space areas within the development.

v. Pursuant to LMC § 15-1-6.A "zoning boundary lines are intended to conform to existing Property boundary lines . . . unless the lines are located by specific dimensions . . . ." Also, "[w]here the Zoning District lines appear to have *intentionally* divided a Lot or Parcel between two (2) or more districts" the zoning will apply to each portion of the Lot or Parcel. *See* LMC § 15-1-6.B. The most recent map of the SLO depicts the SLO bisecting the Property. There is no evidence that the SLO was intentionally drawn to bisect the Property nor is there evidence that the boundary lines intentionally followed specific dimensions. Accordingly, the SLO boundary was intended to follow the property's boundary and exclude the Property. Even if the SLO intentionally bisected the Property, the Residence is excluded from the SLO and thus the SLO does not apply to this approval.

11. The Planning Commission finds that for the reasons above, the Residence will not have a detrimental impact on surrounding uses. The Planning Commission further finds that by terminating the existing short-term rental uses of the two homes currently existing on the Property, the Residence will have a reduced overall impact on surrounding uses.

12. As discussed below, the Applicant has agreed to self-impose certain conditions on the Property to minimize any potential detrimental effects that may result from the proposed use. The Planning Commission finds that these conditions adequately mitigate any potential detrimental effects that may result from the Residence.

Conclusion

Based on the foregoing, and subject to the conditions listed below, the Residence CUP application meets the standards and requirements of the LMC, including the criterial for approving a conditional use per LMC § 15-1-10.E and 10-9A-507, Utah Code Ann.. The Planning Commission concludes it is appropriate to issue Residence CUP subject to the below conditions, each of which will mitigate any reasonably anticipated detrimental effects associated with the Residence.

Conditions

The use approved by the Residence CUP is conditioned upon the following:

A. Final building plans shall reflect substantial compliance with the plans approved February 14, 2024, by the Planning Commission. Any changes modifications, or deviations from the approved design that have not been approved in advance by Park City's Planning and Building Departments may result in a stop work order.

B. The Applicant is responsible for notifying the Planning and Building Departments prior to proposing any changes to this approval. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for planning review and approval/denial in accordance with the applicable standards prior to construction.

C. The current access point of King Road must be maintained, and no new access points are allowed.

D. Applicant shall include in its construction mitigation plan as required by LMC § 11-14-14, a proposal to direct excavated clean soils for use on the Park City Mountain Resort so as to minimize any impact on public City streets. If Park City Mountain Resort will not accept the excavated clean soils, Applicant will submit to the Community Development Department a proposed amendment to the construction mitigation plan for transportation of the excavated clean soils.

E. All storm water run-off from new impervious surfaces must be contained on the Property.

F. Applicant shall submit a storm drainage analysis to the Park City Engineering Department. The analysis must show that the required storm drainage storage volume matches the pre-development and post-development conditions for a 100-year 24-hour event.

G. Applicant shall submit a soil investigation report, geotechnical report, and slope stability report to the city concurrent with or prior to submitting a building permit application.

H. Prior to obtaining a building permit, the Applicant shall provide soil stabilization details documenting how the disturbed area will be restored and stabilized.

I. The proposed development must include a vehicular turnaround that meets applicable fire code standards.

J. The Residence's occupants must use as on-site parking the sub-grade parking area shown on the proposed plans.

K. The proposed development must include a vehicle control gate that allows vehicles to queue in the Property's driveway and not on King Road.

L. No additional fencing is permitted without further approval by the Park City Building Department.

M. After construction of the Residence is completed, Applicant shall revegetate the site consistent with the submitted landscape plan.

N. The Residence must be constructed according to the approved plans.

O. The Applicant shall receive approval through the Historic District Design Review process prior to receiving a building permit.

P. The proposed residence's roof shall be consistent with the approved plans.

Q. The existing access and landscaping easement shall remain in place.

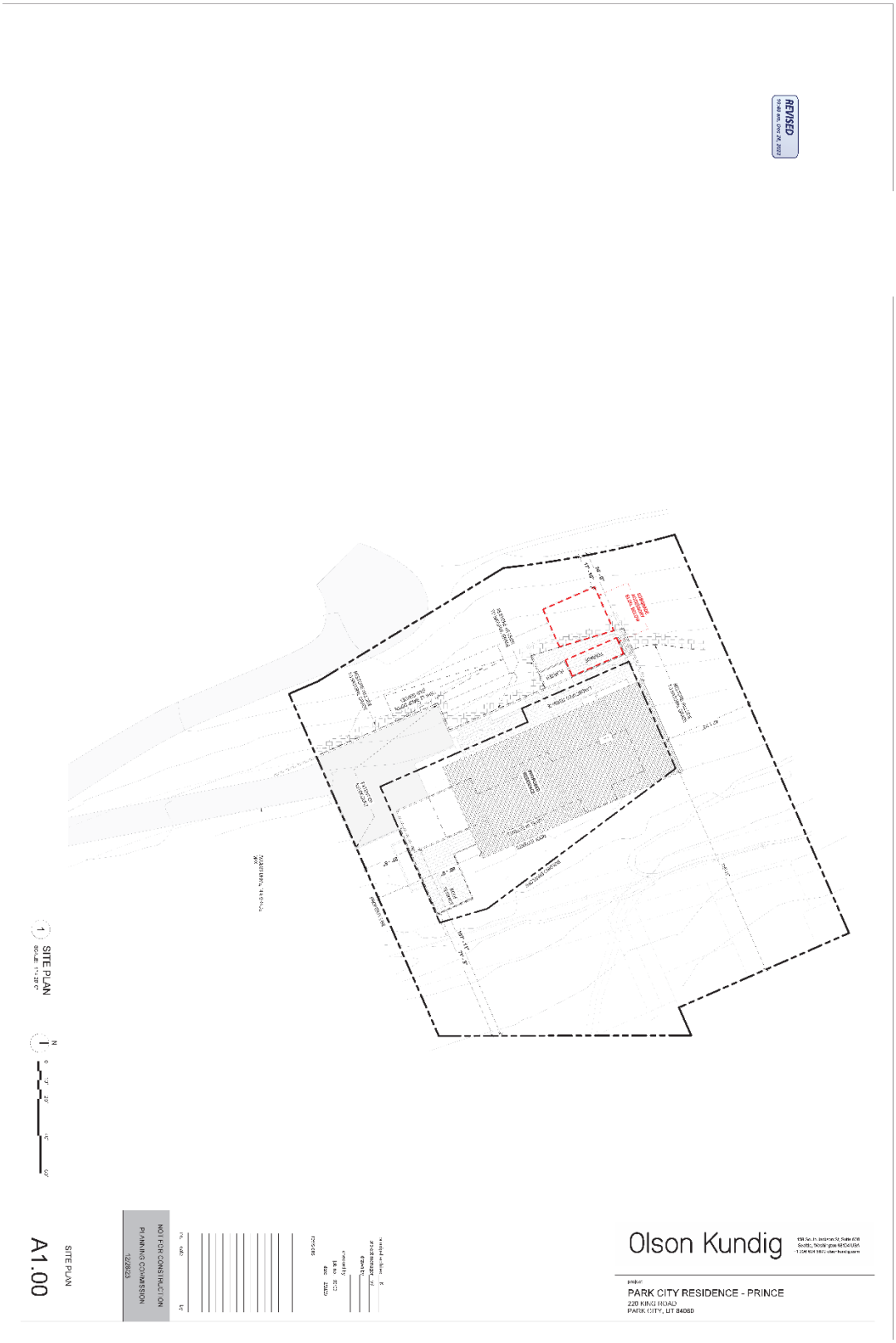
R. Except for a typical "for sale" sign no signs will be permitted on the Property.

S. All outdoor lighting on the Property shall comply with LMC § 15-5-5(J).

T. The primary use of the Property shall be limited to a single-family residential use. The proposed residence shall not be used for a short-term rental or have fractional ownership.

U. Any areas disturbed during construction shall be restored to the original state after the proposed residence is completed.

Exhibit A
Site Plan



Conditional Use
File No. PL-23-05571
[Steep Slope –220 King]

Findings of Fact

1. On February 21, 2023, the applicant Pesky Porcupine LLC ("Applicant") submitted an application and paid the required fee for a conditional use permit in connection with a proposed single-family residence (the "Residence") to be constructed on the Summit County, Utah Tax Parcel No. THILL-2-AM (the "Property").

2. The Property is located within the Sweeney Properties Master Plan Development that was approved December 18, 1985, as amended on October 20, 1987 (as amended, the "Amended Sweeney Properties MPD").

3. Condition No. 3 of the Amended Sweeney Properties MPD requires that the Planning Commission and Park City's staff review proposed development on King Road as a conditional use and ensure that the design of structures will minimize visual impact on adjacent property.

4. The Property is currently being used for two single-family residences, that the Applicant intends to demolish to construct the new Residence. The existing single-family residences have been used for short-term rentals.

5. The second conditional use permit application is for construction on a steep slope ("Steep Slope CUP") as required by Section 15-2.2-6 of Park City's Land Management Code ("LMC").

6. In connection with the Steep Slope CUP application, the Applicant submitted the following documents prepared by Alliance Engineering Inc. for the Planning Commission's consideration:

   a. Existing Conditions Map (Job No. 8-3-23);

   b. Conceptual Grading Plan (Job No. 8-3-23);

   c. Drainage Plan (Job No. 8-3-23);

   d. Steep Slope Map (Job No. 8-3-23);

   e. Stormwater Management Plan (Job No. 8-3-23); and

   f. Excavation Section View (Job No. 8-3-23).

7. The Planning Commission has authority to act as the land use authority for the Steep Slope CUP. *See* LMC § 15-1-10.D.

8. The Applicant submitted all the materials required by the LMC for the Steep Slope CUP and presented in a public hearing regarding the proposals set forth in Steep Slope CUP application.

9. With respect to the Steep Slope CUP, the Planning Commission, after carefully considering the Applicant's submittals referenced above and the Applicant's presentation at the public hearing, has determined that any detrimental effects caused by proposed development on steep slopes can be reasonably mitigated and comply with the LMC's requirements.

Additional Findings

10. The Planning Commission, as the land use authority, finds that the proposed Steep Slope CUP complies with the standards in LMC § 15-2.2-6.B. Specifically, the proposed steep slope disturbance and Residence:

a. Are located and designed to reduce the visual and environmental impacts. *See* LMC § 15-2.2-6.B.1. Specifically, the hillside cuts and impact to the very steep slope will be located behind the Residence and will generally not be visible to the town core of Park City.

b. Will be consistent with the visual analysis and landscaping plan submitted by the Applicant. *See* LMC § 15-2.2-6.B.2. Specifically, the Applicant submitted to the Planning Commission a visual analysis and landscaping plan that showed that the proposed steep slope disturbance. The Planning Commission has determined that the steep slope disturbance will generally not be visible from the town core of Park City as it is screened from view by the proposed residence.

c. Are consistent with the applicable access and driveway screening requirements. *See* LMC § 15-2.2-6.B.3. Specifically, access to the Property is not changing as the existing driveway will be used and improved. The driveway improvements will comply with the LMC's requirements.

d. Will be appropriately terraced to regain natural grade. *See* LMC § 15-2.2-6.B.4. Terraced structures will be screened from view of the town core of Park City by the proposed residence.

e. Are designed to preserve the perceived natural topography of the Property. *See* LMC § 15-2.2-6.B.5. Specifically, all cuts to the hillside will be screened from view of the town core of Park City by the Residence.

f. Are consistent with the building form and scale requirements of LMC § 15-2.2-6.B.6. Specifically, the Residence is divided into several massing elements to reduce massing and to orient against the Property's existing contours. Portions of the Residence have been located below grade to reduce visibility and perceived bulk.

g. Are consistent with the applicable setback requirements. *See* LMC § 15-2.2-6.B.7.

h. Are consistent with the applicable volume limitations. *See* LMC § 15-2.2-6.B.8. Specifically, the Residence's volume is less than what is permitted in the HR-1 District.

i. Are consistent with the applicable building height requirements. *See* LMC § 15-2.2-6.B.8. Specifically, the Residence meets the heigh requirements identified in the Amended Sweeney Properties MPD.

11. The Planning Commission finds that for the reasons above, the steep slope disturbance will not have a detrimental impact on surrounding uses.

12. As discussed below, the Applicant has agreed to self-impose certain conditions on the Property to minimize any potential detrimental effects that may result from the proposed steep slope disturbance. The Planning Commission finds that these conditions adequately mitigate any potential detrimental effects that may result from the steep slope disturbance or the Residence.

Conclusion

Based on the foregoing, and subject to the conditions listed below, the Steep Slope CUP meet the standards and requirements of the LMC, including the criterial for approving a conditional use per LMC § 15-2.2-6.B and 10-9A-507, Utah Code Ann.. The Planning Commission concludes it is appropriate to issue the Steep Slope CUP subject to the below conditions, each of which will mitigate any reasonably anticipated detrimental effects associated with the uses described in the Steep Slope CUP application.

Conditions

The use approved by the Steep Slope CUP is conditioned upon the following:

A. All retaining walls shall be generally placed behind the proposed residence to reduce visibility from the town core of Park City.

B. The driveway to the proposed residence shall not exceed a 14% grade and must comply with LMC § 15-3-3(A)(4).

C. Access to the parking area located on the Property shall not face King Road.

D. If the proposed development contains any retaining walls that are taller than four feet in height, then the Applicant shall provide engineered plans for the retaining walls at the time the Applicant makes application for a building permit.

E. Applicant shall maintain vegetative screening in accordance with the submitted vegetation plan to reduce the visibility of retaining walls.

F. The limits of disturbance around the proposed residence shall be limited to the minimal area necessary to excavate and backfill the foundation.

G. Structures on the Property shall conform to the HR-1 setbacks set forth in LMC § 15-2.2-3.

Conditional Use
File No. PL-22-05318

Findings of Fact

1. The Applicant has proposed a new plat entitled the Second Amendment for Lot 2, Phase 1, Treasure Hill Subdivision ("Amended Plat"), a copy of which is attached hereto as Exhibit A, which will amend the existing Treasure Hill Subdivision Plat, including the Amended Plat's notes which are attached hereto as Exhibit B.

2. On July 18, 2022, the applicant Pesky Porcupine LLC ("Applicant") submitted an application for a proposed subdivision plat amendment in connection with a proposed single-family residence to be constructed on the Summit County, Utah Tax Parcel No. THILL-2-AM (the "Property").

3. The Property is located within the Sweeney Properties Master Plan Development that was approved December 18, 1985, as amended on October 20, 1987 (as amended, the "Amended Sweeney Properties MPD"). The Property is also platted within the First Amended Lot 2, Phase 1, Treasure Hill Subdivision of record with the Summit County Recorder's Office ("Treasure Hill Subdivision Plat").

4. The Property is currently being used for two single-family residences that the Applicant intends to demolish to construct a new single residence.

5. The Amended Plat differs from the Treasure Hill Subdivision Plat in two ways. First, the Amended Plat modifies plat note 1 on the Treasure Hill Subdivision Plat to align with the Amended Sweeney Properties MPD approval conditions and other phases within the Amended Sweeney Properties MPD. Second, the Amended Plat modifies the buildable area by reducing the overall buildable area and relocating a portion thereof to the west side of the Property, as depicted on the attached Amended Plat.

6. The Applicant submitted all materials required by the Park City Land Management Code ("LMC") for the proposed plat amendment.

7. The planning commission has authority to act as the land use authority to approve the Amended Plat pursuant to LMC § 15-7-7.

8. After carefully reviewing the Amended Plat, the Amended Sweeney Properties MPD approval documents, other materials presented by the Applicant, and input received by the Applicant, City staff, and the public in a public hearing, the Planning Commission has determined that good cause exists for amending the Treasure Hill Subdivision Plat via the Amended Plat as more fully specified below. *See* Utah Code § 10-9a-609(1)(a).

9. The Planning Commission further concludes that no public street or municipal utility easement is being vacated or amended by the Amended Plat. *See* Utah Code § 10-9a-609(1)(b).

Additional Findings

10. The Planning Commission, as the land use authority, finds that there is good cause to approve the Amended Plat based on the following:

a. Note 1 of the Treasure Hill Subdivision Plat contains a development limitation that buildings must have a building footprint of 3,500 square feet or less. That allowable building footprint includes garages but does not include:

i. Decks which are open on at least two sides (but which may have railings as required), covered or uncovered, and which do not have above grade living space below or above them;
ii. Exterior walkways;
iii. Exterior stairs; and
iv. Driveways.

Note 1 was included on the Treasure Hill Subdivision Plat but was not imposed upon the Property via the Amended Sweeney Properties MPD. Other subdivisions within the Amended Sweeney Properties MPD define "building footprint" more broadly and nothing within the Amended Sweeney Properties MPD requires the Treasure Hill Subdivision Plat's more restrictive definition.

b. The Amended Plat also contains a building footprint limitation of 3,500 square feet or less. The allowable building footprint includes garages but does not include:

i. Decks which are open on at least two sides (but which may have railings as required), covered or uncovered, and which do not have above grade living space below or above them;
ii. Exterior walkways;
iii. Exterior stairs;
iv. Driveways; and
v. That portion of any garage, carport, mechanical space, or living space that is located below existing grade and which has landscaping or deck (as provided in (1(A)) located above the garage, carport, mechanical space, or living space.

c. The Amended Plat's development limitation is more consistent with the Amended Sweeney Properties MPD approval as the building footprint limitation was intended to limit the visual impact of development and subgrade improvements, excluded under the Amended Plat, have a de minimis visual impact on adjacent uses.

d. The overall buildable area of the Treasure Hill Subdivision Plat is 490 square feet larger than the buildable area of Amended Plat. The Amended Plat removes buildable area from portions of the Property that are visible to downtown Park City and

relocates such buildable area to the west side of the Property to reduce the visual impact of the buildable area.

e. The Planning Commission finds that good cause exists, *see* LMC §§ 15-15-1 & 15-7.1-3.B, for amending the Treasure Hill Subdivision Plat based on the following:

i. The Amended Plat resolves an existing non-conformity as the two residential units constructed on a single lot will be demolished in favor of a single residential unit on a single lot.

ii. The Amended Plat preserves the character of the neighborhood and Park City as the Amended Plat is more consistent with the Amended Sweeney Properties MPD approval.

iii. Reducing the buildable area and relocating a portion of the buildable area will reduce the visual impact of the Property's development. This is consistent with best planning and design practices.

iv. The Amended Plat facilitates the construction of a single residence in place of two residence that are presently used as short-term rentals. Demolishing the two existing short-term rentals reduces the overall density of the area, alleviates traffic, decreases utility usage, minimizes noise and light pollution, and is more consistent with neighboring uses.

v. The Amended Plat facilitates the termination of the existing short-term rentals. This furthers the health, safety, and welfare of the Park City community as it will decrease the number of unknown persons in the community and increase the overall sense of community by housing long-term residents.

f. The Amended Plat includes all existing public streets and municipal utility easements and does not propose to vacate or amend the same.

Conclusion

Based on the foregoing, good cause exists to approve the Amended Plat as it satisfies the requirements of Utah Code § 10-9a-609(1) and LMC § 15-7-7. The Planning Commission concludes it is appropriate to approve the Amended Plat.

Exhibit A
Amended Plat

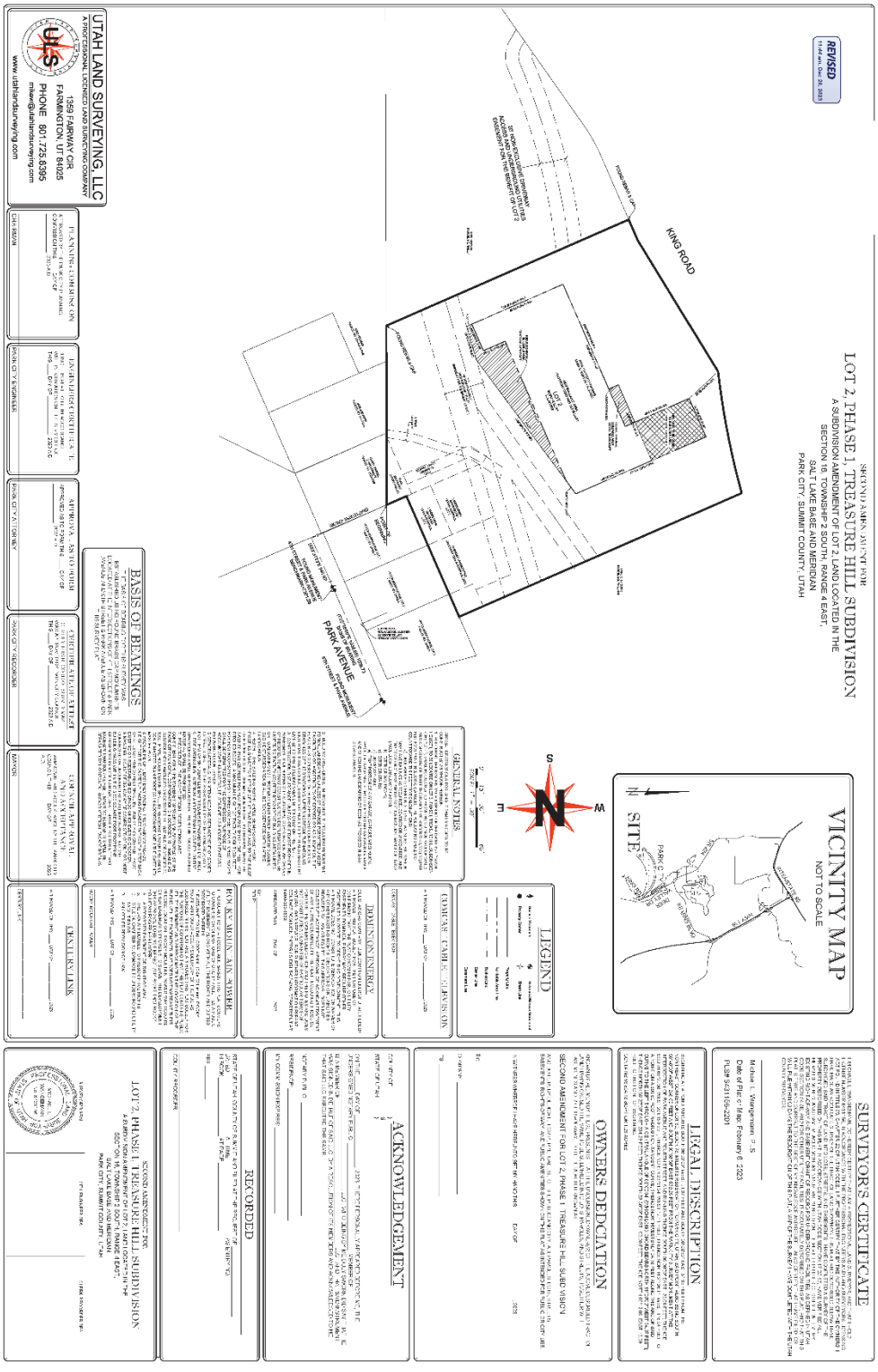


Exhibit B
Amended Plat Notes

SPECIAL RESTRICTIONS FOR SINGLE FAMILY HOMES TO BE CONSTRUCTED AS SHOWN HEREON:

1. FOOTPRINT. THE RESIDENTIAL FOOTPRINT OF THE DWELLING ("MAIN HOUSE"), TO BE LOCATED ON LOT 2, PHASE I, TREASURE HILL SUBDIVISION (THE "LOT"), SHALL BE CALCULATED FROM THE OUTSIDE FACE
ANY SINGLE LEVEL, AND A MAXIMUM OF THREE THOUSAND FI
(3,500) SQUARE FEET FOOTPRINT INCLUDING GARAGES. THE FO
NOT COUNT TOWARD THE FOOTPRINT CALCULATIONS:

a) DECK WHICH IS OPEN ON AT LEAST TWO SIDES, BUT WHICH MAY HAVE RAILINGS AS REQUIRED, COVERED OR UNCOVERED, AND THAT DOES NOT HAVE ABOVE-EXISTING NATURAL GRADE OR LIVING SPACE LOCATED BELOW OR ABOVE IT;
b) EXTERIOR WALKWAYS;
c) EXTERIOR STAIRS;
d) DRIVEWAY; AND
e) THAT PORTION OF ANY GARAGE, CARPORT, MECHANICAL SPACE, PARKING AREA, OR LIVING SPACE THAT IS LOCATED BELOW EXISTING GRADE AND WHICH HAS LANDSCAPING OR DECK (AS PROVIDED IN 1(A)) LOCATED ABOVE IT.

2. BUILDING AREA LIMITS. IMPROVEMENTS, INCLUDING FENCES AND FORMAL LANDSCAPING (UNLESS OTHERWISE PERMITTED UNDER EASEMENTS OR AGREEMENTS OF RECORD OR AS SHOWN ON THE PLAT OR AS CONSISTENT WITH THE APPROVED CONSTRUCTION DRAWINGS OF THE DRIVEWAYS, UPPER NORFOLK TURNAROUND, KING ROAD TURNAROUND, SKI BRIDGE AND UTILITY PLANS) SHALL BE LIMITED TO THE BUILDING AREA LIMITS NOTED ON THE PLAT.

3. CONSTRUCTION DISTURBANCE. UNLESS OTHERWISE PROVIDED IN AGREEMENTS WITH PARK CITY MUNICIPAL CORPORATION WHICH ARE OF RECORD, TEMPORARY CONSTRUCTION DISTURBANCE SHALL BE LIMITED TO TWENTY (20) FEET BEYOND THE BUILDING AREA LIMITS OR TO ADJOINING LOT PROPERTY LINES WHICH EVER IS CLOSER. SUCH DISTURBED AREA SHALL BE REVEGETATED WITH NATIVE LANDSCAPING.

4. HEIGHT. THE BUILDING HEIGHT SHALL BE MEASURED FROM EXISTING GRADE TO THE TOP OF THE FLAT ROOFS AND TO THE RIDGE OF PITCHED ROOFS. THE MAXIMUM HEIGHT, IN GENERAL, SHALL BE TWENTY -FIVE (25) FEET FOR FLAT ROOFS AND THIRTY (30) FEET FOR PITCHED ROOFS. A MAXIMUM HEIGHT OF TWENTY EIGHT (28) FEET FOR FLAT ROOFS AND THIRTY-THREE (33) FEET FOR PITCHED ROOFS SHALL BE PERMITTED FOR THE EXPRESSED PURPOSE OF

ACCOMMODATING ACCESS, I.E. STAIRWELLS AND/OR ELEVATORS, BETWEEN FLOOR LEVELS. IN ACCORDANCE WITH THE SWEENEY MPD, WHICH WAS APPROVED BY THE PARK CITY MUNICIPAL CORPORATION ON OCTOBER 16, 1986, AND AS SUBSEQUENTLY AMENDED ON OCTOBER 14, 1987 AND DECEMBER 30, 1992, BUILDING HEIGHT SHALL ONLY BE MEASURED AS OUTLINED IN THIS PLAT NOTE #4 AND THERE ARE NO INTERIOR HEIGHT RESTRICTIONS.

5. FACADE HEIGHT, EASTERLY FACING. THE MAXIMUM FACADE HEIGHT FOR THE EASTERLY FACING FACADES WITHOUT A STEP BACK OR STEP OUT OF AT LEAST FIVE (5) FEET SHALL BE TWENTY FIVE (25) FEET FROM EXISTING OR REESTABLISHED GRADE WHICHEVER IS GREATER.

6. MASSING. HOUSE DESIGNS MAY BE COMPRISED OF ONE OR MORE CONNECTED OR UNCONNECTED BUILDING MASSES. NO ONE BUILDING MASS WITHIN THE 3,500 SQUARE FOOT FOOTPRINT REFERENCED IN NOTE 1 ABOVE, SHALL HAVE A FOOTPRINT THAT EXCEEDS 1,500 SQUARE FEET. MASSING ELEMENTS SHALL BE SEPARATED BY HORIZONTAL AND/OR VERTICAL FACADE BREAKS.

7. SEWER LATERALS. MAINTENANCE AND REPLACEMENT OF SEWER LATERALS SHALL BE THE RESPONSIBILITY OF THE OWNER(S) AND NOT THAT OF SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT.

8. FIRE SPRINKLING. INTERNAL AND EXTERNAL MODIFIED 13d FIRE SPRINKLERS SHALL BE PROVIDED FOR THE HOME. WOOD ROOFING MATERIAL SHALL BE PROHIBITED.

9. PRECEDENCE. THE ABOVE SPECIAL RESTRICTIONS ARE CONSISTENT WITH THE SWEENEY MASTER PLAN APPROVED BY THE PARK CITY MUNICIPAL CORPORATION ON OCTOBER 16, 1986 AND AS SUBSEQUENTLY AMENDED ON OCTOBER 14, 1987 AND DECEMBER 30, 1992. FINAL HOUSE DESIGN SHALL BE REVIEWED UNDER THE SMALL SCALE MASTER PLAN PROCESS IN ACCORDANCE WITH THE SWEENEY MASTER PLAN.

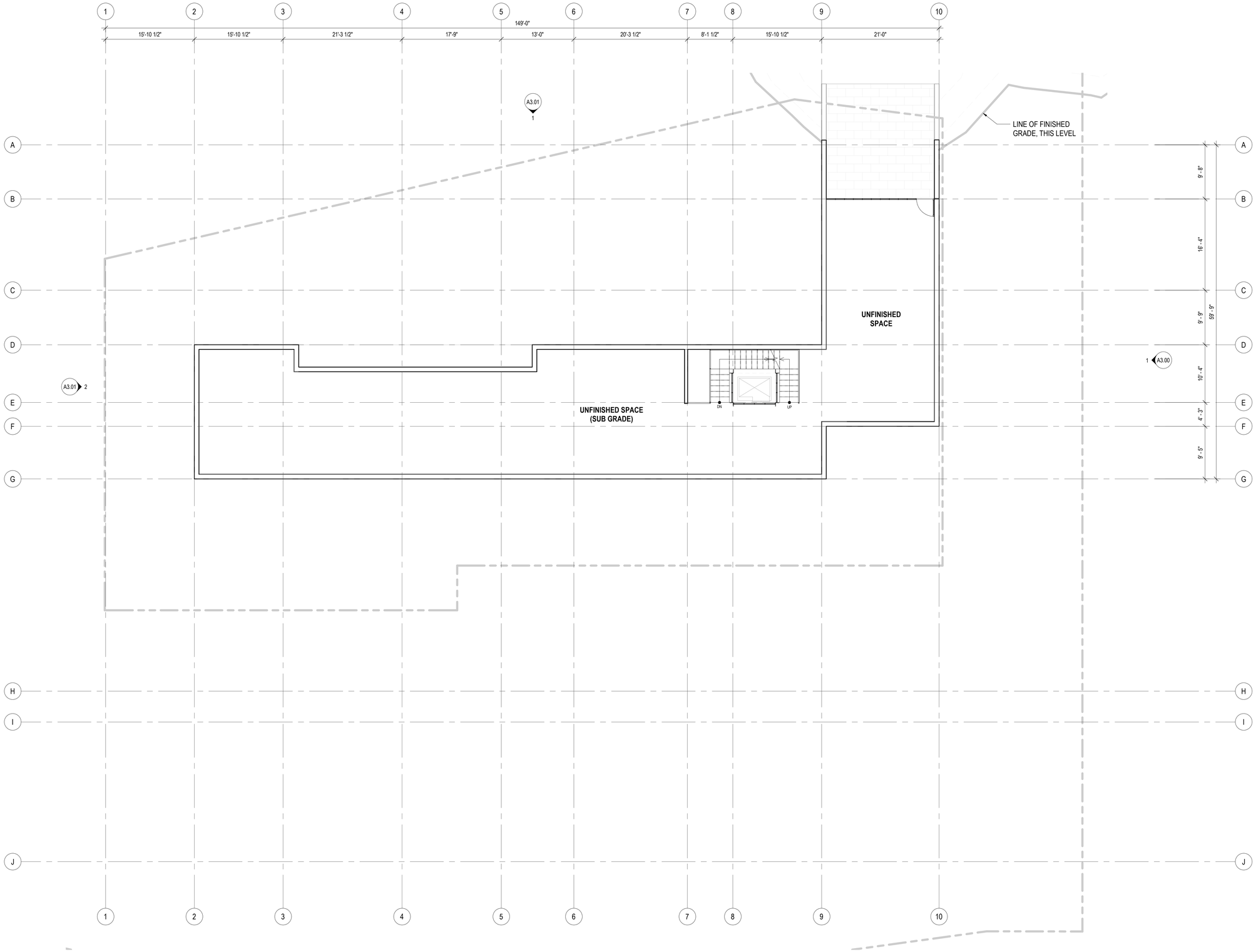
10. EXTERIOR LIGHTING. ALL EXTERIOR LIGHTING SHALL BE FULLY SHIELDED TO PROTECT THE NIGHT SKY.

11. GLAZING. SIXTY PERCENT (60%) OF THE EASTERN FACING FAÇADE IS PERMITTED TO BE GLAZING AND LIGHTING IMPACTS FROM THE EASTERN FACING FAÇADE SHALL BE MITIGATED BY INTERIOR FIXTURES DESIGNED TO MINIMIZE DIRECT VISIBILITY OF THE LIGHTING ELEMENT FROM RESIDENCES WITHIN 1/3 MILE OF THE RESIDENCE.

11. DETACHED BELOW GRADE ACCESSORY BUILDINGS. BELOW GRADE ACCESSORY BUILDINGS ARE PERMITTED WITHIN THE BUILDABLE AREA. THE FOOTPRINT OF A DETACHED BELOW GRADE ACCESSESORY BUILDING DOES NOT

COUNT TOWARDS THE FOOTPRINT AREA OF THE DWELLING AS ALLOWED IN NOTE #1.

12. . USE OF RESIDENTIAL STRUCTURE. ANY RESIDENCE CONSTRUCTED AFTER THE DATE OF THIS AMENDMENT SHALL ONLY BE USED AS A SINGLE-FAMILY RESIDENCE. THE NEW RESIDENCE SHALL NOT BE USED AS A CONDOMINIUM, TIME INTERVAL OWNERSHIP, FRACTIONAL OWNERSHIP, OR NIGHTLY RENTALS. HOME OCCUPATIONS SHALL BE PERMITTED IN ACCORDANCE WITH LMC §15-4-3.



1 LEVEL 01 PLAN
SCALE: 1/8" = 1'-0"

N 0 2' 4' 6' 8' 16' 24'

Olson Kundig
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Seattle, Washington 98104, USA
+1 206 624 5670 olsonkundig.com

project:
PARK CITY RESIDENCE - PRINCE
220 KING ROAD
PARK CITY, UT 84060

principal architect TK
project manager SG
drawn by
checked by
job no. 20102
date 12/28/23

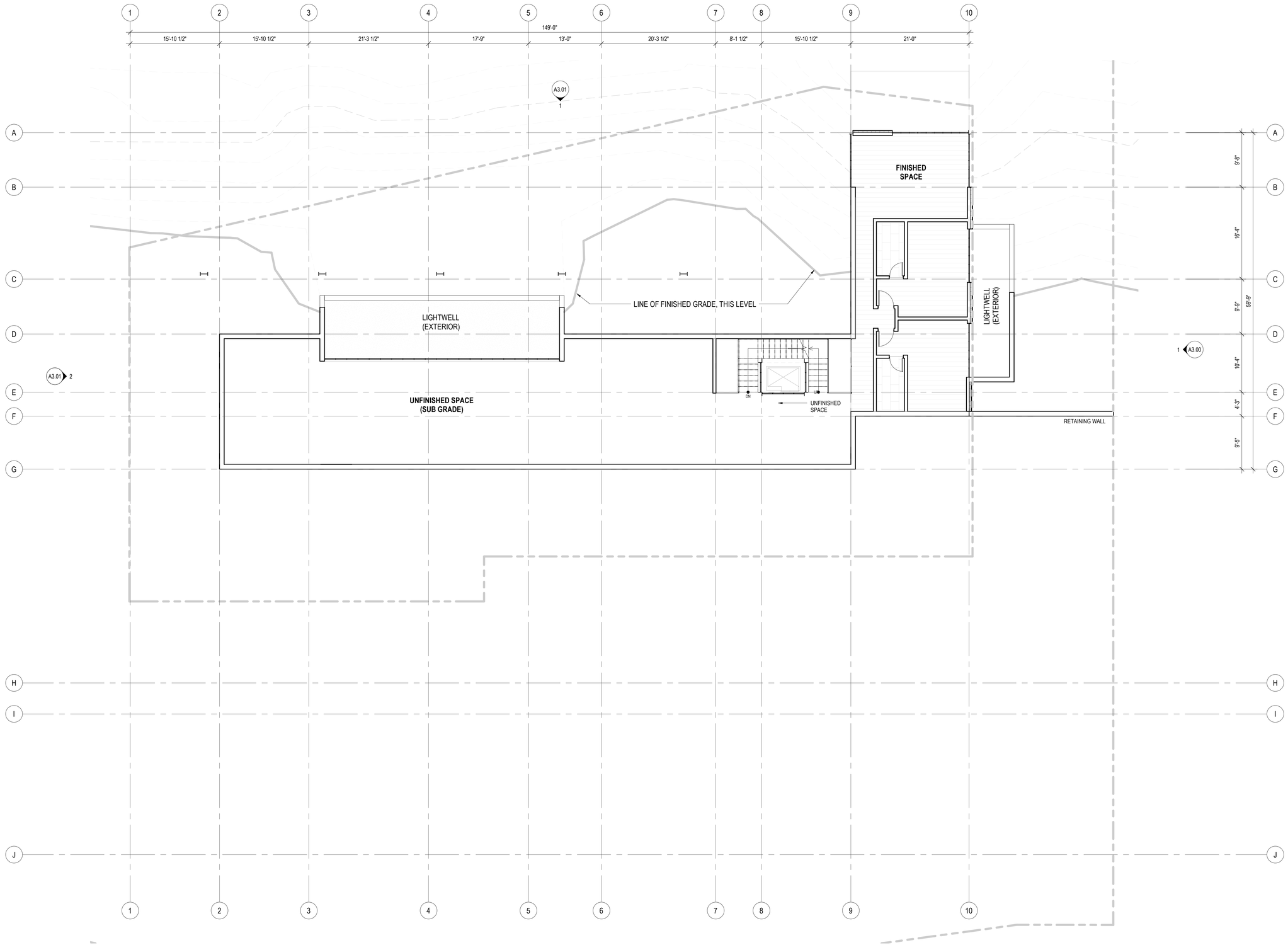
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NOT FOR CONSTRUCTION
PLANNING COMMISSION
12/28/23

PLAN - LEVEL 01

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1 LEVEL 02 PLAN
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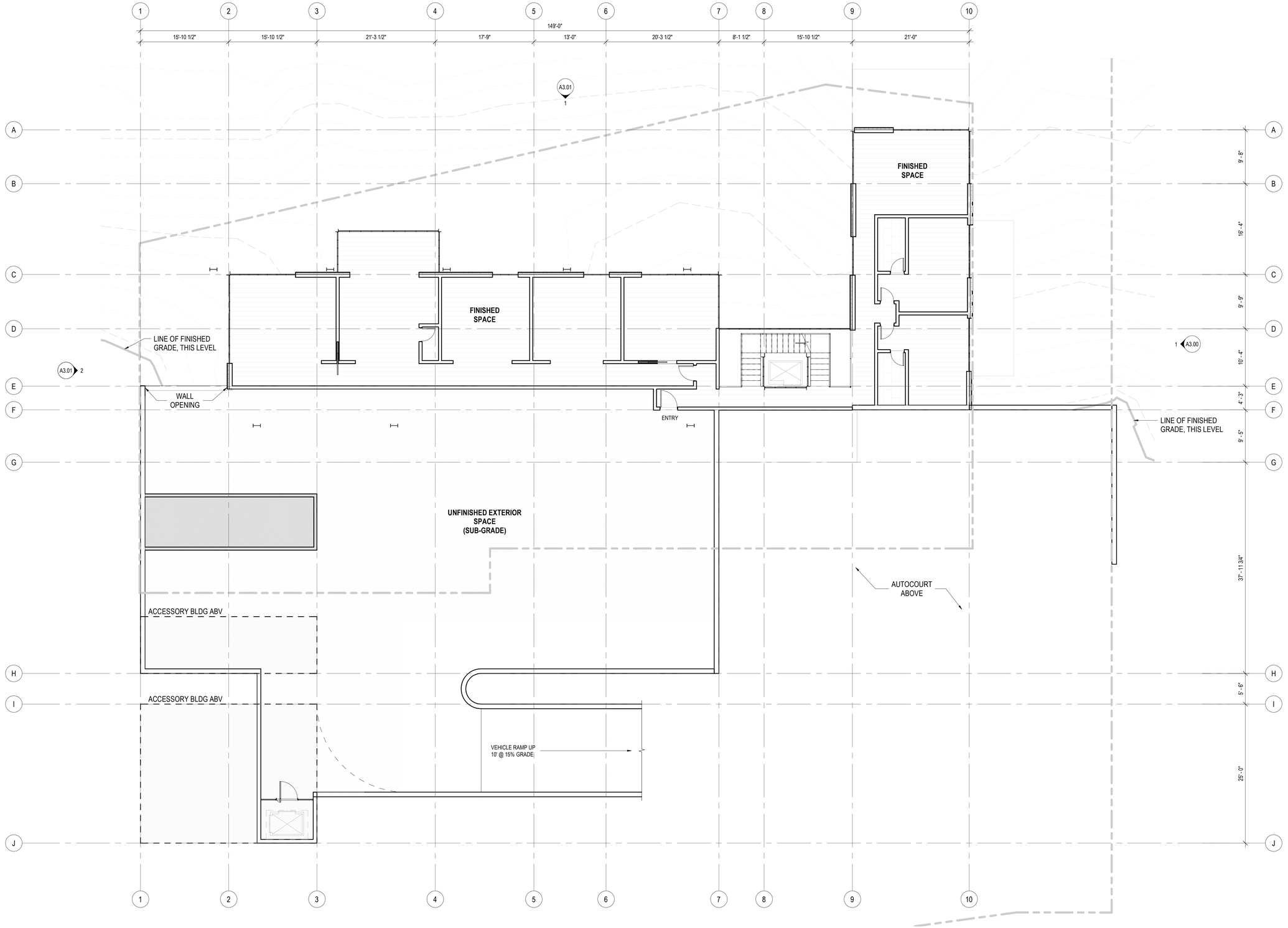
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PLANNING COMMISSION

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PLAN - LEVEL 02

A2.20



1 LEVEL 03 PLAN
SCALE: 1/8" = 1'-0"

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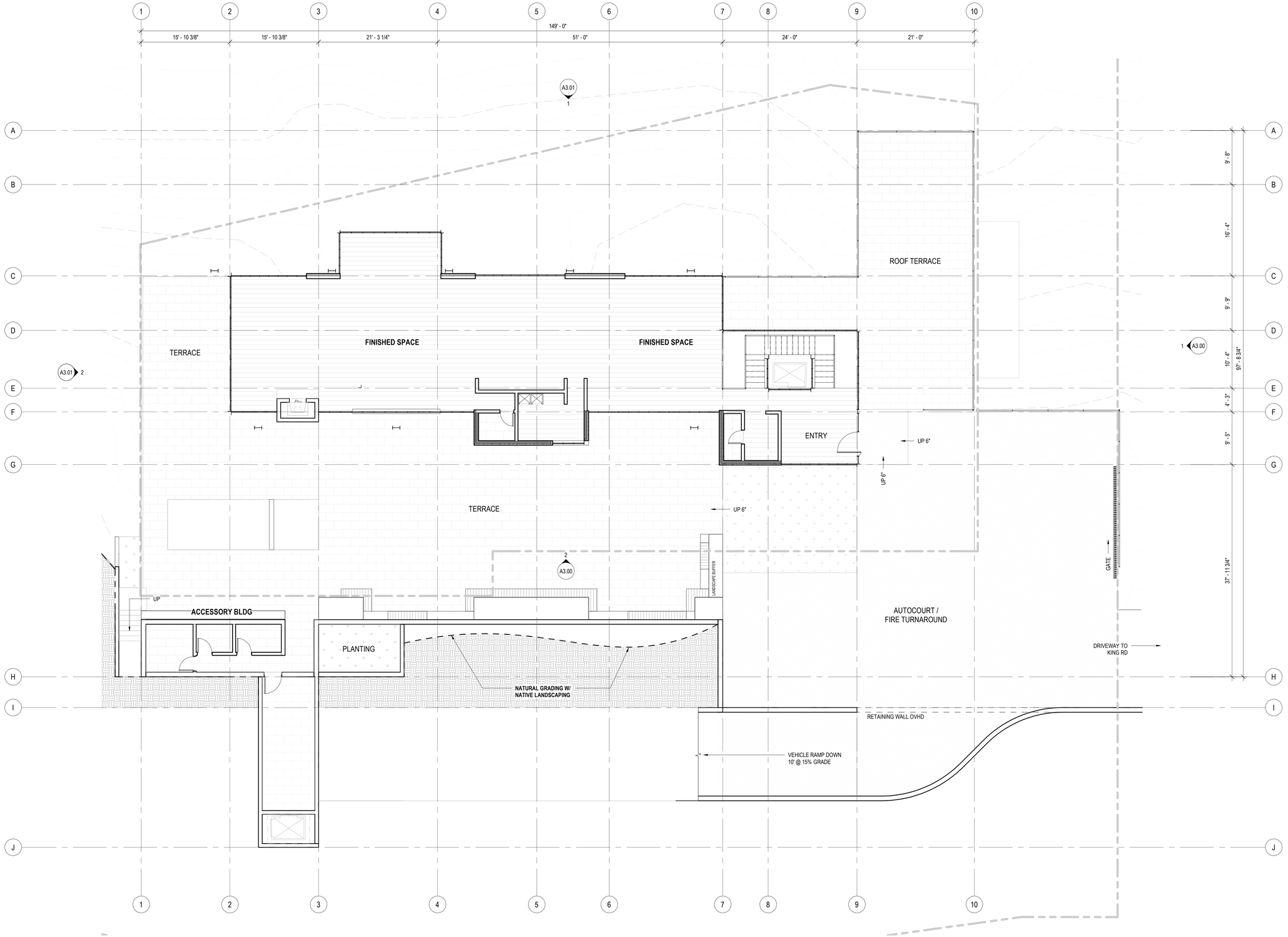
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PLANNING COMMISSION
12/28/23

PLAN - LEVEL 03

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1 LEVEL 04 PLAN
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PLAN - LEVEL 04

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PLAN - LEVEL 05

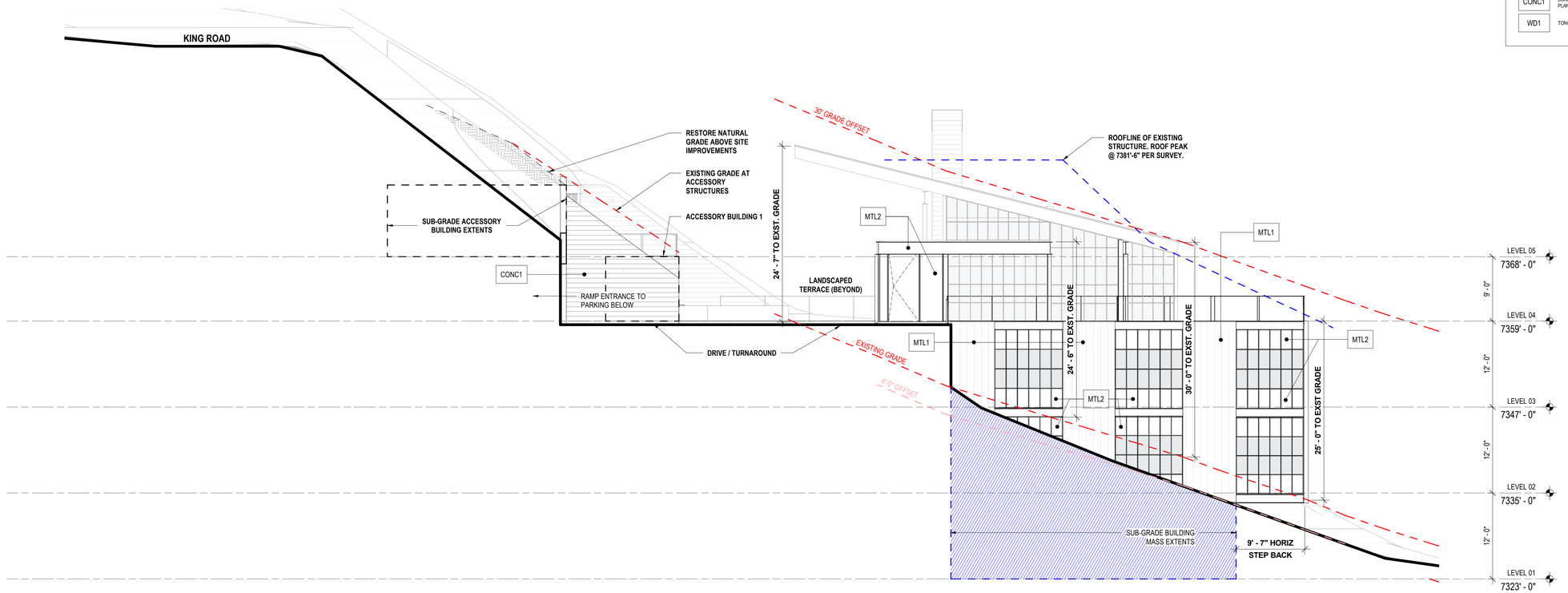
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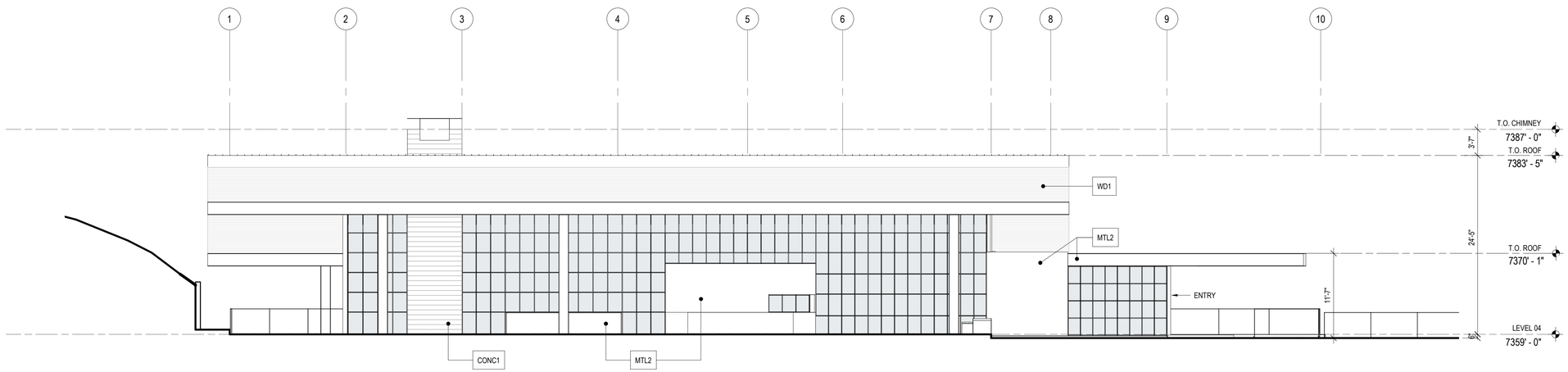
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MATERIAL LEGEND

MTL1	METAL PLANK SIDING, VERTICALLY ORIENTED, ZINC FINISH
MTL2	PRE-WEATHERED STEEL
MTL3	STANDING SEAM ROOF PANEL, PRE-WEATHERED STEEL FINISH
CONC1	BOARD FORMED CONCRETE (12" PLANK FORMAT)
WD1	TONGUE AND GROOVE WOOD PLANK



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



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

0 2' 4' 6' 8' 16' 24'

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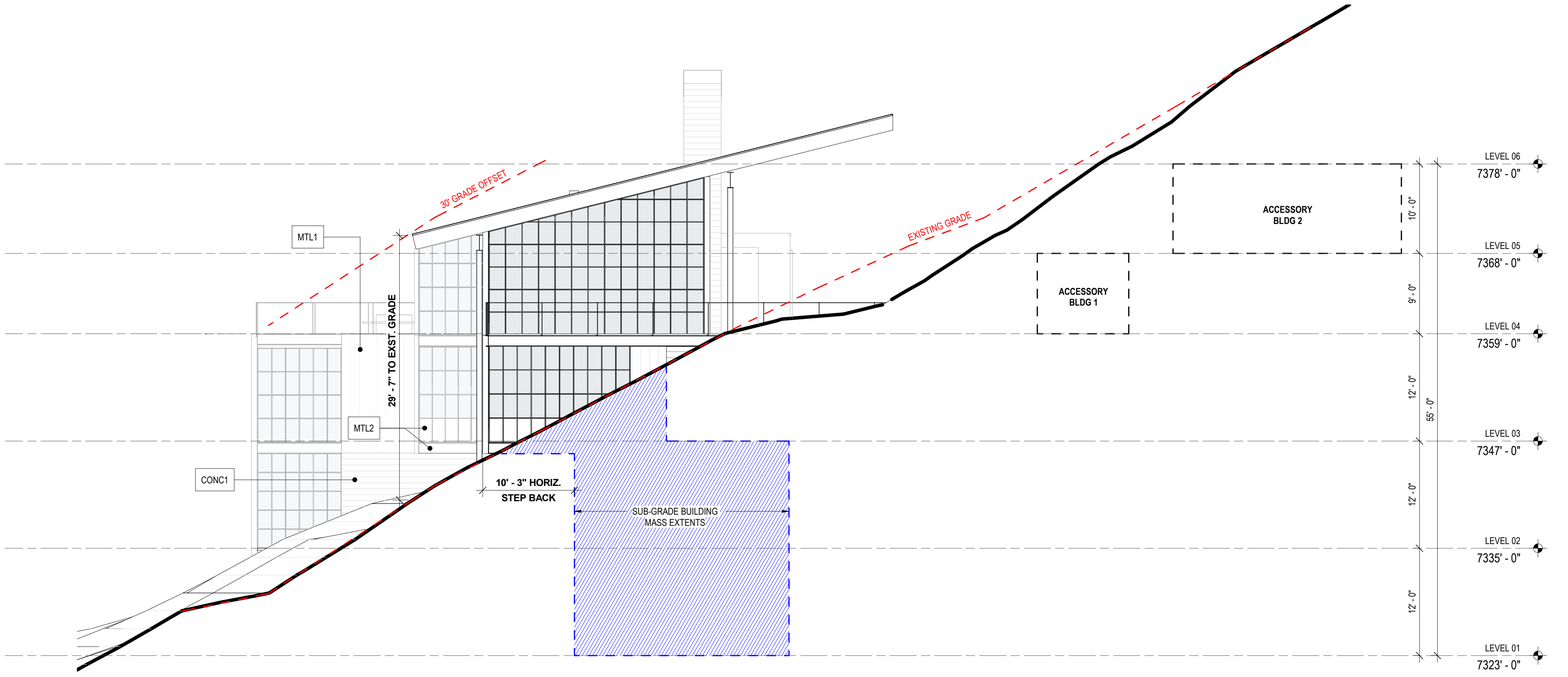
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PLANNING COMMISSION
12/28/23

EXTERIOR ELEVATIONS

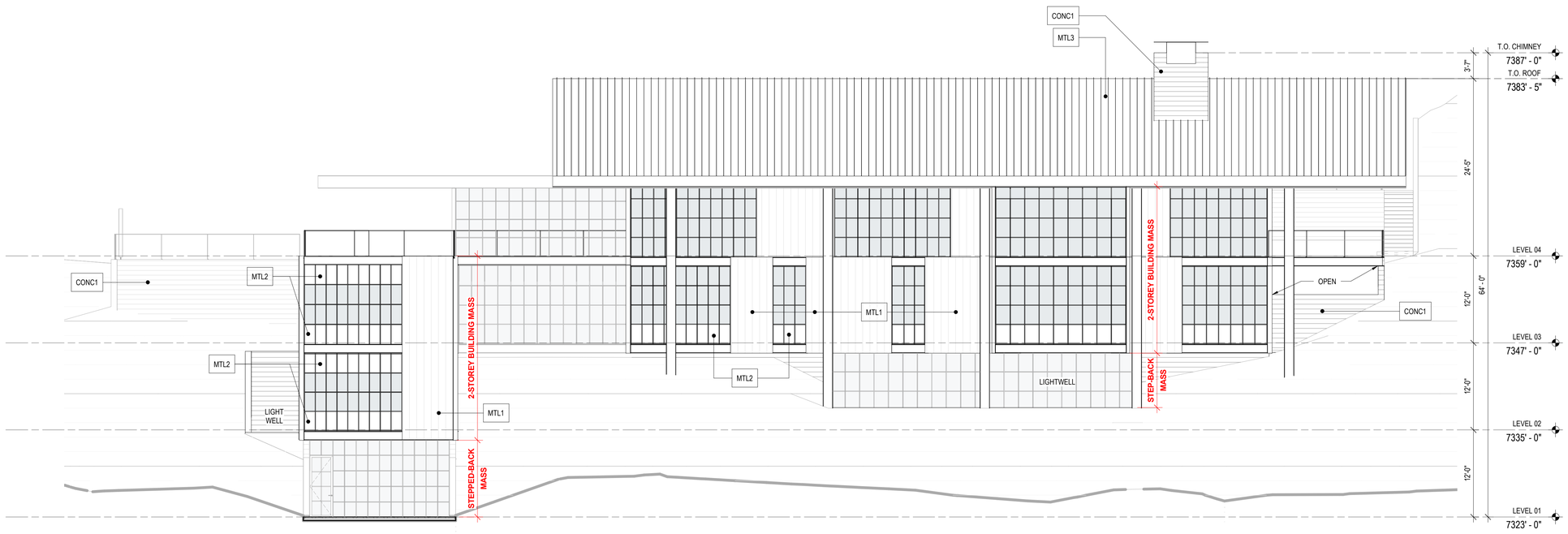
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MATERIAL LEGEND

MTL1	METAL PLANK SIDING, VERTICALLY ORIENTED, ZINC FINISH
MTL2	PRE-WEATHERED STEEL
MTL3	STANDING SEAM ROOF PANEL, PRE-WEATHERED STEEL FINISH
CONC1	BOARD FORMED CONCRETE (12" PLANK FORMAT)
WD1	TONGUE AND GROOVE WOOD PLANK



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



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

0 2' 4' 6' 8' 16' 24'

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job no. 20102
date 12/28/23

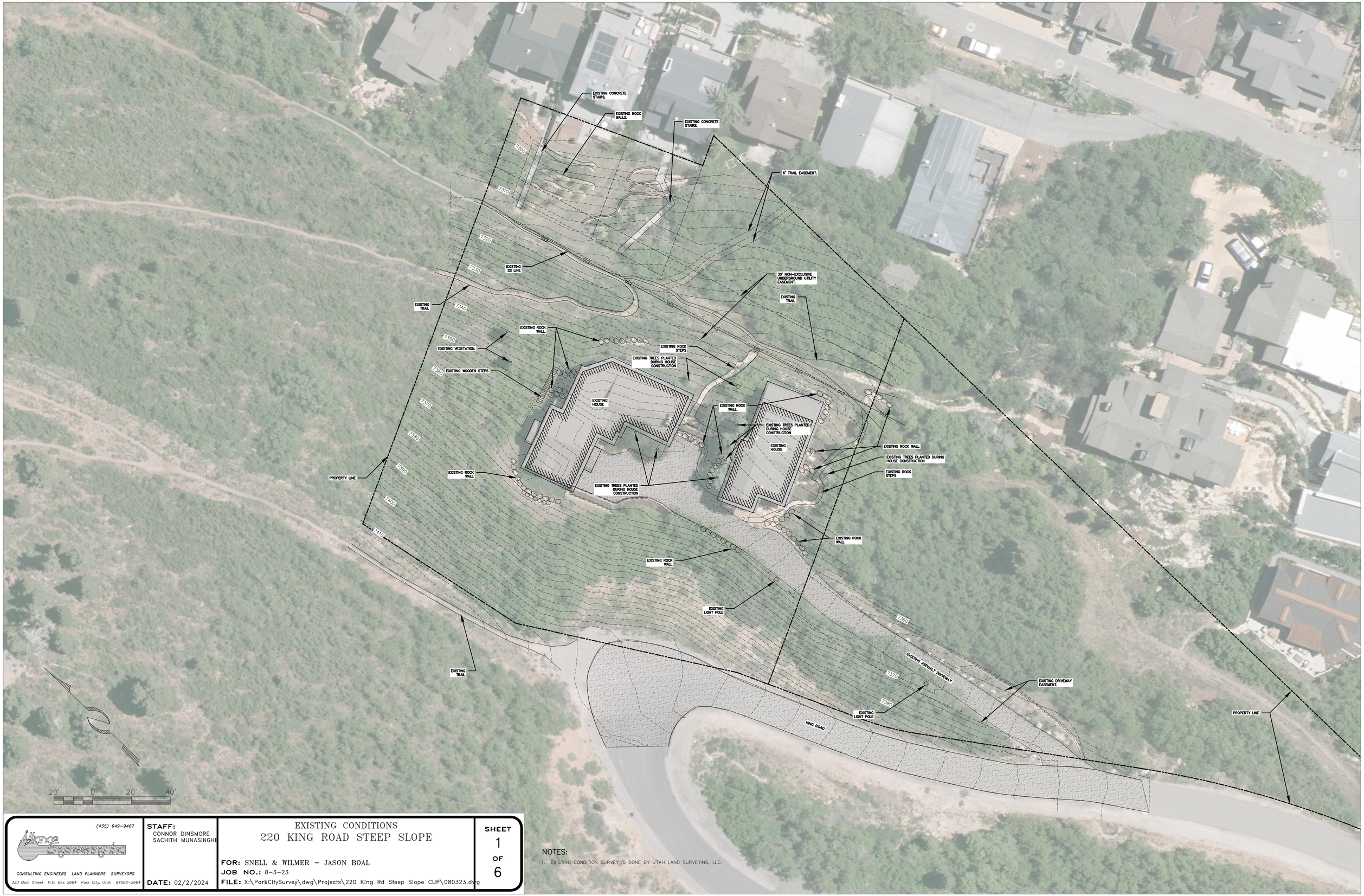
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no.	date	by

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12/28/23

EXTERIOR ELEVATIONS

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(435) 649-9467

Alliance Engineering Inc.

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

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

STAFF:
CONNOR DINSMORE
SACHITH MUNASINGHE

DATE: 02/2/2024

EXISTING CONDITIONS
220 KING ROAD STEEP SLOPE

FOR: SNELL & WILMER - JASON BOAL
JOB NO.: 8-3-23
FILE: X:\ParkCitySurvey\dwg\Projects\220 King Rd Steep Slope CUP\080323.dwg

SHEET 1 **OF** 6

NOTES:

1. EXISTING CONDITION SURVEY IS DONE BY UTAH LAND SURVEYING, LLC.

BUILDING PAD LINE

BUILDING PAD LINE

NEW CONCRETE RETAINING WALL. HEIGHT MAX=12' LENGTH=60 LF

NEW CONCRETE RETAINING WALL. HEIGHT MAX=12' LENGTH=20 LF

PROPOSED RESIDENCE
LEVEL 00 FF=7311.0'
LEVEL 01 FF=7323.0'
LEVEL 02 FF=7335.0'
LEVEL 03 FF=7347.0'
LEVEL 04 FF=7359.0'

LEVEL 04 FF=7359.0'

LEVEL 01 LOUNGE FF=7323.0'

NEW CONCRETE RETAINING WALL. HEIGHT MAX=9' LENGTH=20 LF

ROOF TERRACE LIGHT WELL LEVEL 02

ROOF TERRACE FF=7359.0'

NEW CONCRETE RETAINING WALL. HEIGHT MAX=8' LENGTH=32 LF

NEW CONCRETE RETAINING WALL. HEIGHT MAX= 4' LENGTH=72 LF

NEW CONCRETE RETAINING WALL. HEIGHT MAX=10' LENGTH=35 LF

NEW CONCRETE RETAINING WALL. HEIGHT MAX=8' LENGTH=55 LF

PATIO STORAGE AND SHAFT BUILT IN TO THE HILL.

NEW CONCRETE RETAINING WALL. HEIGHT MAX= 8' LENGTH=20 LF

NEW CONCRETE RETAINING WALL. HEIGHT MAX= 18' LENGTH=17 LF

NEW CONCRETE RETAINING WALL. HEIGHT MAX= 12' LENGTH=53 LF

LEVEL 04 ACCESS VEHICLE RAMP

VEHICLE RAMP BUILT IN TO THE HILL.

NEW CONCRETE RETAINING WALL. HEIGHT MAX= 18' LENGTH=72 LF

NEW CONCRETE RETAINING WALL. HEIGHT MAX=8' LENGTH=90 LF

NEW CONCRETE RETAINING WALL. HEIGHT MAX=8' LENGTH=45 LF

PROPOSED DRIVEWAY

KING ROAD

EXISTING DRIVEWAY EASEMENT.

10 0 10' 20'

EARTHWORK QUANTITIES:

CUT= 11,786 CU. YD. >CUT<
FILL= 416 CU. YD. >FILL<
NET= 11,370 CU. YD. >CUT<

NOTES

1. SLO BOUNDARY HAS NOT BEEN DEFINED AND WAITING ON CITY FOR LEGAL DESCRIPTION.
2. RETAINING WALL DESIGN WILL BE PROVIDED WITH THE BUILDING PERMIT PLANS.
3. NO SIGNIFICANT VEGETATION ON SITE. REMOVE EXISTING TREES PLANTED FOR EXISTING HOUSE AND REPLACE AS NECESSARY. REFER TO LANDSCAPE PLANS FOR DETAILS.

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

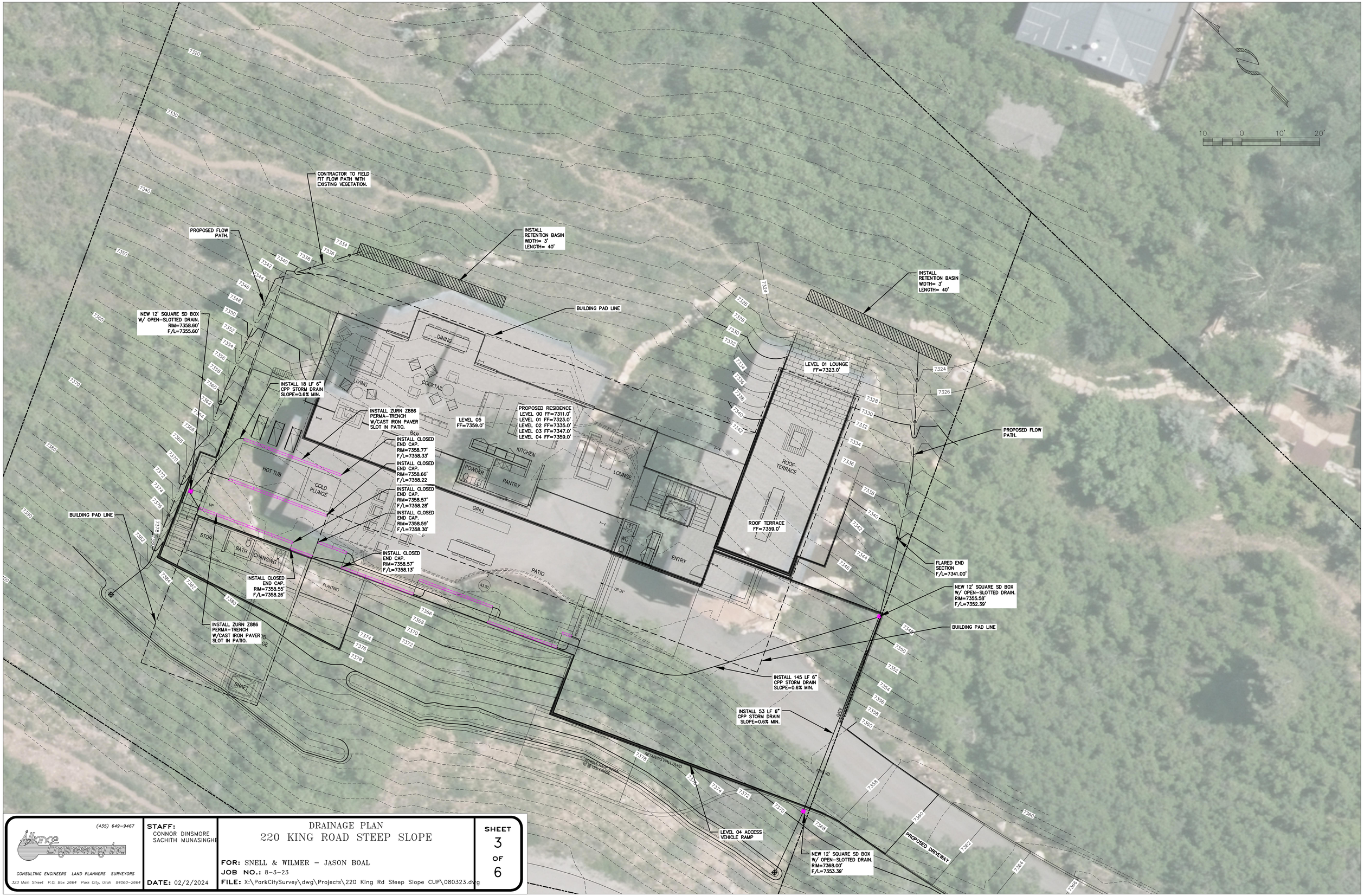
STAFF:
CONNOR DINSMORE
SACHITH MUNASINGHE

DATE: 02/2/2024

CONCEPTUAL GRADING PLAN
220 KING ROAD STEEP SLOPE

FOR: SNELL & WILMER – JASON BOAL
JOB NO.: 8-3-23
FILE: X:\ParkCitySurvey\dwg\Projects\220 King Rd Steep Slope CUP\080323.dwg

SHEET 2 OF 6



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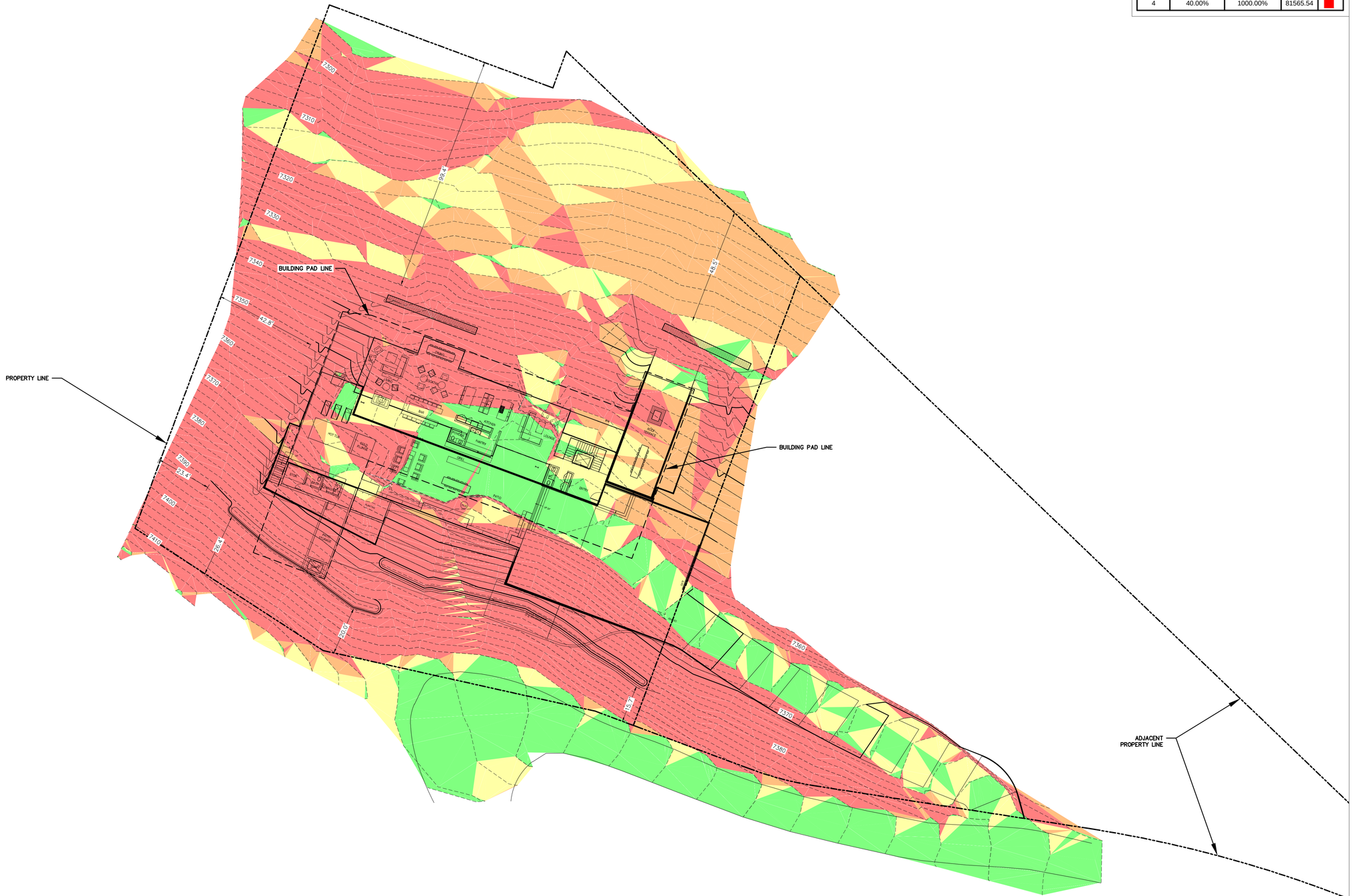
DATE: 02/2/2024

DRAINAGE PLAN
220 KING ROAD STEEP SLOPE

FOR: SNELL & WILMER - JASON BOAL
JOB NO.: 8-3-23
FILE: X:\ParkCitySurvey\dwg\Projects\220 King Rd Steep Slope CUP\080323.dwg

SHEET 3 **OF** 6

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	15.00%	26854.72	
2	15.00%	30.00%	30493.23	
3	30.00%	40.00%	44227.74	
4	40.00%	1000.00%	81565.54	



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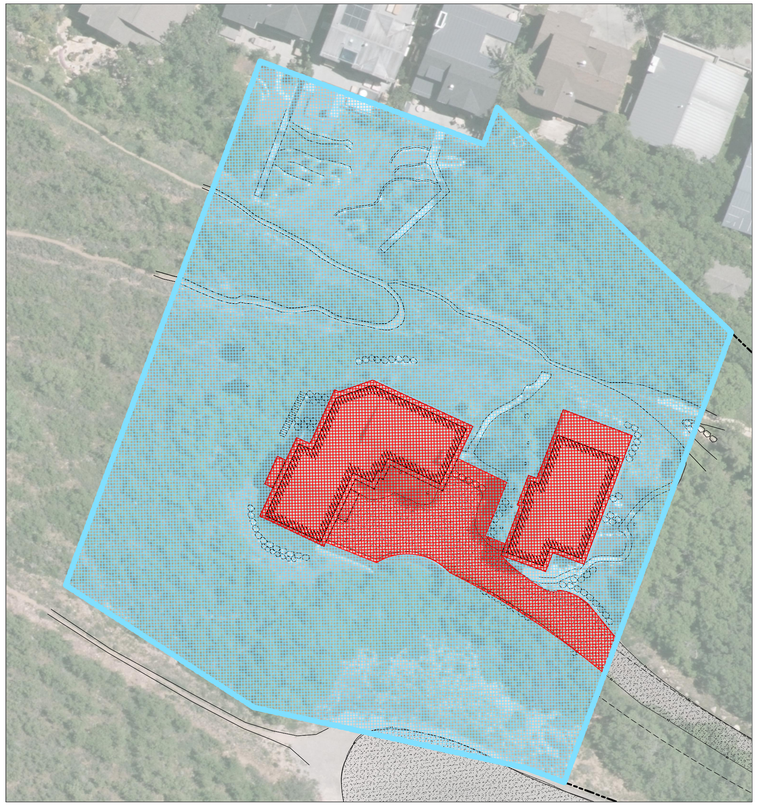
STAFF:
CONNOR DINSMORE
SACHITH MUNASINGHE

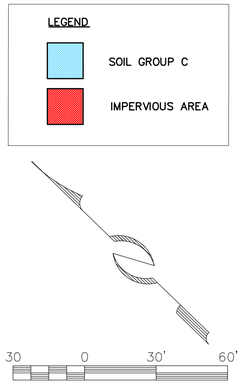
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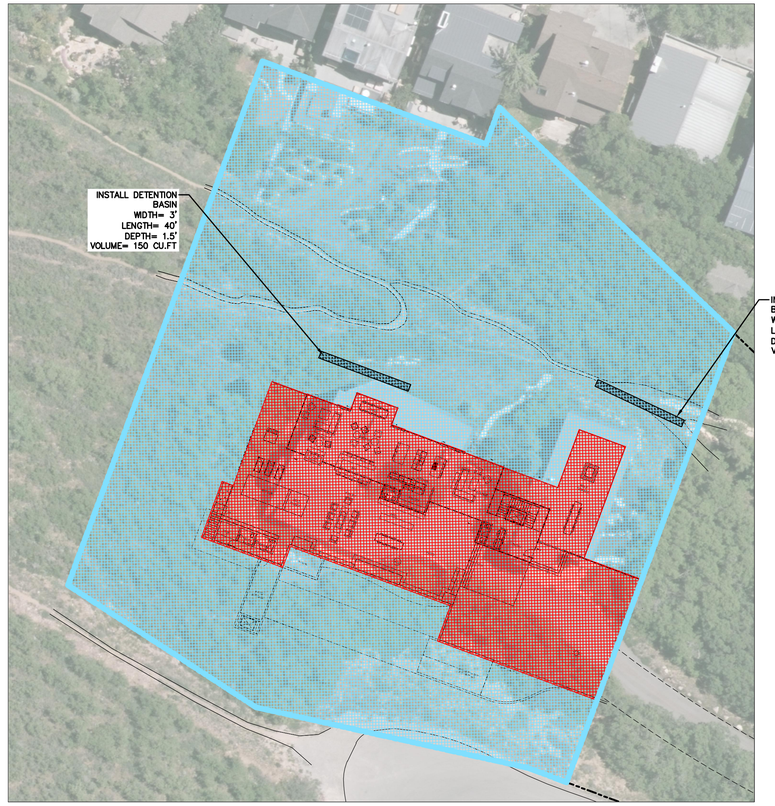
SLOPE MAP
220 KING ROAD STEEP SLOPE

FOR: SNELL & WILMER - JASON BOAL
JOB NO.: 8-3-23
FILE: X:\ParkCitySurvey\dwg\Projects\220 King Rd Steep Slope CUP\080323.dwg

SHEET 4 **OF** 6







WATER QUALITY VOLUME CALCULATIONS

ASSUMPTIONS

METHOD OF ANALYSIS: $WQ_V = CiTA$

DESIGN STORM: *90TH PERCENTILE EVENT*

NOTE: *INTENSITY = 0.60 IN/HR PER SUMMIT COUNTY MS4.*

VARIABLES

Q = RUNOFF FLOWRATE [CUBIC FEET/SEC]

C = RUNOFF COEFFICIENT

(WEIGHT AVERAGE BY SOIL GROUP AND AREA TYPE)

RUNNOFF COEFFICIENTS "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)	*0,07*	*0,10*	*0,14*	*0,18*
AVERAGE (2-6%)	*0,12*	*0,15*	*0,19*	*0,23*
STEEP (>6%)	*0,16*	*0,21*	*0,27*	*0,33*
SURFACING	**PERVIOUS**		**IMPERVIOUS**	
HARDSCAPE	*0,78*		*0,93*	

i = STORM INTENSITY [FT/HR]

T= STORM DURATION (HR)

NOTE: *T= 1 HR PER SUMMIT COUNTY ORDINANCE 381-A.*

A = AREA [FT^2]

PRE-DEVELOPMENT WATER QUALITY VOLUME

AREAS FOR WEIGHT AVERAGE "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)				
AVERAGE (2-6%)				
STEEP (>6%)			*45,298*	
SURFACING	**PERVIOUS**		**IMPERVIOUS**	
HARDSCAPE				*8,509*

A= 53,807 FT^2

C= 0,37

i= 0,05 FT/HR

t= 1,00 HR

ΔWQ_V = *1,005 CU FT*

POST-DEVELOPMENT WATER QUALITY VOLUME

AREAS FOR WEIGHT AVERAGE "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)				
AVERAGE (2-6%)				
STEEP (>6%)			*41,322*	
SURFACING	**PERVIOUS**		**IMPERVIOUS**	
HARDSCAPE				*12,485*

A= 53,807 FT^2

C= 0,42

i= 0,05 FT/HR

t= 1,00 HR

ΔWQ_V = *1,135 CU FT*

GROUNDWATER RECHARGE VOLUME

ΔWQ_V = *130 CU FT*

PEAK RUNOFF CALCULATIONS

ASSUMPTIONS

METHOD OF ANALYSIS: *RATIONAL METHOD Q=CiA*

STORM RETURN PERIOD: *100 YEARS*

NOTE: *FOR THE 100 YR RECURRANCE INTERVAL, THE COMPOSITE "C" VALUE IS ADJUSTED BY A FACTOR OF 1.25 BEFORE COMPUTING Q.*

STORM DURATION: *10 MN.*

SOUCE: *NOAA ATLAS 14 - PARK CITY RADIO STATION 42-6648*

VARIABLES

Q = RUNOFF FLOWRATE [CUBIC FEET/SEC]

C = RUNOFF COEFFICIENT

(WEIGHT AVERAGE BY SOIL GROUP AND AREA TYPE)

RUNNOFF COEFFICIENTS "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)	*0,07*	*0,10*	*0,14*	*0,18*
AVERAGE (2-6%)	*0,12*	*0,15*	*0,19*	*0,23*
STEEP (>6%)	*0,16*	*0,21*	*0,27*	*0,33*
SURFACING	**PERVIOUS**		**IMPERVIOUS**	
HARDSCAPE	*0,78*		*0,93*	

i = STORM INTENSITY [INCHES/HR]

A = AREA [ACRES]

t = TIME OF CONCENTRATION (SEC.)

V = EXCESS RUNNOFF VOLUME (CU FT) = ΔQt

PRE-DEVELOPMENT PEAK DISCHARGE

AREAS FOR WEIGHT AVERAGE "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)	-	-	-	-
AVERAGE (2-6%)	-	-	-	-
STEEP (>6%)	-	-	*1,04*	-
SURFACING	**PERVIOUS**		**IMPERVIOUS**	
HARDSCAPE		-		*0,20*

A= 1,24 ACRES

C= 0,37

C_{ADJ} = *0,47*

i= 5,00 IN/HR

Q= 2,88 CFS

POST-DEVELOPMENT PEAK DISCHARGE

AREAS FOR WEIGHT AVERAGE "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)	-	-	-	-
AVERAGE (2-6%)	-	-	-	-
STEEP (>6%)	-	-	*0,95*	-
SURFACING	**PERVIOUS**		**IMPERVIOUS**	
HARDSCAPE		-		*0,29*

A= 1,24 ACRES

C= 0,42

C_{ADJ} = *0,53*

i= 5,02 IN/HR

Q= 3,27 CFS

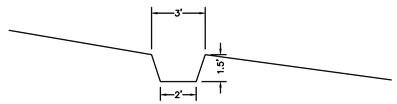
EXCESS RUNOFF STORAGE VOLUME

ΔQ= 0,39 CFS

t= 600 SEC.

V= 232 CU FT

TYPICAL STORMWATER DETENTION POND CROSS-SECTION



STORMWATER DETENTION REQUIRED = 232 CU. FT.
STORMWATER DETENTION PROVIDED ≈ 300 CU. FT.

NOTES:

1. PEAK RUNOFF VOLUME OF 232 CU. FT. IS TO BE 100% DETAINED IN PROPOSED POND. THE DIMENSIONS OF THE DETENTION BASIN IS NOTED ON THE ABOVE PLAN. CUMULATIVE DETENTION VOLUME = 300 CU. FT.
2. OUTLET ROOF DRAINS SO THAT THE STORM WATER FLOWS FROM HOUSE DOWN GRADING AND INTO DETENTION BASIN.
3. STORMWATER DETENTION POND ALIGNMENT MAY VARY, FOLLOW EXISTING CONTOUR.
4. THE DETENTION POND HAVE BEEN SIZED TO DETAIN 100% OF THE WATER QUALITY VOLUME (PER SUMMIT COUNTY ORDINANCE NO. 381-A, APPENDIX F) MEETING THE COUNTY REQUIREMENTS FOR TSS REMOVAL AND GROUNDWATER RECHARGE.

(435) 649-9467

Alliance Engineering Inc

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

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

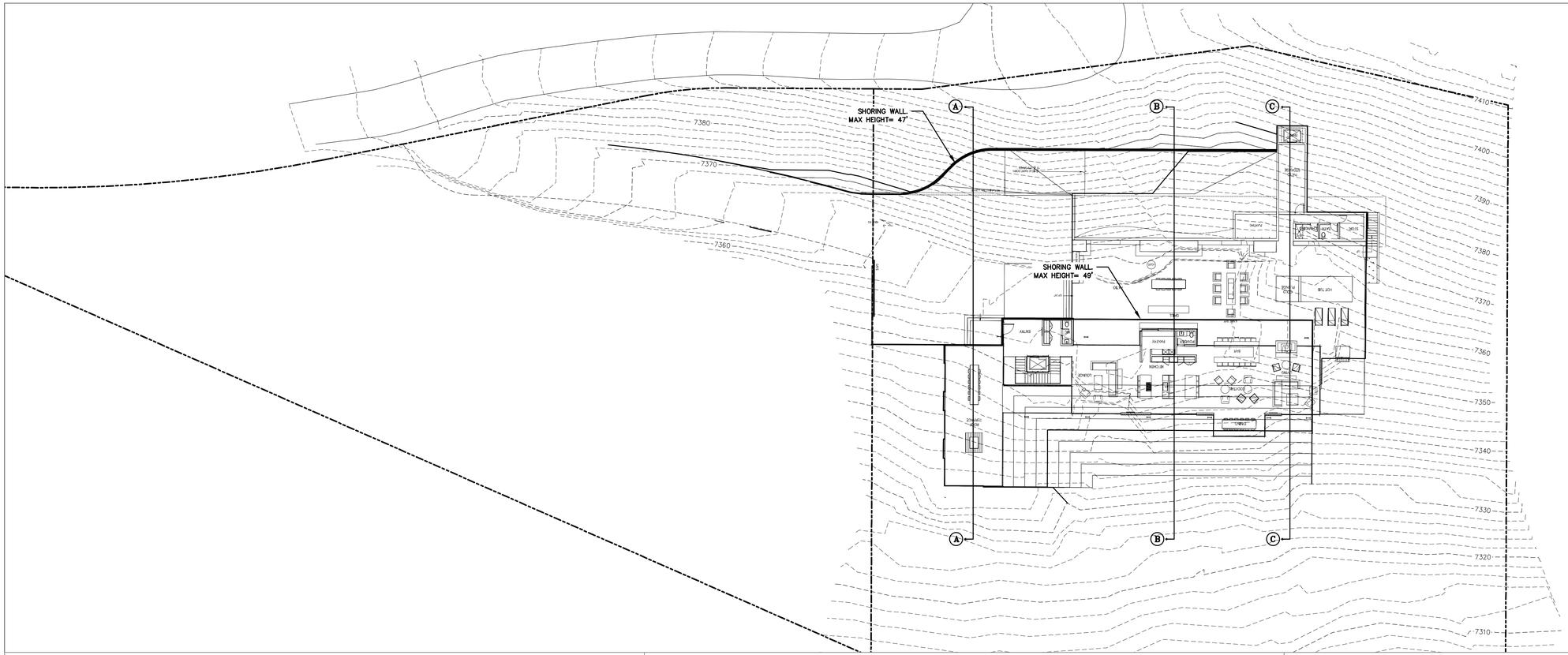
STAFF:
CONNOR DINSMORE
SACHITH MUNASINGHE

DATE: 02/2/2024

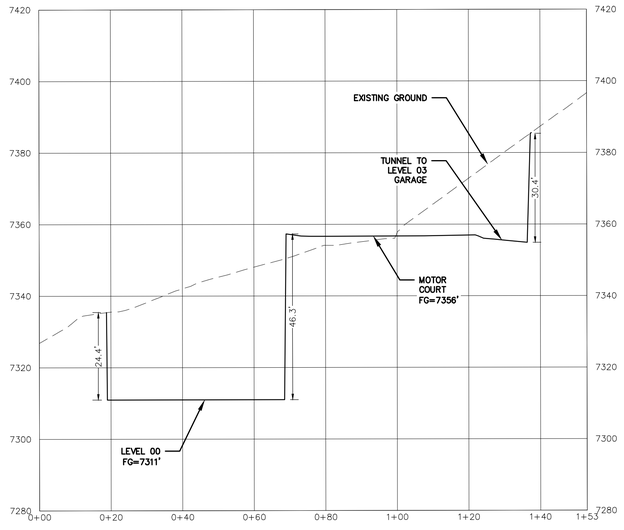
STORMWATER MANAGEMENT PLAN
220 KING ROAD STEEP SLOPE

FOR: SNELL & WILMER – JASON BOAL
JOB NO.: 8-3-23
FILE: X:\ParkCitySurvey\dwg\Projects\220 King Rd Steep Slope CUP\080323.dwg

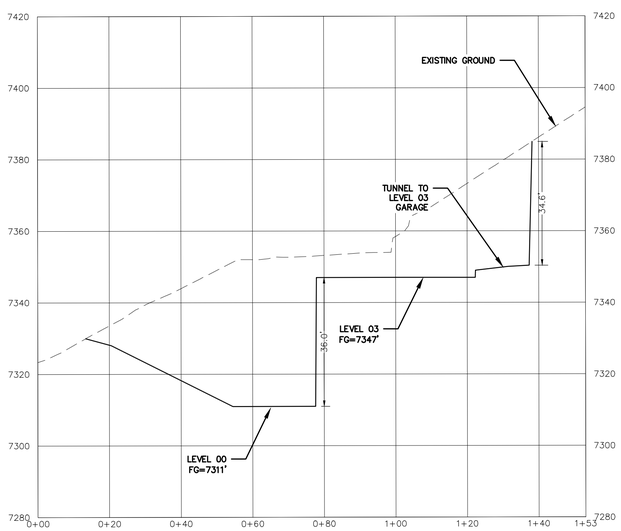
SHEET 5 **OF** 6



SECTION "A–A"



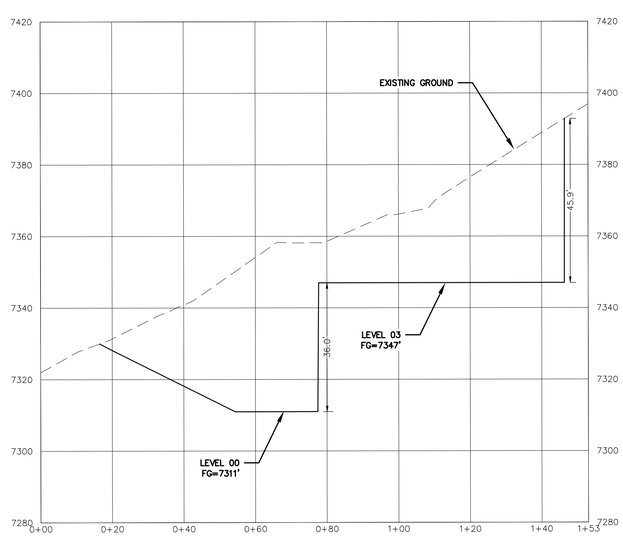
SECTION "B–B"



EARTHWORK QUANTITIES:

CUT= 11,786 CU. YD. >CUT<
FILL= 416 CU. YD. >FILL<
NET= 11,370 CU. YD. >CUT<

SECTION "C–C"



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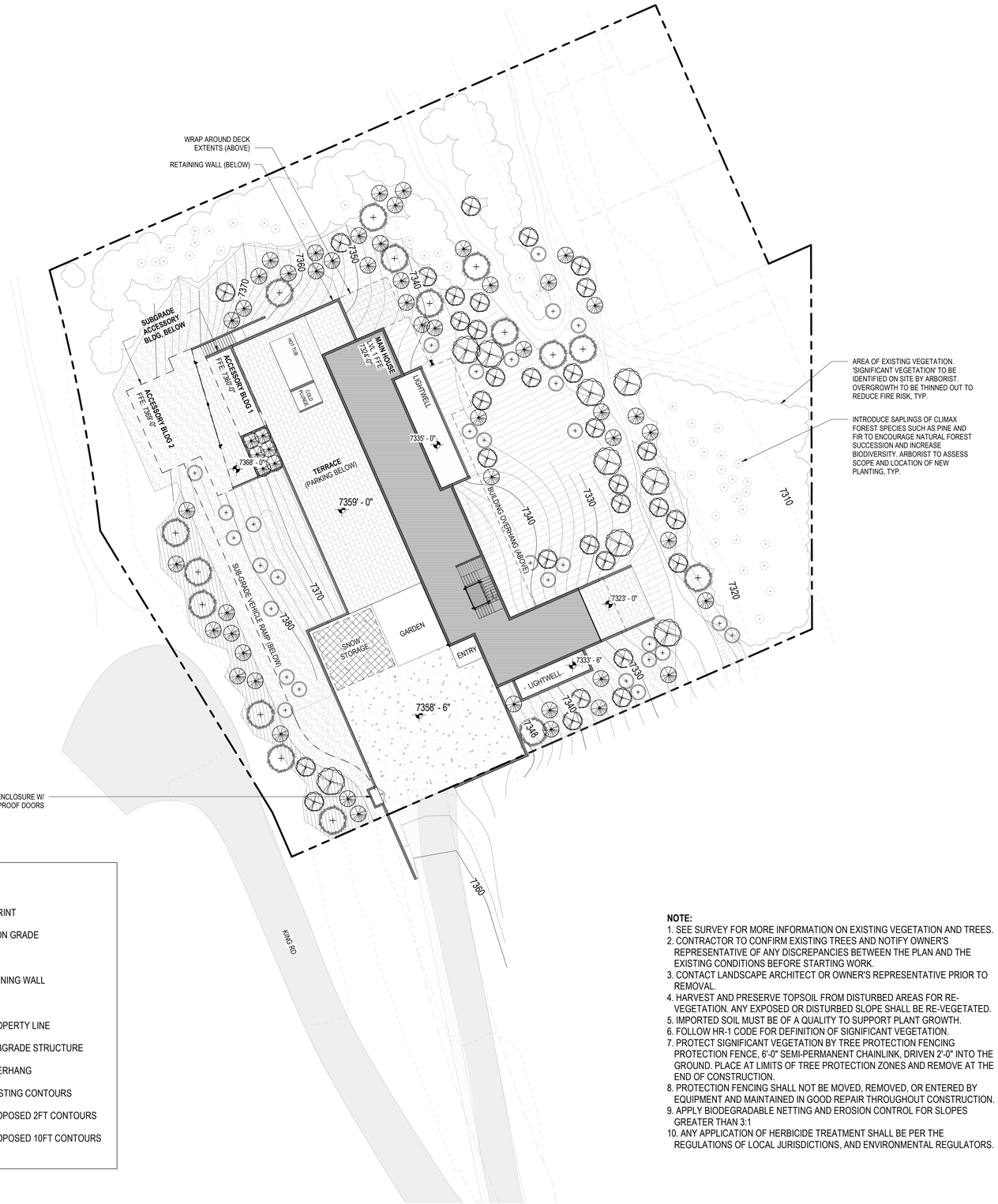
STAFF:
CONNOR DINSMORE
SACHITH MUNASINGHE

DATE: 02/2/2024

EXCAVATION SECTION VIEW
220 KING ROAD STEEP SLOPE

FOR: SNELL & WILMER – JASON BOAL
JOB NO.: 8-3-23
FILE: X:\ParkCitySurvey\dwg\Projects\220 King Rd Steep Slope CUP\080323.dwg

SHEET 6 **OF** 6



PLANTING SCHEDULE

TREES

ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
PT-1	*Populus tremuloides*	Quaking Aspen	1 1/2" CAL	32
PT-2	*Populus tremuloides*	Quaking Aspen	4" CAL	9
AC	*Abies concolor*	White Fir	#65 (7FT TALL)	55
PM	*Pseudotsuga menziesii*	Douglas Fir	4" CAL, #95/100	16
SA	*(mixed native species)*	Sapling	#5	TBD

SHRUBS

ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
QB	*Quercus gambelii*	Colorado Scrub Oak	#10	30

GRASS AND PERENNIAL

TYPE	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
NATIVE GRASS MIX			1 GAL	7,591 SF
	Festuca ovina	Sheep Fescue		
	Bouteloua gracilis	Blue Grama Grass		
	Bouteloua curtipendula	Sideoats Grama		
	Artemisia tridentata var. vaseyana	Vasey's Sagebrush		
	Penstemon strictus	Rocky Mountain Penstemon		
	Achillea millefolium	Common Yarrow		
NATIVE PARTIAL SHADE MIX			1 GAL	7,637 SF
	Festuca ovina	Sheep Fescus		
	Stipa hymenoides	Indian Rice Grass		
	Leymus cinereus	Great Basin Rye		
	Machaeranthera tanacetefolia	Tahoka Daisy		
	Geranium viscosissimum	Wild Geranium		
	Sphaeralcea grossulariifolia	Globemallow		
NATIVE RE-VEGETATION SEEDING MIX			HYDROSEEDING	1,647 SF

KEY LEGEND

- BUILDING FOOTPRINT
- CONCRETE PAD ON GRADE
- STONE PAVER
- CONCRETE RETAINING WALL
- SNOW STORAGE
- PROPERTY LINE
- SUBGRADE STRUCTURE
- OVERHANG
- 7320 EXISTING CONTOURS
- PROPOSED 2FT CONTOURS
- 7330 PROPOSED 10FT CONTOURS

NOTE:
1. SEE SURVEY FOR MORE INFORMATION ON EXISTING VEGETATION AND TREES.
2. CONTRACTOR TO CONFIRM EXISTING TREES AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE PLAN AND THE EXISTING CONDITIONS BEFORE STARTING WORK.
3. CONTACT LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
4. HARVEST AND PRESERVE TOPSOIL FROM DISTURBED AREAS FOR RE-VEGETATION. ANY EXPOSED OR DISTURBED SLOPE SHALL BE RE-VEGETATED.
5. IMPORTED SOIL MUST BE OF A QUALITY TO SUPPORT PLANT GROWTH.
6. FOLLOW HR-1 CODE FOR DEFINITION OF SIGNIFICANT VEGETATION.
7. PROTECT SIGNIFICANT VEGETATION BY TREE PROTECTION FENCING PROTECTION FENCE, 6'-0" SEMI-PERMANENT CHAINLINK, DRIVEN 2'-0" INTO THE GROUND. PLACE AT LIMITS OF TREE PROTECTION ZONES AND REMOVE AT THE END OF CONSTRUCTION.
8. PROTECTION FENCING SHALL NOT BE MOVED, REMOVED, OR ENTERED BY EQUIPMENT AND MAINTAINED IN GOOD REPAIR THROUGHOUT CONSTRUCTION.
9. APPLY BIODEGRADABLE NETTING AND EROSION CONTROL FOR SLOPES GREATER THAN 3:1
10. ANY APPLICATION OF HERBICIDE TREATMENT SHALL BE PER THE REGULATIONS OF LOCAL JURISDICTIONS, AND ENVIRONMENTAL REGULATORS.

N

0 10' 20' 40' 60'

Olson Kundig
159 South Jackson St, Suite 600
Seattle, Washington 98104, USA
+1 206 624 5670 olsonkundig.com

project:
PARK CITY RESIDENCE - PRINCE
220 KING ROAD
PARK CITY, UT 84060

principal architect TK
project manager SG
drawn by Author
checked by Checker
job no. 20102
date 12/28/23

revisions:

no.	date	by

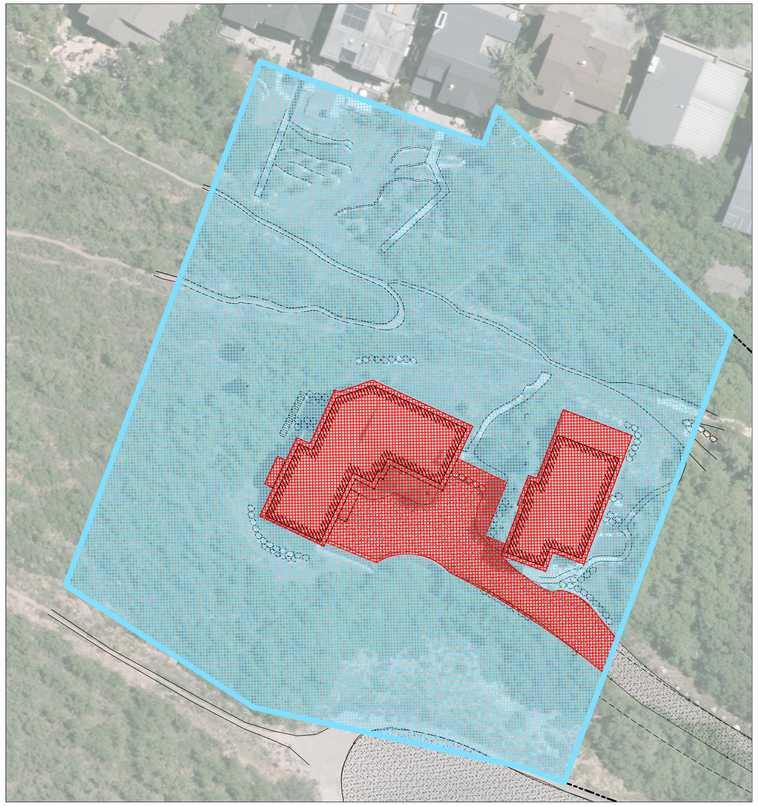
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PLANNING COMMISSION

12/28/23

SITE PLAN - LANDSCAPE

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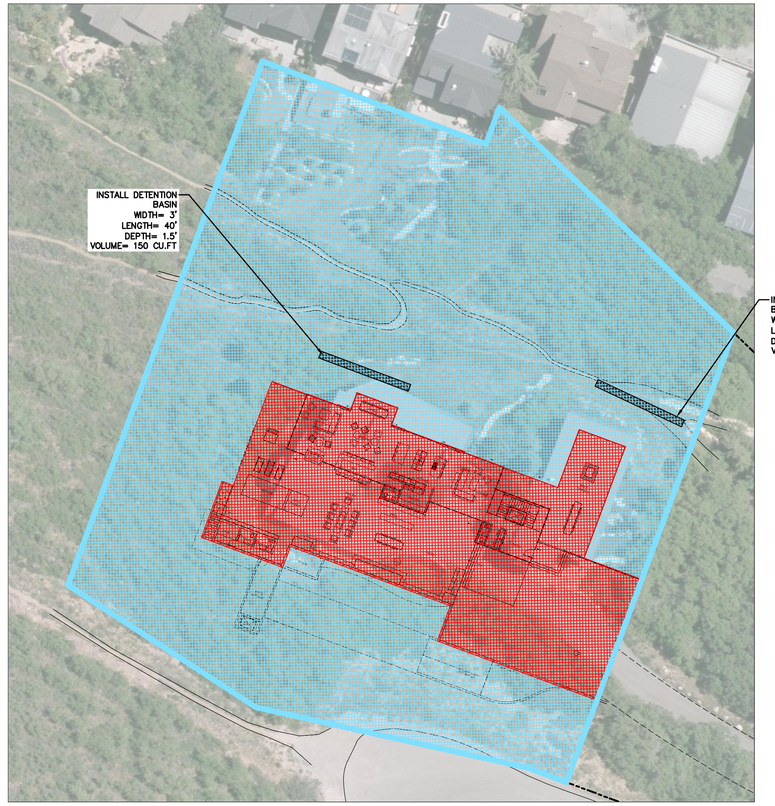


LEGEND

SOIL GROUP C

IMPERVIOUS AREA

30 0 30' 60'



WATER QUALITY VOLUME CALCULATIONS

ASSUMPTIONS

METHOD OF ANALYSIS: $WQ_V = CiTA$

DESIGN STORM: *90TH PERCENTILE EVENT*

NOTE: *INTENSITY = 0.60 IN/HR PER SUMMIT COUNTY MS4.*

VARIABLES

Q = RUNOFF FLOWRATE [CUBIC FEET/SEC]

C = RUNOFF COEFFICIENT

(WEIGHT AVERAGE BY SOIL GROUP AND AREA TYPE)

RUNNOFF COEFFICIENTS "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)	*0,07*	*0,10*	*0,14*	*0,18*
AVERAGE (2-6%)	*0,12*	*0,15*	*0,19*	*0,23*
STEEP (>6%)	*0,16*	*0,21*	*0,27*	*0,33*
SURFACING	**PERVIOUS**		**IMPERVIOUS**	
HARDSCAPE	*0,78*		*0,93*	

i = STORM INTENSITY [FT/HR]

T= STORM DURATION (HR)

NOTE: *T= 1 HR PER SUMMIT COUNTY ORDINANCE 381-A.*

A = AREA [FT^2]

PRE-DEVELOPMENT WATER QUALITY VOLUME

AREAS FOR WEIGHT AVERAGE "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)				
AVERAGE (2-6%)				
STEEP (>6%)			*45,298*	
SURFACING	**PERVIOUS**		**IMPERVIOUS**	
HARDSCAPE				*8,509*

A= 53,807 FT^2

C= 0,37

i= 0,05 FT/HR

t= 1,00 HR

ΔWQ_V = *1,005 CU FT*

POST-DEVELOPMENT WATER QUALITY VOLUME

AREAS FOR WEIGHT AVERAGE "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)				
AVERAGE (2-6%)				
STEEP (>6%)			*41,322*	
SURFACING	**PERVIOUS**		**IMPERVIOUS**	
HARDSCAPE				*12,485*

A= 53,807 FT^2

C= 0,42

i= 0,05 FT/HR

t= 1,00 HR

ΔWQ_V = *1,135 CU FT*

GROUNDWATER RECHARGE VOLUME

ΔWQ_V = *130 CU FT*

PEAK RUNOFF CALCULATIONS

ASSUMPTIONS

METHOD OF ANALYSIS: *RATIONAL METHOD Q=CiA*

STORM RETURN PERIOD: *100 YEARS*

NOTE: *FOR THE 100 YR RECURRANCE INTERVAL, THE COMPOSITE "C" VALUE IS ADJUSTED BY A FACTOR OF 1.25 BEFORE COMPUTING Q.*

STORM DURATION: *10 MN.*

SOUCE: *NOAA ATLAS 14 - PARK CITY RADIO STATION 42-6648*

VARIABLES

Q = RUNOFF FLOWRATE [CUBIC FEET/SEC]

C = RUNOFF COEFFICIENT

(WEIGHT AVERAGE BY SOIL GROUP AND AREA TYPE)

RUNNOFF COEFFICIENTS "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)	*0,07*	*0,10*	*0,14*	*0,18*
AVERAGE (2-6%)	*0,12*	*0,15*	*0,19*	*0,23*
STEEP (>6%)	*0,16*	*0,21*	*0,27*	*0,33*
SURFACING	**PERVIOUS**		**IMPERVIOUS**	
HARDSCAPE	*0,78*		*0,93*	

i = STORM INTENSITY [INCHES/HR]

A = AREA [ACRES]

t = TIME OF CONCENTRATION (SEC.)

V = EXCESS RUNNOFF VOLUME (CU FT) = ΔQt

PRE-DEVELOPMENT PEAK DISCHARGE

AREAS FOR WEIGHT AVERAGE "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)	-	-	-	-
AVERAGE (2-6%)	-	-	-	-
STEEP (>6%)	-	-	*1,04*	-
SURFACING	**PERVIOUS**		**IMPERVIOUS**	
HARDSCAPE		-		*0,20*

A= 1,24 ACRES

C= 0,37

C_{ADJ} = *0,47*

i= 5,00 IN/HR

Q= 2,88 CFS

POST-DEVELOPMENT PEAK DISCHARGE

AREAS FOR WEIGHT AVERAGE "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)	-	-	-	-
AVERAGE (2-6%)	-	-	-	-
STEEP (>6%)	-	-	*0,95*	-
SURFACING	**PERVIOUS**		**IMPERVIOUS**	
HARDSCAPE		-		*0,29*

A= 1,24 ACRES

C= 0,42

C_{ADJ} = *0,53*

i= 5,02 IN/HR

Q= 3,27 CFS

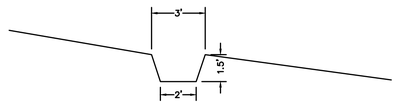
EXCESS RUNOFF STORAGE VOLUME

ΔQ= 0,39 CFS

t= 600 SEC.

V= 232 CU FT

TYPICAL STORMWATER DETENTION POND CROSS-SECTION



STORMWATER DETENTION REQUIRED = 232 CU. FT.
STORMWATER DETENTION PROVIDED ≈ 300 CU. FT.

NOTES:

1. PEAK RUNOFF VOLUME OF 232 CU. FT. IS TO BE 100% DETAINED IN PROPOSED POND. THE DIMENSIONS OF THE DETENTION BASIN IS NOTED ON THE ABOVE PLAN. CUMULATIVE DETENTION VOLUME = 300 CU. FT.
2. OUTLET ROOF DRAINS SO THAT THE STORM WATER FLOWS FROM HOUSE DOWN GRADING AND INTO DETENTION BASIN.
3. STORMWATER DETENTION POND ALIGNMENT MAY VARY, FOLLOW EXISTING CONTOUR.
4. THE DETENTION POND HAVE BEEN SIZED TO DETAIN 100% OF THE WATER QUALITY VOLUME (PER SUMMIT COUNTY ORDINANCE NO. 381-A, APPENDIX F) MEETING THE COUNTY REQUIREMENTS FOR TSS REMOVAL AND GROUNDWATER RECHARGE.

(435) 649-9467

Alliance Engineering Inc

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

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

STAFF:
CONNOR DINSMORE
SACHITH MUNASINGHE

DATE: 02/2/2024

STORMWATER MANAGEMENT PLAN
220 KING ROAD STEEP SLOPE

FOR: SNELL & WILMER – JASON BOAL
JOB NO.: 8-3-23
FILE: X:\ParkCitySurvey\dwg\Projects\220 King Rd Steep Slope CUP\080323.dwg

SHEET 5 **OF** 6

Snell & Wilmer
15 WEST SOUTH TEMPLE
SUITE 1200
GATEWAY TOWER WEST
SALT LAKE CITY, UT 84101
801.257.1900 P
801.257.1800 F

Wade R. Budge
wbudge@swlaw.com

January 24, 2023

Park City Planning Commission
Park City Municipal Corporation
445 Marsac Avenue
Park City, UT 84060

Re: 220 King Road items in advance of 1/24/2024 work session. PL-22-05319; PL-22-05318; PL-23-05571

Dear Commission,

This firm represents Pesky Porcupine, LLC ("**Pesky Porcupine**"), the owner of the real property located at 220 King Road, Park City, Utah, known as Lot 2 in the Treasure Hill Subdivision ("**Lot 2**"). As you know from our October 11th work meeting, our client has two pending applications—a plat amendment and another for conditional use permit[1] for a home[2] ("**Applications**"). These Applications, once approved, will improve the neighborhood. This is because the Applications propose one architecturally significant residence to replace two architecturally insignificant homes built in 1997 and 2000, that had previously been used as nightly rentals.

This letter has two main parts. First, the letter offers a brief preview of important items for our upcoming January 24th work session and second, the letter sets forth a summary of corrections to some of misstatements in the January 19th staff report. We will follow up directly with the planning staff and the legal department regarding the misstatements after today's work session and in advance of the February 14th public hearing. As such, we would like to focus our discussion this evening on understanding the site that is Lot 2 and the details related to the new home itself.

[1] According to the Lot 2, Phase I, Treasure Hill Subdivision plat note #9, "[f]inal house design shall be reviewed under the Small Scale Master Plan Process in accordance with the Sweeney Master Plan." Because the city no longer has a Small Scale Master Plan process, we understand we are required to have the house approved through this conditional use permit.

[2] A third application is also pending for a steep slope conditional use permit, which we would anticipate would be rolled into the conditions for approval for the home. The steep slope conditional use permit is numbered PL-23-05571.

A. The Neighborhood.

Lot 2 is one of the seven residential lots in the Treasure Hill subdivision which subdivision was approved by and is included within the Sweeney Large Scale Master Plan Development approved in December 1985. Six lots have residences and one remains vacant. Below is a comparative table that helps orient the Commission to the neighborhood. Of note, the blue field is for the subject Lot 2. The green blocks are the proposed changes to Lot 2 according to the Applications. The Commission will note that our proposal is to reduce the size of the building area by nearly 500 square feet. We also are proposing to reduce the footprint size of the existing structures from 3,936 square feet to the 3,500 square feet. This size of 3,500 square feet meets the requirement in Plat Note 1 of the Lot 2 plat, which notes are attached to this letter as **Exhibit A**.

Plat	Lot #	Building Area Limits (sq ft)	Lot Area (acres)	Building Footprint (approx. sq ft)	Building size (sq ft)
Treasure Hill Subdivision Phase 1 - 1996	Lot 1 (200 KING RD)	12,700	0.86	NA	NA
	Lot - 2 (220 King Rd)	Existing Total - 14,716	1.23	Existing - 3,936 sq ft (survey)	Existing Total - 6,965 sq ft (Summit County Tax Info- both homes)
		Proposed Total - 14,226		Proposed - 3,500 sq ft	Proposed – 7,531 sf (finished) 5,901 sf (unfinished)
	Lot -3 (425 NORFOLK AVE)	17,000	1.31	2,620 sq ft	Total - 3,881 sq ft (Summit County Tax Info)
	Lot - 4 (375 NORFOLK AVE)	7,500	1.1	5,178 sq ft	Total - 10,813 sq ft (Summit County Tax Info)
Treasure Hill Subdivision Phase II - 2003	Lot - 6 (503 1/2 WOODSIDE AVE)	7,650	0.79	4,268 sq ft	Total - 9,161 sq ft (Summit County Tax Info)
	Lot - 7 (503 WOODSIDE AVE)	7,500	0.92	4,182 sq ft	Total 9,214 sq ft (Summit County Tax Info)
Treasure Hill Subdivision Phase III Amd 1 -2009	Lot - 8 (445 KING RD)	29,083.90	11.9	4,280 sq ft	Total - 8,738 sq ft (Summit County Tax Info)

The proposed footprint for the new Lot 2 home is smaller than all but one lot, Lot 3, in the Sweeney MPD. The proposed finished space is smaller than all homes except for one lot, Lot 3. The unfinished space is larger than the other homes, but there is no restriction (as described below) on unfinished space. As for height, the issue of what standard applies is stated in the plat, which clearly states in plat Note 4 that a home on this lot may have a total height, measured from existing grade, of "thirty (30) feet." Finally, with respect to plat Note 6, which requires massing to be broken up into areas no larger than 1,500 square feet, the proposed home for Lot 2 achieves this

by including (5) five massing units, the largest one of which is 1,110 square feet and the smallest of which is 345 square feet.

We will present at the work session additional data on the neighborhood so as to assist the Commission's review.

B. Issues Raised by Staff Report

The January 19th staff report attempts to identify issues with the Applications. But, what the report fails to account for is that this home is located in an approved Master Plan Development. This is not a home on a historic, HR-1 lot. Critically, the report does not take into account that the Applications seek, at their essence, to allow a remarkable home, the design of which has garnered written support from significant stakeholders and neighbors, to be built to replace potentially non-conforming homes that all would agree are not architecturally significant. The report also fails to take into account that the new home eliminates existing issues associated with the existing nightly rental of homes on Lot 2. In short, the Applications seek to mitigate the negative impacts associated with bad architecture, bad siting, and bad use and replace it with a conforming, single home with an impeccable design.

Missing from the staff report is the acknowledgment that any item raised as a concern can be fully addressed by this body, the Commission, sitting as the land use authority for these Applications. In both the Sweeney MPD itself, and in plat Note 9 of the Lot 2 plat, it clearly contemplates that each home would be processed using a small scale MPD. But, because small scale MPDs no longer exist in the code, the interpretation, consistent with what was approved first in 1985, is that individual homes would be approved as conditional uses. This is why the Applications here include a conditional use application. Further, with the plat application, we are requesting to modify, and in fact shrink, the buildable area, the Commission is able to make the adjustments to accommodate the design proposed in the Applications.

Another overarching point is that the Sweeney MPD must mean something. It is true that Section III (1) of the MPD states in part that "[a]t the time of conditional use or subdivision review, the staff and Planning Commission shall review projects for compliance with the adopted codes and ordinance in effect at the time, in addition to ensure conformance with the approved Master Plan." The misunderstanding that is arising, as is reflected in the some of the staff report's comments, is that if the Land Management Code has changed, which it has since 1986, the most restrictive interpretation must apply. This reasoning is circular. The rule of interpretation is that the specific controls. Otherwise, the MPD would have no meaning. Further, as the city has acknowledged with the Treasure settlement, and other actions, the Sweeney MPD includes vested rights on which a party may rely. The language in the actual Sweeney MPDs clearly address height, address footprint, address massing, and address the area appropriate for development. Later adopted rules can apply. But later adopted rules do not apply if they conflict with express approvals in the Sweeney MPD and the plat. Here's a brief summary of the items we intend to address with planning staff and the legal department.

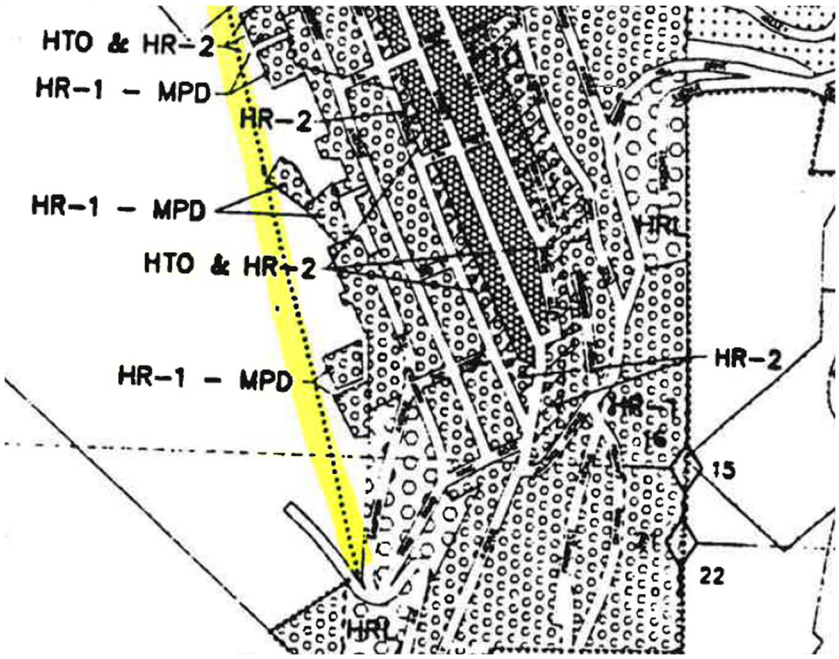
1. **Sensitive Land Overlay (SLO).**

For the very first time, the January 19th staff report raised the supposed issue that some of Lot 2 may be subject to restrictions found in the sensitive lands overlay zone. Specifically, the report states that "a portion of the west side of the Lot is within the Sensitive Land Overlay (SLO)." This statement is incorrect for two reasons. First, nearly two years ago, when the Applications were being prepared, the applicant's team consulted with planning staff on this issue. In February of 2022, Gretchen Milliken (former Planning Director) provided the following in an email to a representative of the applicant regarding the SLO:

> *Additionally, because the MPD (and subsequent amendments) considered the Sensitive Lands Overlay, I don't think we need to request additional SLO materials at the time of application. There does not appear to have been this requirement for other Treasure Hill properties with small portions of the lots within the SLO.*

This analysis was discussed with current planning staff over the last two years. At no point did staff change is previously announced view that the SLO is not implicated here. And even if it does touch a small portion of the site, the SLO does not apply because of the approvals granted in the Sweeney MPD and the associated plat approval govern.

Second, the SLO Boundary did not include the single family lots of the Sweeney MPD when adopted. Specifically, by Ordinance 92-17 the City Council adopted the SLO, without a legal description or a map. The map produced two years later, and depicted below, confirms it does not apply to these lots. See below, yellow line purports to be the SLO boundary, and Lots 1 and 2 are labeled "HR-1 MPD":



Source: 1994 Park City Zoning Map.

No one has produced a zoning map showing that the SLO applies to Lot 2. What has been attached to the staff report are two depictions, Figure 7 and Figure 8, both of which attempt to project an SLO line on the property, but outside of the building area limits. Moreover, even if the SLO were to apply it at most would apply to a small corner where an accessory structure is contemplated, not the area of the main residence. There are two other things to keep in mind. The SLO does not prohibit development. It merely requires additional consideration. Further, the code plainly states that the SLO boundary should not bisect properties. See LMC Section 15-1-6. The boundaries should follow property lines unless there is an express reason for the SLO to bisect a property. There is no such intent or purpose identified here. In other words, the SLO has never applied to the property and even if it does, it would not impact the main residence or frankly the ultimate inclusion of an accessory structure. Finally, the LMC does not support the SLO applying to just a portion of this lot.

2. **Plat Building Footprint Requirements:**

a. The current LMC definition for Building Footprint uses the furthest exterior wall of the Structure projected to Natural Grade. The Planning Department calculates the Applicant's actual building footprint at approximately 11,300 square feet, using the LMC.

We believe the above analysis is incorrect. The Treasure Hill Subdivision, Phase 1 plat includes "Special Restriction for Single Family Homes to be Constructed on Lots 1 Through 4", or "**Plat Notes**". Plat Note 1, attached as Exhibit A-1, states that: "FOOTPRINT. the maximum

footprint, calculated from the outside face of walls and subject to the massing requirements of Note 7, shall be three thousand five hundred (3,500) square feet including garages….". Based on this language, which provides specific instruction on how the footprint is measured, the Project meets the square foot limitation placed on it by the plat. A later adopted rule does not change this right and obligation set forth in the plat. The area of the lowest floor is below 3,500 sq ft. See Exhibit A-2. Additionally, the area of the cantilevered floor is below 3,500 sq ft. See Exhibit A-2. In other words, the Applications carry forward this same 3,500 sq ft maximum to all levels.

The staff report seems to make a claim that the parking area needs to be included within the buildable area. This is not accurate. And this interpretation is contrary to the MPD and its associated plat notes. For example, the area for subgrade access and parking has not been included in the footprint calculation of any other lots in the Sweeney MPD. For instance, the development of the Upper Norfolk lots (Lots 3 and 4) included an area of disturbance over 45,000 sq ft to accommodate the underground access tunnel and subgrade parking. The development of Woodside Ave lots (Lots 6 and 7) included an area of disturbance on 55,250 sq. ft. for the underground access tunnel. The staff report does not account for this fact in its calculations. And as such, the parking area, because it is underground, should not count towards the 3,500 square foot footprint restriction.

b. The primary Structure has been modulated into 4 segments, each under 1,500 square feet, however, 2 of the 4 segments exceed 25 feet in width.

The Project is broken up into multiple massing elements, all of which are under 1,500 square feet, as required by Plat note #6 of the Treasure Hill Subdivision, Phase 1. The footprint includes Level 2 of the portion of the building that runs mainly north/south and Level 1 of the massing element that runs more east/west. The total footprint is measured at 3,370 square feet, as shown in Exhibit A-2. That footprint is broken up into five (5) different massing elements. These massing elements are separated using vertical façade breaks as required by the plat Note 6. There is not a requirement that the massing elements be limited to twenty-five feet. The staff report references an additional restriction applicable in the zone but outside of the Sweeney MPD. That additional restriction is found in LMC Subsection 15-13-8(B)(2)(a)(9) and is intended to apply to the historic twenty-five foot (25') lots in the city. Again, this requirement does not apply to the Sweeney MPD. And if they were to apply, the code permits greater width, in certain circumstances. As such, even if the width criteria were to apply (which it does not), the LMC in Subsection 15-13-8(B)(2)(a)(9) states – "Modules on a primary façade **should generally** not exceed eleven (11) feet to twenty-five (25) feet in width.) (emphasis added). This generally comment recognizes that in some instances the width restriction may not apply. The Sweeney MPD certainly would be one of those instances.

3. **LMC Building Height Requirements:**

Exterior Building Height Complies however the interior Building Height measures 53.5 ft and does not comply.

The topic of height is clearly addressed in plat Note 4. Notably, that note does not give an internal height restriction. Rather, it says height is measured from "existing grade". The staff has chosen to read the plat note narrowly to argue that existing grade is only for exterior height. This is not a fair reading. Had the city wanted to limit interior height it could have done so in approving the Sweeney MPD and its plat. It did not.

Nevertheless, if one were to assume that the interior height restriction were to apply, the applicant here has modified its Applications to have the bottom level unfinished. This is because the interior height limit, which only came into existence in November 21, 2013, specifically states that interior height is measured from the "lowest finish floor plane." The phrase "lowest first floor plane" is not a defined term. This means that if two meanings are available, the one that supports the land owner's request must be followed. U.C.A. 10-9a-306(2). Here, the Applications have been updated to leave the below ground level unfinished. We think this is a non sensical result given the plat note is specific on items of height and does not require an interior limit. But if the city believes it can apply this later adopted interior restriction on the same topic covered by the Sweeney MPD and the plat to this site, then leaving the bottom level unfinished means the planning staff is measuring the interior height from the wrong beginning point. The applicant's interpretation is bolstered in that the phrase "lowest finish floor plane" must mean the floor of the "First Story", which is a defined term[3]. To achieve another result means one must ignore the words "finish floor" and also ignore the relevant definition of "First Story."

In short, the interior height restriction does not apply to this MPD or plat. If it were to apply, leaving the bottom floor unfinished addresses any issue. The planning staff interpretation is not supportable. And this issue can be addressed in the approval of the Applications.

4. **Sub-Grade Development:**

"The Planning Department is concerned that the proposed amendments promote sub-grade development inconsistent with the MPD's intent . . ."

This comment in the report is problematic for a number of reasons as well. First, sub-grade development is allowed in the Sweeney MPD. Lots, 3, 4, 6 and 8 all have subgrade development, including a tunnels, parking areas, and basements, to name a few. Second, the planning department is aware that a land use regulation must plainly restrict a use to be enforceable. Even if there were an intent to prevent sub-grade development, which there is not, an intent is not controlling unless a land use regulation or control is created that specifically restricts a use. Here, there is no such control.

[3] Park City LMC 15-15: FIRST STORY. The lowest Story in a Building provided the floor level is not more than four feet (4') below Final Grade for more than fifty percent (50%) of the perimeter. Can include habitable or uninhabitable Floor Area.

Finally for your consideration, we have attached a table as Exhibit B showing the Applications meet all of the requirements in the code. We ask that you review these before the February 14th hearing.

We are happy to schedule a time to sit down and meet to walk through the plans for the Project to ensure all of the concerns that have been identified are resolved. We would like to involve the architect and other representatives as needed. Please coordinate such a meeting with Jason Boal.

As always, thank you for your professionalism and attention to this matter.

Very truly yours,

SNELL & WILMER

Wade R. Budge, P.C.

WRB:jcb

Cc: Rebecca Ward
Mark Harrington
Client
Jason Boal
Bruce Baird

Exhibit A-1

FIRST AMENDED RECORD OF SURVEY MAP

LOT 2, PHASE 1, TREASURE HILL SUBDIVISION

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

SPECIAL RESTRICTIONS FOR SINGLE FAMILY HOMES TO BE CONSTRUCTED ON LOTS 1 THROUGH 4 SHOWN HEREON:

1. FOOTPRINT. The maximum footprint, calculated from the outside face of walls and subject to the massing requirements of Note 7, shall be three thousand five hundred (3500) square feet including garages. The following shall not count towards the foot print calculations:

   (a) Decks which are open on at least two sides (but which may have railings as required), covered or uncovered, and which do not have above grade living space below or above them;
   (b) Exterior walkways;
   (c) Exterior stairs;
   (d) Driveways.

2. BUILDING AREA LIMITS. Improvements, including fences and formal landscaping (unless otherwise permitted under easements or agreements of record or as shown on the Plat or as consistent with the approved construction drawings of the driveways, Upper Norfolk turnaround, King Road turnaround, ski bridge and utility plans) shall be limited to the Building Area Limits noted on the Plat. Notwithstanding the forgoing, flat areas located on the Ski Trail Easements where they cross Lots 3 and 4 and are directly adjacent to the Building Area Limits of Lots 3 and 4 may be landscaped with irrigated groomed grass.

3. CONSTRUCTION DISTURBANCE. Unless otherwise provided in agreements with Park City Municipal Corporation which are of record, temporary construction disturbance shall be limited to twenty (20) feet beyond the Building Area Limits or to adjoining lot property lines which ever is closer. Such disturbed area shall be revegetated with native landscaping.

4. HEIGHT. The building height shall be measured from existing grade to the top of flat roofs and to the ridge of pitched roofs. The maximum height, in general, shall be twenty five (25) feet for flat roofs and thirty (30) feet for pitched roofs. A maximum height of twenty eight (28) feet for flat roofs and thirty three (33) feet for pitched roofs shall be permitted for the expressed purpose of accommodating access, i.e. stairwells and/or elevators, between floor levels.

5. FACADE HEIGHT, EASTERLY FACING. The maximum facade height for the Easterly facing facades without a step back of at least five (5) feet shall be twenty five (25) feet from existing or reestablished grade whichever is greater.

6. MASSING. House designs may be comprised of one or more connected or unconnected building masses. No one building mass within the 3500 square foot footprint referenced in Note 1 above, shall have a footprint that exceeds 1,500 square feet. Massing elements shall be separated by horizontal and/or vertical facade breaks.

7. SEWER LATERALS. Maintenance and replacement of sewer laterals shall be the responsibility of their respective owners and not that of the Snyderville Basin Sewer Improvement District.

8. FIRE SPRINKLING. Internal and external modified 13d fire sprinklers shall be provided for the homes. Wood roofing material shall be prohibited.

9. PRECEDENCE. The above special restrictions are consistent with the Sweeney Master Plan approved by the Park City Municipal Corporation on October 16, 1986 and as subsequently amended on October 14, 1987 and December 30, 1992. Final house design shall be reviewed under the Small Scale Master Plan Process in accordance with the Sweeney Master Plan.

Exhibit A-2

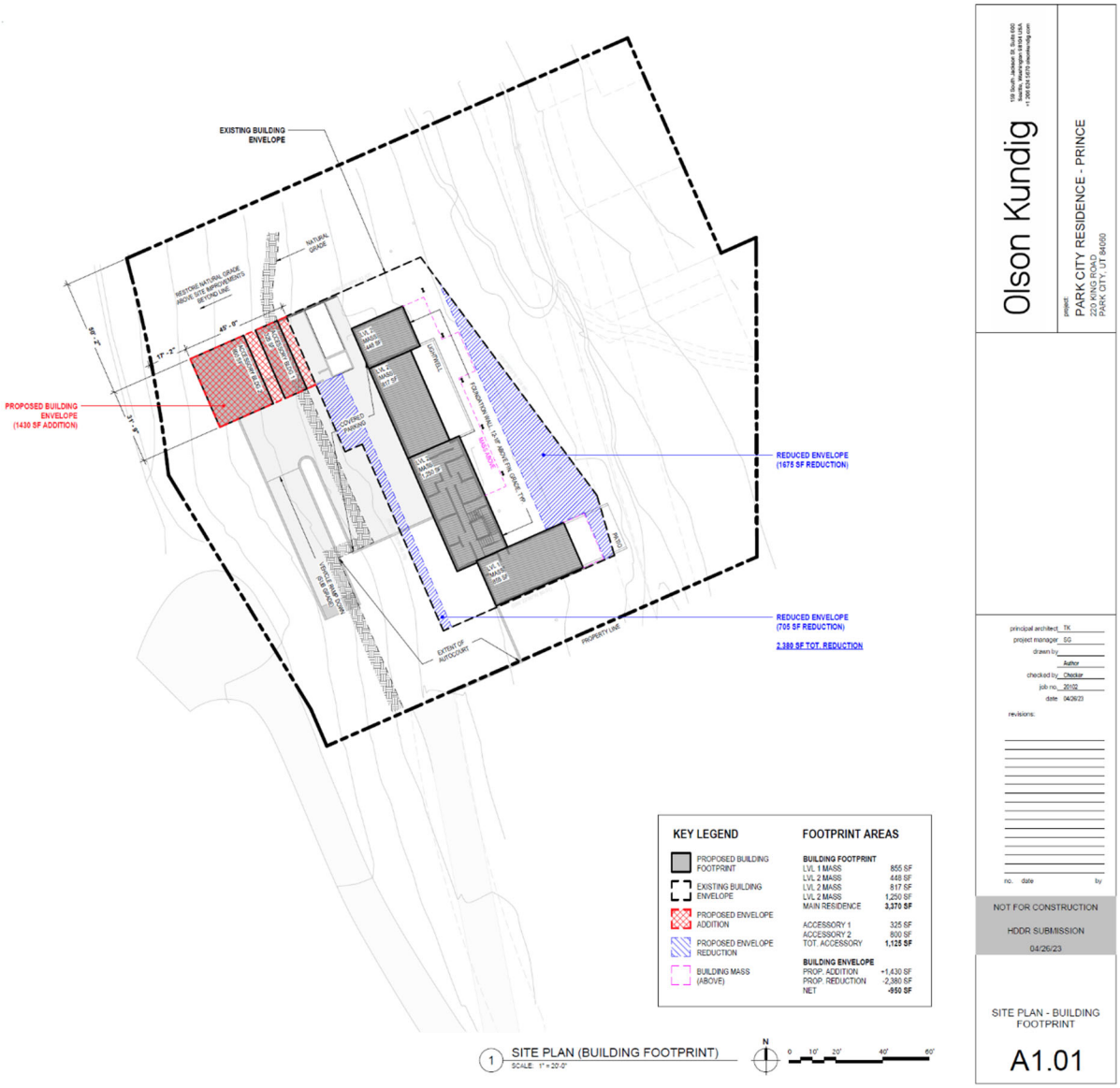

EXISTING BUILDING ENVELOPE
PROPOSED BUILDING ENVELOPE (1430 SF ADDITION)
REDUCED ENVELOPE (1675 SF REDUCTION)
REDUCED ENVELOPE (705 SF REDUCTION)
2,380 SF TOT. REDUCTION
KEY LEGEND
PROPOSED BUILDING FOOTPRINT
EXISTING BUILDING ENVELOPE
PROPOSED ENVELOPE ADDITION
PROPOSED ENVELOPE REDUCTION
BUILDING MASS (ABOVE)
FOOTPRINT AREAS
BUILDING FOOTPRINT
LVL 1 MASS 855 SF
LVL 2 MASS 448 SF
LVL 2 MASS 817 SF
LVL 2 MASS 1,250 SF
MAIN RESIDENCE 3,370 SF
ACCESSORY 1 325 SF
ACCESSORY 2 800 SF
TOT. ACCESSORY 1,125 SF
BUILDING ENVELOPE
PROP. ADDITION +1,430 SF
PROP. REDUCTION -2,380 SF
NET -950 SF
1 SITE PLAN (BUILDING FOOTPRINT)
SCALE: 1" = 20'-0"
Olson Kundig
PARK CITY RESIDENCE - PRINCE
NOT FOR CONSTRUCTION
HDDR SUBMISSION
04/26/23
SITE PLAN - BUILDING FOOTPRINT
A1.01

EXHIBIT B

Single Family CUP Compliance		
Code Section	**Review Item**	**Owner's Explanation of Compliance**
15-1-10.E.1	size and location of the Site;	**Complies** Existing on the site today are two Single-Family Dwellings, one of which was permitted as a guesthouse. The application is for one Single-Family Dwelling on a 1.24-acre Lot (Lot 2 of the treasure Hill Subdivision, Phase 1). It has already been determined that this location is appropriate for this use, through the MPD, plat review and previous CUP approval. It should be noted that the Lot on which the development is proposed, is much larger than the other lots/parcels in the vicinity. Due to the size of the lot, the structure will be more than adequately setback and buffered from the surrounding properties. The nearest adjacent residence is approximately 120 feet away, on Norfolk Avenue. The size and location of the Site is consistent with other Single-Family Lots in the Sweeney MPD which generally range from 0.79- 1.31 acres and are also located towards the top of the Historic District.
15-1-10.E.2	traffic considerations including capacity of the existing Streets in the Area	**Complies** The new home will utilize the same access point, 220 King Road. There will be no additional traffic or traffic impacts from what is being proposed. The capacity of existing streets in the area is sufficient to accommodate the proposed development and the new development does not meet the Engineering Department's threshold to warrant a Traffic Impact Study.
15-1-10.E.3	utility capacity, including Storm Water run-off;	**Complies** All utilities to the Site were installed during construction of the existing Dwellings. It is anticipated that utility usage will be decreased with- i) the construction of a newer home, ii) the removal of a dwelling on the property, and iii) the removal of the use of the property as a short-term rental. Proposed Condition- All Storm Water runoff from new impervious surfaces must be contained

		on-site and the Applicant must submit a Soil Investigation Report and a Geotechnical Report prior to the Application being considered complete.
15-1-10.E.4	emergency vehicle Access	**Complies** The proposed development meets fire turnaround and driveway slope requirements.
15-1-10.E.5	location and amount of off-Street parking;	**Complies** The site will meet the requirements of LMC § 15-3-6(A) Off-Street Parking Requirements for Residential Uses (2 parking stalls).
15-1-10.E.6	internal vehicular and pedestrian circulation system;	**Complies** Vehicle Circulation: Vehicles accessing the site will utilize the exiting access point on King Road. The Site is designed to allow vehicles to turn around and park via the private driveway, as it has been done in the past. Pedestrian Circulation: King Road does not have sidewalks and is not ideal road for pedestrians. There is a ten foot (10') public non-motorized bike and pedestrian trail and a ski and pedestrian easement exist on this Property for the benefit of a neighboring lot, per the Amended Treasure Hill Subdivision, Phase 1 Plat. That trail will continue to be on the property; no change to the easements are proposed with this Application.
15-1-10.E.7	Fencing, Screening, and landscaping to separate the Use from adjoining Uses;	**Complies** No additional Fencing is being proposed on the site at this time. The landscaping and revegetation is proposed to be native grasses to blend in with existing vegetation, foliage and trees. The existing vegetation on and around the perimeter of the lot will be maintained and managed with Firewise principles. The perimeter vegetation provides and will continue to provide a visual barrier of the Site and/or structure and assists in mitigating the visual impact.
15-1-10.E.8	Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots;	**Complies** 1. The structure has been broken up into separate massing elements to break up the perceived mass, as required by the plat notes. The most visible side of the house is the rear of the house, not the front facade of the home. The footprint of the home meets the requirement found on the plat. 2. Building and site design shall respect the existing topography, the

		character-defining site features, including existing trees and vegetation, and shall minimize cut, fill, and the use of retaining walls, by locating the retaining wall and hillside cut behind the house, so that it is not visible. 3. Building Height of structure meets the limitation placed on the plat; 30 feet measured from Existing Grade. Additionally, the roof has been reduced and secondary roof form has been incorporated in the design. 4. The proposed Structure is consistent with other Single-Family Lots in the Sweeney MPD. The MPD, plat and previous CUP approvals never considered this lot as a "historic lot".
15-1-10.E.9	usable Open Space;	**Complies** The proposed Single-Family Dwelling does not substantially change the Site's Open Space. The area proposed to be added to the "Buildable Area" is on the up-hill side of the Dwelling and not visible from King Rd, or across the valley. The lot will be restored after construction to existing grade and is proposing native grass, shrubs, Pine, and Aspen trees. There are existing trail easements on the Lot and proposed development does not disturb any of these trail easements. There are also several landscape easements on the east side of the property which will be maintained.
15-1-10.E.10	signs and lighting;	**Complies** No signs are proposed for the Single Family Lot. The site will be required to comply with LMC § 15-5-5(J), Outdoor lighting.
15-1-10.E.11	physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing;	**Complies** The proposed Structure is consistent with other Single-Family Lots in the Sweeney MPD.
15-1-10.E.12	noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site;	**Complies**The proposed Single-Family Dwelling is not expected to generate noise or other factors that will affect people and Property Off-Site.
15-1-10.E.13	control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas;	**Complies** The Vehicle Control Gate will control delivery and service vehicles. The Applicant will provide plans where trash and recycling bins will be stored.
15-1-10.E.14	expected Ownership and management of the project as primary residences, Condominiums,	**Complies** The Lot will continue to be owned as a Single Family Lot.

	time interval Ownership, Nightly Rental, or commercial tenancies, how the form of Ownership affects taxing entities;	
15-1-10.E.15	within and adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and appropriateness of the proposed Structure to the existing topography of the Site; and	**Complies** The site has already been graded for the existing Dwellings. The intent is to utilize the existing site, so that grading will be minimized . Steep Slope CUP information, including a grading plan has been submitted. This Site is not within the Soil Ordinance boundary or within the Sensitive Lands Overlay (SLO). The location and construction of the existing structures was previously approved. It is anticipated this location provides minimal impact on the Slope and Ridge Line of the Site, overall hillside, and adjacent properties and neighborhoods. The height and building size limitations placed on the Plat, along with the existing screening preserve the view from surrounding Sites. There are no wetlands or streams on the Site. This Site includes a trail and/or ski connection for human activity all year long, so impact on wildlife would not be greatly varied by the construction of a new Single-Family Dwelling. The Site is already utilized by the Property owner and the “Building Zone” does not have environmentally sensitive lands. Visibility of the site was contemplated at the time of the MPD and the Plat approval.
15-1-10.E.16	reviewed for consistency with the goals and objectives of the Park City General Plan; however such review for consistency shall not alone be binding	**Complies** The site and structure are not historically significant. The proposed design complies with design criteria as contemplated during the MPD approval.

Steep Slope CUP Compliance		
Code Section	**Review Item**	**Owner's Explanation of Compliance**
15-2.2-6.B.1	LOCATION OF DEVELOPMENT. Development is located and designed to reduce visual and environmental impacts of the Structure.	**Complies** The lot does contain Very Steep Slopes, which the CUP was submitted for. The location of the Lot is visible, however the cuts to the hillside and impact to the very steep slopes will be located behind the house and not visible from downtown. The SLO is not applicable to this lot. The lots in the Sweeney MPD have not been limited to site improvements only in the "Building Area Limits".
15-2.2-6.B.2	VISUAL ANALYSIS. The Applicant must provide the Planning Department	**Complies** A visual analysis was submitted. The site is visible with the current development. A

	with a visual analysis of the project from key Vantage Points: a) To determine potential impacts of the proposed Access, and Building mass and design; and b) To identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities	landscaping plan that identifies additional plantings has been submitted. The impacts to the hillside will be behind the home and not visible from downtown.
15-2.2-6.B.3	ACCESS. Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Shared Driveways and Parking Areas, and side Access to garages are strongly encouraged, where feasible.	**Complies** Access to the Site is not changing and the existing driveway will be used and improved. Improvements include widening the driveway to approximately 27 feet and retaining walls not to exceed eight feet (8'). Submitted plans indicate the grade of the driveway will not exceed 14%, in compliance with LMC § 15-3-3(A)(4).
15-2.2-6.B.4	TERRACING. The project may include terraced retaining Structures if necessary to regain Natural Grade.	**Complies** The proposed residence is going through Historic District Design Review. Conceptual grading and drainage plans from Alliance Engineering have been submitted.
15-2.2-6.B.5	BUILDING LOCATION. Buildings, Access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and to provide variation of the Front Yard.	**Complies** The "perceived natural topography" of the site will remain as it is today. The cuts to the hillside will be located behind the home and will not be visible. The design, including the footprint, meet the criteria identified on the plat and in the Sweeney MPD.
15-2.2-6.B.6	BUILDING FORM AND SCALE. Where Building masses orient against the Lot's existing contours, the	**Complies** Proposed home is divided into several massing elements. Portions of the home are located below grade in order to reduce visibility and reduce the perceived bulk.

	Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Planning Commission may require a garage separate from the main Structure or no garage.	
15-2.2-6.B.7	SETBACKS. The Planning Commission may require an increase in one or more Setbacks to minimize the creation of a "wall effect" along the Street front and/or the Rear Lot Line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures.	**Complies** There will not be any development along a road frontage.
15-2.2-6.B.8	DWELLING VOLUME. The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. The Planning Commission may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures.	**Complies** The volume and/or massing requirements for home in the Sweeney MPD were established when the MPD and Plat were approved. These requirements included footprint, façade height, and massing. The proposed design meets each of the requirements.
15-2.2-6.B.9	BUILDING HEIGHT (STEEP SLOPE). The Zone Height in the HR-1 District is twenty-seven feet (27')	**Complies** The proposed design meets the height requirements identified in the Sweeney MPD and Treasure Hill Subdivision plat approvals.

	and is restricted as stated above in Section 15-2.2-5. The Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures.	

PARK CITY PLANNING DEPARTMENT
REVISED Staff Report

TO: Planning Commission
FROM: Planning Staff
DATE: December 18, 1985
RE: SWEENEY PROPERTIES MASTER PLAN

I. PROJECT STATISTICS:

Applicant:	MPE, Inc. Sweeney Land Company, owner
Proposal:	Large Scale Master Planned Development
Location:	Various parcels throughout Historic District
Parcel Size:	125.6 acres
Existing Zoning:	Historic Residential (HR-1); Estate (E); and, Historic Recreation Commercial (HRC) currently, although Historic Commercial Business (HCB) at the time of formal application
Comprehensive Plan:	Historic Residential and Estate
Surrounding Uses:	Ski area, residential, vacant
Application Date:	May 21, 1985

II. STAFF'S RECOMMENDATION and FINDINGS

The Planning Department Staff recommends that the Planning Commission APPROVE, and forward a positive recommendation to the City Council on the proposed height variation required and rezoning of the hillside (approximately 110 acres) to Recreation Open Space, the proposed Sweeney Properties Large Scale Master Planned Development. The project has been considered in accordance with the review procedures and criteria outlined in Sections 1 and 10 of the Park City Land Management Code, effective January 1, 1984, as amended. The following plans and exhibits, in addition to this report and the project file, constitute the complete development permit.

1. Sweeney Properties Master Plan, sheets 1-16, 19-26, and 38-43 prepared by DelaMare, Woodruff, Stepan Associates, Inc.

2. Sweeney Properties Master Plan document and Fact Sheet, dated May 15, 1985, and subsequent amendments.

3. Sweeney Properties Master Plan Application.

4. Sweeney Properties Master Plan Phasing Exhibit.

5. Sweeney Properties Master Plan Density Exhibit.

6. Sweeney Properties Master Plan Development Restrictions and Requirements Exhibit.

In support of our recommendation to the Planning Commission to approve the proposed Large Scale Master Planned Development, the staff has made the

following Findings based upon the information submitted in conjunction with this application.

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.

III. DEVELOPMENT PARAMETERS and CONDITIONS

The staff's recommendation that the Sweeney Properties Large Scale Master Planned Development be approved by the Planning Commission, and subsequently by the City Council, is predicated upon the following terms and conditions. Upon approval, MPE Inc./Sweeney Land Company, its successors or assignees, shall become bound by and obligated for the performance of the following:

1. The Sweeney Properties Master Plan is approved based upon the information and analysis prepared and made a part hereof. While most of the requirements imposed will not be imposed until individual parcels are created or submitted for conditional use approval, certain specific obligations are also identified on the approved phasing plan. At the time of conditional use or subdivision review, the staff and Planning Commission shall review projects for compliance with the adopted codes and ordinances in effect at the time, in addition to ensuring conformance with the approved Master Plan.

2. Upon final approval of the proposed Master Plan, a recordable document (in accordance with the Land Management Code) shall be prepared and submitted. The Official Zone Map will be amended to clearly identify those properties included within the Master Plan, and the hillside property not included within either the Town Life Mid-Station or Creole Gulch sites (approximately 110 acres) shall be rezoned to Recreation Open Space. At the time of conditional use review, final building configurations and heights will be reviewed in accordance with the approved Master Plan, applicable zoning codes and related ordinances. A minimum of 70% open space shall be provided within each of the development parcels created except for the Coalition properties.

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.

4. Access to the Town Lift and Creole sites shall be provided by a private roadway with acceptable emergency access and utility easements provided. No city maintenance of these streets is expected. All utility lines shall be provided underground with private maintenance required wherever located in inaccessible locations or outside approved easements.

5. Building heights shall be limited to the maximum envelope described on the Restrictions and Requirements Exhibit. At the time of conditional use approval, projects shall be reviewed for conformance with the heights prescribed thereon, and the following:

   (a) The various parcels located within the Historic Residential (HR-1) zone district shall abide by the Land Management Code and no height exceptions will be considered. Maximum building height on the single

family lots shall be limited to 25' in order to reduce potential visibility.

(b) The Coalition East sites are limited to a maximum building height of 55', subject to compliance with the stepped facade (as shown on the applicable plans) concept submitted and the setbacks provided.

(c) The Coalition West properties are limited to a 35' maximum building height adjacent to Park Avenue and a 28' height along Woodside Avenue; subject to the footprints defined, common underground parking and access, and no commercial uses allowed.

* Reflects City Council 10.16.86 modifications. *

(d) The Town Lift Mid-Station development is restricted to a maximum height of 35' for at least 90% of the total unit equivalent volume of all above-grade buildings (exclusive of elevator shafts, mechanical equipment, and non-habitable areas) and an overall average height of less than 25' measured from natural, undisturbed grade. Additionally, no portion of any building shall exceed the elevation of 7240' above mean sea level.

(e) The Creole Gulch site shall be limited to a maximum building height of 75' for at least 83% of the total unit equivalent volume of all above-grade buildings combined. An average overall height of less than 45' shall be provided and no portion of any building shall exceed either elevation 7250' for the eastern-most building or the elevation of 7275' for the balance of the project (above mean sea level).

The above building height restrictions are in accordance with the approved Restrictions and Requirements Exhibits submitted, and are in addition to all other codes, ordinances, and standards.

6. At the time of project review and approval, all buildings shall be reviewed for conformance with the Historic District Design Guidelines and related architectural requirements. No mechanical equipment or similar protuberances (i.e: antennae, flags, etc.) shall be permitted to be visible on any building roof-tops or shall any bright or flashing lights be allowed.

7. All easements, deeds, and/or rights-of-way shall be provided without cost to the city and in accordance with the master plan documents and phasing plan approved. Likewise, it shall be the developer's sole responsibility to secure all easements necessary for the provision of utility services to the project.

8. Master Planned Development approval only conceptually established the ability of local utility service providers to supply service to the projects. It does not constitute any formal approval per se. The applicant has been notified that substantial off-site improvements will be necessary and that the burden is on the future developer(s) to secure various easements and upsize whatever utility lines may be necessary in order to serve this project. Prior to resale of this property in which this MPD approval is carried forward, or prior to any conditional use application for any portion of the MPD, a utility plan addressing water, fire flows, and sanitary sewer, storm drainage, cable utilities, and natural gas shall be prepared for review and approval by City Staff and the

Snyderville Basin Sewer Improvement District. Part of the plan shall be cost estimates for each item of utility construction as it is anticipated that major costs for these utilities will be necessary. All such costs shall be paid by the developer unless otherwise provided. If further subdivision of the MPD property occurs, the necessary utility and access improvements (see below) will need to be guaranteed in accordance with city subdivision ordinances. Public utilities, roads, and access questions which will need to be resolved or upgraded by the developers at their cost (in addition to impact fees, water development and connection fees, and all other fees required by city ordinances) are as follows:

(a) Empire Avenue and Lowell Avenue will be the main access routes to the Creole Gulch site. As such, during construction these roads will need to carry heavy traffic, probably in the vicinity of up to 300 heavy trucks per day. At the present time and until the Creole Gulch site develops, Empire and Lowell south of Manor Way are and will be low-volume residential streets, with a pavement quality, width, and thickness that won't support that type of truck traffic. The City will continue to maintain the streets as low-volume residentials streets, including pavement overlays and/or reconstruction. None of that work will be designed for the heavy truck traffic, but in order to save money for the developer of the Creole Gulch site, he or she is encouraged to keep the City Public Works Director notified as to the timetable of construction at Creole Gulch. If the City is notified that the construction is pending such that an improved pavement section can be incorporated into normal City maintenance projects, then it is anticipated that the incremental additional cost of the additional pavement thickness (which is likely to be in the vicinity of 3 additional inches of asphalt over the entire 4,6000 linear feet [25-foot asphalt width] of Lowell/Empire south of Manor Way, or approximately $80,000 additional cost in 1986 dollars) could be paid by the developer with said amount deducted from future impact fees paid to the City as long as it did not exceed the total future impact fees. However, if the increased pavement section is not coordinated with the City by the developer such that the pavement of Lowell and Empire south of Manor Way remains inadequate at the time the Creole Gulch site is developed, then the developer shall essentially reconstruct the entire 4,600-foot length of Lowell and Empire south of Manor Way at his or her cost, which with excavation and reconstruction of an anticipated 6-inch asphalt thickness on top of 10 inches of roadbase, plus all other normal construction items and costs, would be in the approximate cost range of $300,000 to $400,000 in 1986 dollars. Further, because that reconstruction would be inconvenient to residents and the City, and because delays, impacts, and potential safety hazards would be created over and above normal City maintenance of existing streets, that action by the developer would be a new impact on City residents and the cost therefore would not be deductible from any developer impact fees.

(b) Contribute to the Park City Village, or other water tanks, determined to be necessary by the City Engineer in order to serve the project with culinary and fire storage. Based on a Type 1 fire resistive construction, it is assumed that the contribution would be on the order of 500,000 gallons at a cost of approximately $300,000.00,

although the exact figures would need to be determined in a detailed study using adopted City standards.

(c) Construct pumped pressure system(s) with backup emergency power to provide a means of delivery of fire flows to the project. Construct a meter vault at the edge of the road adjacent to the project, beyond which all water facilities would be privately maintained. It is anticipated that in the vicinity of 2,500 feet of 12-inch water line with appurtenances may be required. Such pipe would cost about $70,000 in 1986 dollars exclusive of the pumps and backup power, which are even more expensive.

(d) Provide an easement, or pay all costs related to condemnation by Park City of an easement, suitable for construction and maintenance of a storm drain from the project site to Silver Creek or McLeod Creek. All City streets and any public utility drainage easements normally provided in the course of other private development shall be available for utility construction related to this MPD subject to reasonable construction techniques and City standards.

(e) Pay for downstream detention basin construction costs in accordance with the ratio of increased runoff from the project during the 50-year flood event to the total design volume of the basin.

(f) Construct a storm drain line to Silver Creek or McLeod Creek adequate to contain the runoff running through and off the site during the 50-year flood event. It is assumed that a minimum of 36-inch concrete storm drain line will need to be installed solely for Creole Gulch drainage. It is further assumed that special cleanout boxes and inlet boxes will need to be designed to address difficult hydraulic problems. Such boxes are expensive.

(g) Provide revegetation over all on-site and off-site areas disturbed for project-related utilities.

(h) Sanitary sewer improvements are assumed to involve replacing in the vicinity of 3,000 feet of sewer line, with new manholes included. Such construction will cost in the vicinity of $100,000, is subject to the approval of SBSID, and is further subject to all District fees and agreements necessary for extension of lines.

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.

10 As projects are submitted for conditional use approval, the city shall review them for required employee housing in accordance with adopted ordinances in effect at the time of application.

IV. BACKGROUND

An application for Large Scale Master Planned Development was submitted on May 21, 1985, in accordance with Sections 1 and 10 of the Park City Land Management Code. The applicant requested that only general development concept and density be approved at this juncture. Final unit configuration and mix may be adjusted by future developers at the time of conditional use review. A legal description of the total property involved in the area being master planned shall be recorded with Summit County. The general nature of the development and pertinent details of the transferring of densities from one area to another shall be adequately described and of sufficient depth to apprise potential land purchasers or developers that the property has been included within a Master Plan.

A variety of development concepts were submitted during the course of reviewing the proposed Master Plan. A total of eight distinct approaches to the development of the Hillside Properties were evaluated. The alternative concepts ranged from a "conventional" subdivision approach involving the extension of Norfolk Avenue, to a modern high-rise concept. The staff, Planning Commission and general public have all favored the clustering of development as opposed to spreading it out. Several of the alternatives prepared were in response to specific concerns expressed relative to the scale and mass of buildings necessary to accommodate the density proposed. The latest concept developed represents a refined version of the cluster approach originally submitted.

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:

Coalition Properties

The three sites comprising the Coalition Properties are located adjacent to the new Town Lift base station on Park Avenue at 8th Street, and contain a total of 1.73 acres (1.46 acres HRC, .27 acres HR-1).

The Coalition East North and South parcels are separated by an easement granted for the ski liftway. Although this property was included within the recent rezoning of the Depot Area from Historic Commercial Business (HCB) to Historic Recreation Commercial (HRC), the application was submitted prior to this action and the former zoning is thereby "grandfathered" (if, in fact, the

application is approved). The development concept proposed entails a predominantly residential project with some ground level commercial uses anticipated. In an effort to reduce densities elsewhere within the Master Plan, the originally proposed density has been increased from 37 to 40 unit equivalents. Preliminary building footprints and massing drawings show structures with a stepped facade reaching a maximum height of fifty-five feet. Parking will be provided within an enclosed structure beneath the buildings and in accordance with the Table on the Restrictions and Requirements Exhibit or the Land Management Code (to be determined at the time of conditional use approval).

The Coalition West property is located south of and adjacent to 8th Street in the Historic Recreation Commercial (HRC) zone recently created. The concept for this particular site is in keeping with the previous zoning (Historic Residential, HR-1) and provides a buffer for properties located to its west. Also in response to preferred reductions in density elsewhere in the Master Plan, the originally proposed ten unit equivalents have been increased to thirteen total. In order to accommodate this additional density, a floor was added to several of the buildings. Building heights adjacent to Park Avenue have been shown at 35', while those abutting Woodside Avenue will be restricted to a 28' height. Individual structures have been conceptually designed in keeping with the scale of the Historic District will all code required parking to be provided below the buildings and accessed from a single common driveway.

HR-1 Properties

These project parcels consist of the MPE and Carr-Sheen properties and total less than ½ acre (.45) in size. Zoned HR-1 at present, the Master Plan proposes to limit densities on these sites to 2 and 3 unit equivalents accordingly, or a reduction of 44% (i.e: 4 units total). In addition, easements shall be provided for a stairway connecting the Empire-Lowell switchback to the Crescent walkway. The Fletcher parcel included within the Master Plan will be preserved as open space in addition to several quit claim deeds provided to the city for existing streets located outside platted rights-of-way.

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.

Miscellaneous Properties

In addition to the development areas described above, the proposed Master Plan identifies three distinct single-family lots; one of which is located above Woodside Avenue adjacent to and north of platted 5th Street, a second to be accessed from Upper Norfolk, and a third lot to be situated up on top of Treasure Mountain (possible future access predicated on United Park City Mines Company's plans for development off of King Road). Development would be restricted to single-family homes with no greater than 3500 square foot footprints and maximum building heights of 25 feet.

VI. MAJOR ISSUES

Many concerns were raised and issues identified through the review process. A project of this scale and complexity would pose similar and considerable consternation no matter where it was proposed to be built. Because this particular site is located both within and adjacent to the Historic District, many of the concerns expressed related to the more subjective kinds of considerations. The Master Planned Development procedure attempts to deal with the general concept of the proposed development and defer or relegate the very detailed project review elements to the conditional use stage of review. At conditional use review, the following issues will be examined in considerable detail with technical solutions sought.

Comprehensive Plan - The city's Comprehensive Master Plan identifies the Hillside property as a key scenic area and recommends that development be limited to the lower portions of the mountain. The existing HR-1 ground included in the Sweeney Master Plan is shown as being retained for residential use similar to the existing pattern of development. The Coalition West site is also recommended for Historic Residential use with the East parcels included within a Historic Commercial area. The proposed Sweeney

Properties MPD is in conformance with the land use designations outlined in the Park City Comprehensive Master Plan.

Scale - The overall scale and massiveness of the project has been of primary concern. Located within the Historic District, it is important for project designed to be compatible with the scale already established. The cluster concept for development of the hillside area, while minimizing the impacts in other areas, does result in additional scale considerations. The focus or thrust of the review process has been to examine different ways of accommodating the development of the property while being mindful of and sensitive to the surrounding neighborhood. The relocation of density from the Town Lift site was partly in response to this issue. The concentration of density into the Creole Gulch area, which because of its topography and the substantial mountain backdrop which helps alleviate some of the concern, and the requested height variation necessary in order to reduce the mass perceived (higher versus lower and wider), have greatly improved the overall scale of the cluster approach. The sites along Park Avenue have been conceptually planned to minimize scale and have provided stepped facades and smaller-scale buildings to serve as a transition.

Zoning - Currently, the land involved in the proposed MPD is comprised of three (actually four) distinct zoning designations. The Coalition East parcel is currently zoned Historic Recreation Commercial (HRC) although it was zoned (and is therefore, technically "grandfathered" or vested) Historic Commercial Business at the time the application was submitted. The West site is also now zoned HRC. The Hillside Properties (i.e: Town Lift Mid-Station and Creole Gulch sites) are zoned Historic Residential (HR-1) and Estate (E). The Carr-Sheen, MPE, and two of the three single-family lots are all zoned HR-1 as well. The single-family lot adjacent to property owned by United Park City Mines is zoned Estate.

The current zoning will basically remain unaltered as a result of the proposed Master Plan except that over 110 acres of the mountain will be rezoned to Recreation Open Space (ROS), and the hillside properties will be designated as being subject to a Master Planned Development document/approval (i.e: E/HR1-MPD).

Neighborhood Compatibility - In reviewing the general compatibility of a project of this scale, an evaluation of possible alternative approaches was undertaken. In light of those other development concepts and associated impacts, the proposed clustering approach was deemed the most compatible. Rather than spread the density out and thereby impact the entire old town area, the cluster concept afforded the ability to limit the impacts to smaller areas. Efforts to minimize scale have been directed toward this issue as have the solutions to other problems related to traffic, site disturbance, and the preservation of open space. The non-hillside project sites have also been planned in accordance with both the Historic District guidelines and in keeping with the scale of existing residences. The long build-out period envisioned will also enable a more detailed review at the time when specific project proposals are developed. A number of the staff's recommended conditions are directed toward minimizing the potential conflicts related to neighborhood compatibility considerations.

Open Space - A key element of the proposed cluster approach is to preserve usable open space in perpetuity. A total of 97% (120 acres) of the hillside will be maintained as open space as a part of the proposed Master Plan. In excess of 110 acres will actually be rezoned to Recreation Open Space (ROS) in addition to 70% open space provided within each of the development parcels. Alternative concepts reviewed involving the extension of Norfolk Avenue would significantly have reduced the amount of open space retained. The potential for the subdivision and scattered development of the hillside would also have drastically affected the goal of preserving the mountain substantially intact and pristine.

Access - All of the different concepts reviewed would result in similar access concerns. The Coalition properties along Park Avenue have excellent access as a result and efforts were, therefore, limited to combining driveways to minimize the number of curb cuts (i.e: ingress/egress points). The development of the Hillside Properties will undoubtedly impact not only Empire and Lowell Avenues but other local streets as well. While certain assumptions could be made as to the type or character of development proposed and possible corresponding differences in traffic patterns, many of the questions raised would remain unanswered. While it is true that the Norfolk Avenue extended alternative would best deal with the current problem of poor access to that area, it would not have solved all of the access issues. The proposed Master Plan will provide sufficient ground, to be dedicated to the city, for purposes of developing a reasonable turnaround for Upper Norfolk.

Visibility - The issue of visibility is one which varies with the different concepts proposed and vantage or view points selected. The very detailed visual analyses prepared graphically demonstrated how the various proposals might look from key points around town. The cluster approach, although highly visible from certain areas, does not impose massive structures in the most prominent areas. Instead, the tallest buildings have been tucked into Creole Gulch where topography combines with the densely vegetated mountainside to effectively reduce the buildings' visibility. The height and reduction in density at the Mid-Station site has been partly in response to this concern. The staff has included a condition that an exhibit be attached to the Master Plan approval that further defines building envelope limitations and architectural considerations.

Building Height - In order to minimize site disturbance and coverage, the clustering of density necessitated consideration of building heights in excess of that which is permitted in the underlying zoning (28' to the mid-point of a pitched roof with a maximum ridge height of 33'). The various iterations submitted for review demonstrated the trade-offs between height and site coverage. The proposed concept for the Mid-Station area results in buildings that would average only 18' above grade with portions (primarily the elevator access shafts likely to be required) approaching 75' in the worst-case situation. The concept reviewed for the Creole Gulch area entails portions of buildings as high as 100', but with an overall average of less than 40'. The Coalition East property, as a result of transferring additional density to it, is proposed to go as high as 55'; whereas, the Coalition West site approaches 35' along the Park Avenue frontage and 28' adjacent Woodside Avenue. As a part of the Master Planned Development process, height variations can be approved in light of other

planning considerations (see Section 10.9(e) of the Land Management Code). Throughout the review, considerable effort has been directed at minimizing overall building height and related impacts while still accommodating the proposed density in a cluster type of development.

These recommendations were approved by City Council *

The staff has developed a number of recommended conditions in response to the concerns expressed over building heights. An exhibit defining building "envelopes" has been developed to define areas where increased building heights can be accommodated with the least amount of impact. It is our recommendation that maximum building heights be restricted to 35' and 75' at the Town Lift Mid-Station and Creole Gulch sites, respectively, for the bulk of (at lease 83%) the building volumes. Similarly, we recommend that the building envelope proposed for the Coalition properties be limited in accordance with the exhibits prepared and made a part of the approval documents.

Overall Concept - The concept of clustering densities on the lower portion of the hillside with some transferring to the Coalition properties has evolved from both previous proposals submitted and this most recent review process. The Park City Comprehensive Master Plan update that was recently enacted encourages the clustering of permitted density to those areas of the property better able to accommodate development. In order to preserve scenic areas in town and mitigate potentially adverse impacts on the environment, the Master Planned Development concept was devised. The Sweeney Properties MPD was submitted after a number of different development concepts had been reviewed; including, several versions of the Silver Mountain proposal and various designs that were predicated on the extension of Norfolk Avenue through to the Empire-Lowell Avenues area. After considerable staff discussion and input, the cluster concept was developed. Because of the underlying zoning and resultant density currently in place, the cluster approach to developing on the hillside has been favored throughout the formal review and Hearing process.

Land Uses - The predominant land uses envisioned at this time are transient-oriented residential development(s) with some limited support commercial. The building forms and massing as well as location lend themselves to hotel-type development. Although future developers of projects within the Master Plan have the flexibility to build a variety of unit types in different combinations or configurations, the likelihood is that these projects will likely be geared toward the visitor looking for more of a destination-type of accommodation. The property involved in the Master Plan is directly connected to the Park City Ski Area and as such can provide ski-to and ski-from access. A number of smaller projects in the area are similarly oriented to the transient lodger. Although certainly a different kind of residential use than that which historically has developed in the old town area, it is still primarily residential in nature. The inclusion of attached townhomes serving to buffer between the existing residences and the denser areas of development will also help provide a transition of sorts. The amount of commercial space included within the Master Plan will be of the size and type to provide convenient service to those residing within the project, rather than possibly be in competition with the city's existing commercial areas.

Traffic - Any form of development proposed in this area of town would certainly impact existing streets. Although the majority of traffic generated will use Empire and Lowell Avenues, other roads will also be affected. The concept of extending Norfolk Avenue would have improved access to the south end of old town, but would also have added additional traffic to Empire and Lowell as a result. It is expected that both Empire and Lowell will be improved in several years in order to facilitate traffic movement in general. Even without this project, some upgrading has been planned as identified through the development of the Streets Master Plan.

In evaluating traffic impacts, both construction and future automobile demand are considered. Many related issues also come into play, such as efforts to minimize site grading and waste export. The Master Plan review process affords the opportunity to address these issues in considerable detail whereas other reviews would not. Several of the conditions proposed deal with the issue of traffic and efforts directed at mitigating the impacts created. Traffic within the project will be handled on private roadways with minimal impact.

Utilities - The various utility providers have all reviewed the proposed development concept and do not oppose granting Master Plan approval. Substantial improvements to existing infrastructure will be necessary, however, and the developer has been apprised of his responsibility. Considerable off-site work will be required, the details of which will be resolved at the time of conditional use approval. Depending upon the timing of actual development or the possible subdivision of the property, participation in upgrading existing utility lines and roadway improvements may be required ahead of schedule. A number of parameters/conditions recommended further detail these issues and serve to verify the nature of MPD concept approval.

Fiscal - The proposed dense clustering of development is by far the most economic to service. In contrast to other concepts proposed involving the extension of Norfolk Avenue and possible scattered development of the hillside, the cluster approach represents a positive impact on the city's and other public entities budgets. The nature of development anticipated and lack of additional roadway and utility line extensions requiring maintenance will not create significant additional demands for service.

Tenancy - The likely occupancy and tenancy of the projects comprising the Master Plan will be transient in nature. Rather than housing significant numbers of year-round permanent residents, it is expected that the orientation will instead be toward the short-term visitor.

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.

Easements/Rights-of-Way - The Sweeneys have included the dedication and and/or deeding of several easements and sections of rights-of-way to improve the city's title. As a part of the Master Plan, several roadway sections and utility/access corridors will be deeded over. In addition, a right-of-way will be supplied for the construction of a hammerhead-type turnaround for Upper Norfolk Avenue.

Norfolk Avenue - Although several staff members supported the idea of extending Norfolk Avenue through to Empire-Lowell, the consensus was in support of the clustering approach to development. Technical as well as fiscal concerns were discussed relative to the access benefits that would result. Similarly, although the resultant scale of HR-1 development that would have been likely is closer to that prevalent in the Historic District today, the spreading-out of the impacts of road and development construction would have been exacerbated. In lieu of extending Norfolk Avenue, the Sweeney's have consented to deed to the city sufficient land for a turnaround and to participate in the formation of a special improvement district for roadway improvements (in addition to providing an easement for the existing water line).

Grading - The proposed cluster concept will result in less grading than the alternatives considered. The MPD review enabled the staff, Planning Commission, and developer the opportunity to consider this kind of concern early in the project design process. The concept plans developed have examined the level of site work required and how potential impacts can be mitigated. Various conditions supported by staff have been suggested in order to verify the efforts to be taken to minimize the amount of grading necessary and correlated issues identified.

Disturbance - The eight distinct development scenarios presented each had a varying degree of associated site disturbance. The current concept results in considerably less site clearing and grading than any of the others presented (except the total high-rise approach). A balance between site disturbance and scale/visibility has been attained through the course of reviewing alternate concepts. General development parameters have been proposed for Master Plan approval with the detailed definition of "limits of disturbance" deferred until conditional use review.

Density - The proposed densities are well within the maximum allowed and actually about one-half of that which the underlying zones would permit. While it would not be practical or feasible to develop to the full extent of the "paper density", the proposed Master Plan does represent a considerable reduction from that which could be proposed. During the course of review, numerous comparables were presented which demonstrated that the overall density proposed (1.77 unit equivalents per acre of the Hillside Properties and 2.20 for the entire MPD) is the lowest of any large scale project recently approved. The net densities proposed for the hillside properties, while seemingly quite high, are in actuality lower than the density of the surrounding area. Thus, even though a transferring and congregation of development density is occurring, the overall gross and net densities are well within ranges approved for other projects.

Phasing - The build-out of the entire Master Plan is expected to take somewhere between 15-20 years. The Coalition properties will likely be

developed within 5-10 years with development of the Hillside area not expected for at least 10 years. Because of the scope of the project and the various related improvements necessary to accommodate a project of this nature, a detailed time line has been developed as an attachment to the MPD approval documents. While some flexibility is built-into the approved Master Plan, any period of inactivity in excess of two years would be cause for Planning Commission to consider terminating the approval.

Setbacks - All of the development sites provide sufficient setbacks. The Coalition properties conceptually show a stepped building facade with a minimum 10' setback for the West site (in keeping with the HRC zoning) and a 20' average setback for the East sites. The Hillside properties provide substantial 100'+ setbacks from the road, with buildings sited considerably farther from the closest residence.

Fire Safety - The clustering of development proposed affords better overall fire protection capabilities than would a more scattered form. Buildings will be equipped with sprinkler systems and typical "high-rise" fire protection requirements will be implemented. The proposed development concept locates buildings in areas to avoid cutting and removing significant evergreens existing on the site. Specific parameters have been recommended by the staff with actual details proposed to be deferred until conditional use review.

Snow Removal/Storage - The cluster approach to development results in less roadway or associated hard-surfaced area and thereby reduces the amount of snow storage/removal necessary. Considerable effort has been devoted in looking at everything from snow melting systems to where pitched roofs will shed. No additional snow removal will be required of the city. At conditional use approval, additional consideration will be appropriate to ensure that snow storage can safely and reasonably be handled on-site.

Employee Housing - At the time of conditional use approval, individual projects shall be reviewed for impacts on and the possible provision of employee housing in accordance with applicable city ordinances in effect.

Landscaping/Erosion Control - Detailed landscaping plans and erosion control/revegetation methodologies for minimizing site impacts will be required at the time of conditional use review. Plantings shall be reviewed for their ability to provide visual interest and blend with existing native materials.

Trails - The proposed phasing plan identifies the timing of construction for summertime hiking trails and related pedestrian connections. Trails, stairways, and sidewalks accessing or traversing the various properties will be required in accordance with both the approved phasing plan and at the time of conditional use review/approval.

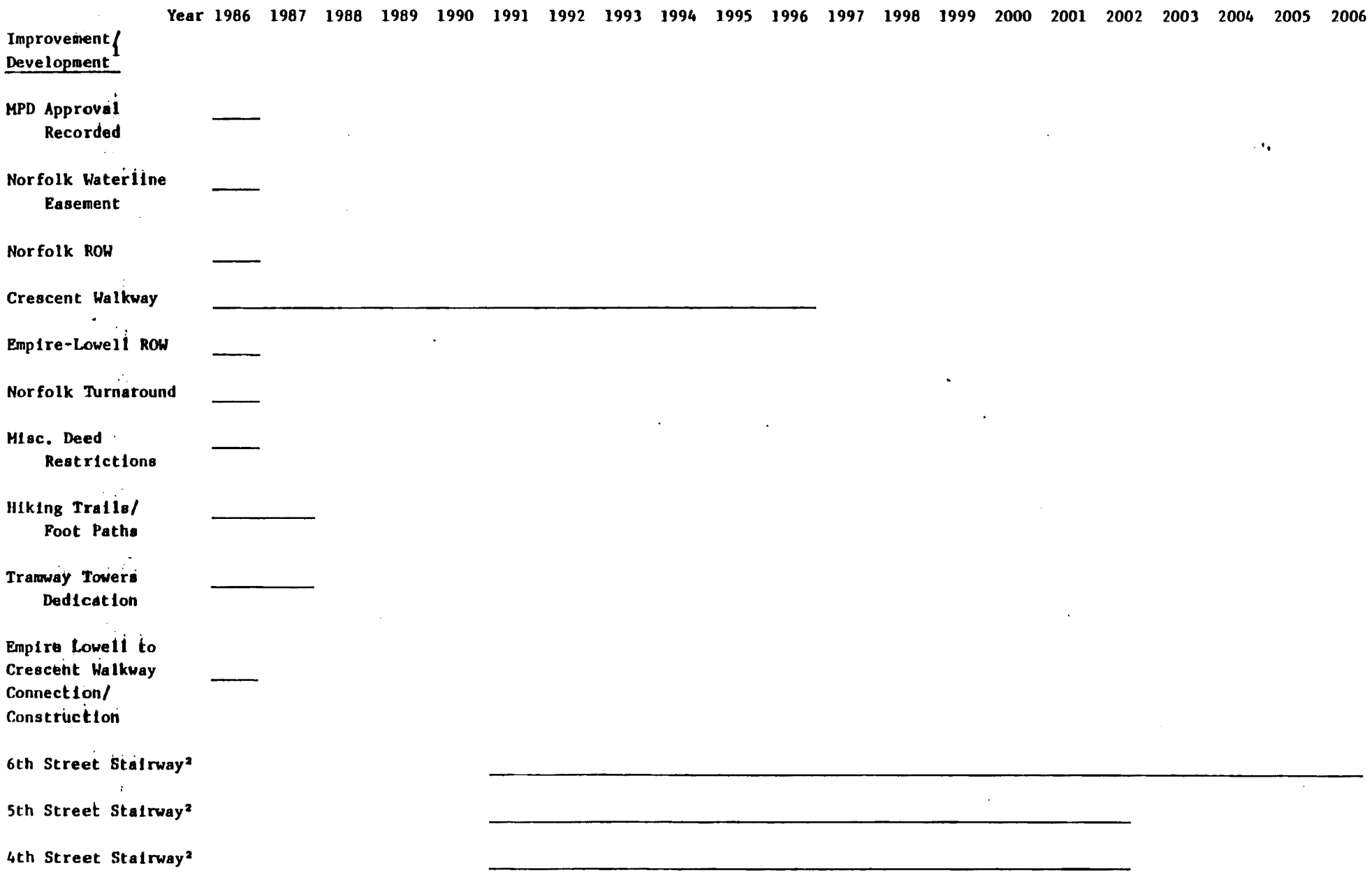
SWEENEY PROPERTIES MASTER PLAN DENSITY EXHIBIT

Parcel	Acreage	Residential Unit Equivalents	Commercial Unit Equivalents	Maximum Building Height	Minimum Open Space (%)
Coalition Properties					
East	0.986	40	Maximum Commercial space not to exceed FAR of 1:1	55'	39.8[1]
West	0.543	13	---	35'	54.9
Hillside Properties					
Creole Gulch	7.75	161.5	15.5	~~98'[2]~~ * 75	70
Town Lift Mid-Station	3.75	35.5	3.5	~~55'[2]~~ * 45	70
Three ½-acre Single Family Lots	1.5	3	---	25'	83.9
Develop HR-1 Properties					
Carr-Sheen	0.288	3	---	28'	60
MPE	0.161	2			
		258 U.E.	19 U.E.		

[1] Does not include Town Lift base facility
[2] Maximum roof height, excludes elevator shaft

* Subject to revised conditions as stated in the Motion by City Council (10/16/8

SWEENEY PROPERTIES MASTER PLAN PHASING EXHIBIT - REVISED



Year	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Project Timeframe																					
Coalition Properties	———	———	———	———	———																
MPE and Carr-Sheen	———	———	———	———	———	———	———	———	———	———	———	———	———	———	———	———	———	———	———	———	———
Town Lift Mid Station						———	———	———	———	———	———	———	———	———	———						
Creole Gulch											———	———	———	———	———	———	———	———	———	———	———

[1]For additional clarification, consult the Planning Department Staff Report and the Sweeney Properties Master Plan document and fact sheet dated May 15, 1985.

[2]Stairways to be constructed concurrently with development of Hillside Properties unless already improved by Park City Resort or adjacent projects.

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
OCTOBER 16, 1986

ROLL CALL

Mayor Taylor called the regular meeting of the City Council to order at approximately 6:20 p.m. on Thursday, October 16, 1986 at the Marsac Municipal Building. Members in attendance were Mayor Taylor, Jim Santy, Kristen Rogers, Ann MacQuoid, Jim Doilney, and Tom Shellenberger. Staff present were Arlene Loble, City Manager; J. Craig Smith, Acting City Attorney; Mike Vance, Community Development Director; and Nora Seltenrich, Senior Planner.

PUBLIC INPUT

The Mayor invited the public to comment on any matter of City business not scheduled on the agenda. Hearing nothing, the public input session was closed.

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PUBLIC HEARING

None.

MINUTES OF MEETING OF OCTOBER 2, 1986 AND OCTOBER 9, 1986

Ann MacQuoid, "I move approval of both the October 2, and October 9 Minutes". Jim Santy seconded. Motion carried unanimously.

CONSENT AGENDA

Tom Shellenberger, "I move approval of the Consent Agenda". Ann MacQuoid seconded. Motion carried.

1. Approval of Class "B" and Set-Up License for Swiss Mountain Enterprises (Steeps at the Base Restaurant and Disco) Located at Gondola Building at Resort Center

2. Approval of Local Consent for Single Event Permit for Wasatch Mountain Food and Wine Society for Their Noveau Beaugalias Festival to be Held at Snow Park Lodge in Deer Valley on November 23, 1986

3. Approval of Local Consent for Single Event Permit for North American Airlines Ski Federation for Open House to be Held at the Park City Ramada Hotel on January 14 and 15, 1987

PUBLIC COMMUNICATIONS AND PETITIONS

Approval of Waiver of Building Related Fees in the Amount of $2,464.17 for Restoration of 339 Park Avenue (National Historic Register) to David and Edward Cook - Mike Vance explained that the Cooks are in the process of renovating a house which is listed on the historic register and presently have the structure on moving blocks on the lot next door on Park Avenue. All of the restoration is being conducted under with federal guidelines. As consistent with Council action in the past, staff recommends that the building fees be waived. Councilman Shellenberger why the house has been moved.

David Cook - Petitioner, explained that a new foundation had to be installed and in order to accomplish that, the house had to be moved to the adjoining lot. Parking for four cars is intended and by moving the house, excavation under the existing building can be avoided.

Ann MacQuoid, "I move approval of the fee waiver". Tom Shellenberger seconded. Motion carried.

Arlene Loble, City Manager clarified that Council approves fee waivers for projects under certain criteria including that the building be on the historic register or that a facade easement be donated to the State Historical Society. This particular renovation is being done under the Federal Standards of Rehabilitation which are extremely difficult.

COMMUNICATIONS AND REPORTS FROM COUNCIL AND STAFF

Jordanelle Project - The City Manager reported that there was a meeting on this project earlier this week which addressed the scope of the recreational uses surrounding the reservoir property and public hearings have been held. There was also discussion of whether the facilities would be maintained by the State or by the Bureau of Reclamations which is still being negotiated. Kristen Rogers expressed her concern that the draw down of the reservoir has been increased to 35 feet and the deadline for comments is tomorrow. (For the record, staff later learned that governmental agencies have until October 28 for response.) Ms. Rogers and Councilman Doilney strongly felt that Council send a letter indicating that the draw down rate be comparable to Deer Creek as it was always Council's intention to support an attraction in the area -- not an empty reservoir. The Chamber/Bureau will also be responding.

REPORTS FROM COMMISSIONS AND BOARDS

None before Council.

RESIGNATIONS AND APPOINTMENTS

None before Council.

ORDINANCES

None

OLD BUSINESS

1. Extension of One Year for a Trust Deed and Note for Drubar Partnership -

Mike Barnes - Representing Drubar Partnership, explained that a trade was accomplished between his partnership and the City last year located on the corner of Kearns Boulevard and Monitor Drive. The intent was to build an office building last spring for J. J. Johnson & Associates. Unfortunately the tenant's growth did not warrant construction and the project has been delayed for one year which was not considered in the trust deed note. As part of the negotiation, Drubar agreed to revegetate the lot on the corner as part of the trade. The security for the revegetation of the lot was $12,000 and was made a part of the trust deed on the property that they hold from the City. Mr. Barnes appealed the Council on the basis that the project was delayed and further that the condition of the lot packed with paving material was caused by construction work commenced by different governmental organizations. He asked that the trust deed be extended for one year as it is their intent to finance the funds for the vegetation of the corner with the construction loan received in the spring.

Jim Doilney stated that at the time the trade was negotiated, he was involved in a business relationship with J. J. Johnson & Associates and abstained at that time. As a matter of consistency, Councilman Doilney disclosed that he will be abstaining on voting on this matter again.

Tom Shellenberger, "I move to extend the one year extention". Ann MacQuoid seconded. Motion carried.

Jim Santy	Aye
Kristen Rogers	Aye
Ann MacQuoid	Aye
Jim Doilney	Abstention
Tom Shellenberger	Aye

Craig Smith emphasized that the one year extension would be until June 1, 1987.

2. Approval of William Reed Settlement - The City Manager reminded Council that this approval of the agreement would clean up the collapsed garage on the entry to Deer Valley. This matter has been held up in lawsuits with respect to squatters right. Kristen Rogers, "I move approval". Jim Santy seconded. Motion unanimously carried.

3. Action on Call-Up Review for Sweeney Master Plan Approval - Arlene Loble stated that City Council called up the Sweeney Master Plan Project in January following its approval by Planning Commission last December. Action on the call-up and the height exception was delayed because of a bankruptcy which was filed with respect to the property involving City approvals to a prior developer. The Sweeneys and the City were cleared from the bankruptcy action and the project was then brought back to a Planning Commission and City Council joint work session held three weeks ago. As a part of the call-up, the Council could deny the total project; approve it as approved by Planning Commission; or make specific revisions to the plan. Action on the height exception is required regardless of the action on the call-up and should be dealt with separately.

Kristen Rogers, "I move that we approve the MPD with modifications: limiting the number of unit equivalents to 170, limiting the height of the hillside properties to 35 feet, and the town view properties to 45 feet". Council member Rogers then requested that the height language be stricken. Jim Doilney seconded subject to changing the motion to "158 units and that the Sweeneys present a phasing plan shorter than 20 years and no development at the Mid Station". Kristen Rogers, "I will amend my motion to include those changes". Motion died.

Jim Santy	Nay
Kristen Rogers	Aye
Ann MacQuoid	Nay
Jim Doilney	Aye
Tom Shellenberger	Nay

Tom Shellenberger, "I move to approve the Master Plan as approved by the Planning Commission". Ann MacQuoid seconded.

Jim Doilney stated for the record that if approved, the Council is creating more value than is presently there. If Mr. Horrigan, the elected member of the Council who later resigned, was still in office this 3:2 vote would never occur. He continued that a 20 year approval is creating rights never granted before and memorializing densities that will probably not be achievable. This vote upsets him more than any vote before him in his tenure. Ann MacQuoid added that anticipating what Al Horrigan would have done is strictly speculation and also felt that in terms of the 20 year approval, the approval process is based on a phasing of the project. Within the perimeters of the phasing, the project is only valid as long as the developer is living up to the provisions of that duration. It is important to note that there is nothing specified in the approval that this is a 20

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year approval and there is only an indication that the master plan will take somewhere between 15 and 20 years. If at any time that phasing is not carried out to the degree indicated in the approval, the developer has to come to the Planning Commission for approval once again for the entire project -- not just failure of the phasing period. Ms. MacQuoid continued that just as has happened with other projects, this project is based on the developer carrying out every two years what he has committed. Completion could, however, take place in two years, ten years, or fifteen years. Ms. MacQuoid added that in review of this project, the Planning Commission arrived at an approval that is within the existing density requirements and has been pointed out, may not be economically realistic or feasible but in today's economy many of the projects here in Park City would not be economically feasible yet at one time were. She felt that there never could have been in excess of 400 units built on the hillside. She did believe that at some point in time the hillside could have been stripped with roadways going up and across the hill and that in her view the reason for approving this master plan development is not creating an economic advantage to anyone, or creating density, or debating whether or not the density was allowed. Clearly it is allowed and whether it is feasible is moot. The property had not been rezoned in previous years, and the trade-out for 110 acres (discussed as 101 but later confirmed by staff as 110) of recreational open space zoning on the vegetated hillside is a valid proposal.

Kristen Rogers urged Council members to consider carefully the vote. She felt that it may be the most important vote that they take in their terms. The project will have the most dramatic effect on the character of Park City in consideration of any project built or approved. It will set a tone for the development of the community that can't be reversed and if the rationale behind its approval is to acquire open space, she emphasized that it may be more costly to acquire open space by allowing these large sky scraper type buildings to be built; than if the City actually bought the land outright. There are other ways to acquire open space that can have less of an affect on the long term of Park City. If the approval would be done in the name of economic development, she would like Council to consider that there are intangibles that are part of economic development not just projects and money. One of the intangibles is the feeling of our town -- the clustering of small houses clinging to hillsides and that these towers will destroy that forever. She again urged Council not to pass the motion.

Tom Shellenberger added that there is a building approved already in a much more visible part of town that is as high as these buildings will be. This project will be in a gulch which will minimize the impact because of the surrounding hillside, and would not have the impact Council member Rogers is visualizing. Kristen Rogers argued that it is her understanding that the referred approved building is 75 feet and the Sweeney building is 90 feet and perched up above the town and is much more visible.

Jim Doilney stated that during the replacement interview process of several City Council candidates, he was one of Jim Santy's strongest supporters. During that process, Council explicitly asked how applicants felt about the Sweeney application. Mr. Doilney emphasized that response on this issue was a critical factor and he recalled that Mr. Santy indicated something as strong as a "building moratorium". Although Councilman Doilney respects Councilman Santy, he felt that there has to be a commitment to follow through on the principles discussed during the process which he made to the Council and one that Mr. Doilney took very seriously. This vote would be the polar

opposite of the philosophies expressed during that interview and although in his mind's eye Jim Santy does not see it that way -- the perception that Mr. Doilney had at least as one individual, couldn't have been stronger that that was where Mr. Santy was philosophically and for that reason Mr. Doilney felt that it was fair to appoint someone with similar views who would replace Al Horrigan. The commitment to development principles is one that isn't subject to change of opinion and he urged Mr. Santy to consider the position he is taking.

Tom Shellenberger reminded Councilman Doilney that as long as he has been on the Council, he couldn't remember anyone who changed his mind more than Al Horrigan. Mr. Shellenberger continued that during the interview process he did recall Jim Santy using the word "moratorium" but interpreted it to be in generalities and didn't feel it was directed at the Sweeney Project. The Mayor called for a vote.

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Jim Santy	Aye
Kristen Rogers	Nay
Ann MacQuoid	Aye
Jim Doilney	Nay
Tom Shellenberger	Aye

Motion carried.

4. Approval of Height Exception for Sweeney Master Plan Approval - The City Manager explained that the height exception would pertain to the following parcels: Coalition East on Park Avenue for 40 units for 55 feet (permitted height 28 feet); the Coalition West, zoned for 13 units for 35 feet (HR-1 - permitted height 28 feet); Creole Gulch 161.5 unit equivalents for 95 feet (permitted 28 feet); Town Lift Mid-Station 55.5 unit equivalents for 55 feet (permitted 28 feet). These can be acted on together or individually by Council.

Ann MacQuoid, "I move that with the height exceptions there are four height exceptions requested and that those height exceptions be approved by Council with the following modification. That is that in the what is called the Creole Gulch where the request is for a maximum of 95 feet that that be limited to 75 feet and that specifically the condition that is 5(e) in the conditional permit read:

> "The Creole Gulch site shall be limited to a maximum height of 75 feet. An average overall height of less than 45 feet shall be provided and no portion of any building shall exceed either elevation 7,250 feet for the easternmost building or elevation 7,275 feet for the balance of the project."

The other revision would be that at the Town Lift Mid-Station instead of 55 feet, the height be limited to 45 feet and that condition 5(d) be revised:

> "The Town Lift Mid-Station development is restricted to a maximum height of 45 feet. The maximum height of 35 feet is required for at least 90% of the total unit equivalent volume of all above grade buildings and an overall average height of less than 25 feet measured from natural undisturbed grade. No portion of any building shall exceed the elevation 7,240 feet above main sea level."

And that the rest of the conditions outlined in the height exception request which does specify the rezoning of the 110 acres to ROS zoning be maintained as approved by the Planning Commission."

Tom Shellenberger seconded. Craig Smith emphasized that at the time of Planning Commission approval, it was unclear when the ROS zoning would take place and felt that language to the motion should be added which he believed to be the intent of the petitions: "that the area designated for ROS zoning take place before a plat, building permit, or conditional use permit is approved by the City". Ann MacQuoid, "I would add that to my motion". Tom Shellenberger amended his second.

Jim Santy	Aye
Kristen Rogers	Nay
Ann MacQuoid	Aye
Jim Doilney	Nay
Tom Shellenberger	Aye

XII NEW BUSINESS

Award of Bid to Intermountain Coach for Elderly/Handicapped Van for Senior Citizens in the Amount of $34,435 (Federal 80%/City 20%) - Bids were received and opened September 19, 1986 for one four-wheel drive elderly/handicapped van for one Park City's senior citizens as follows:

Collins Industries	$31,033
Intermountain Coach	34,435
National Coach	38,000
Hasco Inc.	39,637
Tates Inc.	42,690

Collins Industries is the low bidder, however, they do not meet specifications as to the warranty provision, interior height and aisle width. Staff recommends acceptance of the Intermountain Coach bid subject to specified delivery date of 90 days. Although they are over the $30,000 budgeted ($4,435 over budget), the federal government has concurred with awarding the bid to the second lowest bidder, Intermountain Coach.

Federal participation will occur only if there is an under-run somewherein the other line items of this particular grant. If an under-run does not occur, possibly we will have to pick up the costs with the completion of the overall grant. It is also feasible that UDOT may have money available when they audit to cover it for us at an 80%/20% split on the over-run. Cost factors involve:

	Federal 80%	City 20%
Budgeted $30,000	$24,000	$ 6,000
Bid at 34,435	27,578	6,887

Budget revision:

With federal participation	$ 887
Without federal participation	4,435

The Transportation Department has been working with Park City School District to find a solution to the transportation needs of a paraplegic student at Park City High School. The School District does not have a wheelchair lift-equipped vehicle and has requested to use the City's. All aspects of this arrangement have been determined to the satisfaction of both parties involved, and has been in place on a trial basis until formally approved by Council.

Tom Shellenberger, "I move approval". Jim Santy seconded. Motion carried unanimously.

XIII ADJOURNMENT

With no further business, the regular meeting of the City Council was adjourned and the Municipal Building Authority meeting convened.

MEMORANDUM OF CONVENING CLOSED SESSION

City Council convened in closed session on Thursday, October 16, 1986 at the Marsac Municipal Building at approximately 5 p.m. Members in attendance were Mayor Hal Taylor, Jim Santy, Kristen Rogers, Jim Doilney, Ann MacQuoid, and Tom Shellenberger. Staff present were Arlene Loble, City Manager; and Craig Smith, Acting City Attorney. Jim Doilney, "I move to close the meeting to discuss litigation". Ann MacQuoid seconded. Motion carried unanimously. The meeting opened at the convening of the regular meeting of the City Council at 6:20 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.

Prepared by Jan Scott Freeman

Jan Scott Freeman
Deputy City Recorder

ABE1117

PARK CITY
1884

Community Development/Engineering
Building and Planning Departments

October 19, 1987

Patrick J. Sweeney
MPE Inc.
P.O. Box 2429
Park City, UT 84060

NOTICE OF PLANNING COMMISSION ACTION

Project Description: Revision to Sweeney MPD, Relocation of 12 units equivalents to accommodate the proposed Ski Run under the Town Lift.

Date of Meeting: October 14, 1987

Action Taken By Planning Commission: APPROVED

Conditions of Approval:

1. The Sweeney MPD approval documents shall be revised to reflect the relocation of 12 units as follows:

   a. Relocating 5 unit equivalents from the lower Town Lift Midstation to the upper Town Lift Midstation. The original height parameters will not be modified, but the footprint of the Town Lift Midstation site will be modified slightly.

   b. Relocating 2 unit equivalents from the Sheen parcel and 2 from the MPE parcel. Two of these units would be relocated off the King Road, one off of Upper Norfolk, and one off of 5th Street.

   c. Relocating 3 unit equivalents from the Buck parcel to Coalition West. The current proposal for Coalition West is based on all residential units. If some commercial unit equivalents were used, consistent with the HRC Zone, the 3 additional units could be absorbed within the existing proposed envelope.

2. That all conditions of the original Sweeney MPD remain in effect (copy enclosed).

3. That the City Engineer approve a preliminary design for the dwellings proposed off of upper Norfolk and King Road, and that the plans fully disclose the potential difficulty and expense in providing vehicular access and utility service to the parcels. The roadways off of upper Norfolk and King road shall be private driveways and will not be maintained or plowed by the City.

   The Planning Commission and Staff shall review these proposals as conditional uses. This shall include review of the design of the structures to insure that they are designed to minimize visual impact. The design shall be consistent with the Historic District Guidelines.

4. The City Engineer has expressed concern over the feasibility of the units proposed above 5th Street. These two dwellings shall be subject to the full conditional use process by the Staff and Planning Commission. The Planning Commission will have the discretion to approve or deny the proposed units. The applicant must demonstrate that all significant impacts which may result from the construction of these units can be adequately mitigated.

Date of Expiration: October 14, 1988

Nora L. Seltenrich 10/20/87

Nora L. Seltenrich
Principal Planner

Date

ACKNOWLEDGEMENT

I the undersigned, hereby acknowledge the conditions by which the project referred to above was approved.

Patrick J. Sweeney 10/24/87

Patrick J. Sweeney

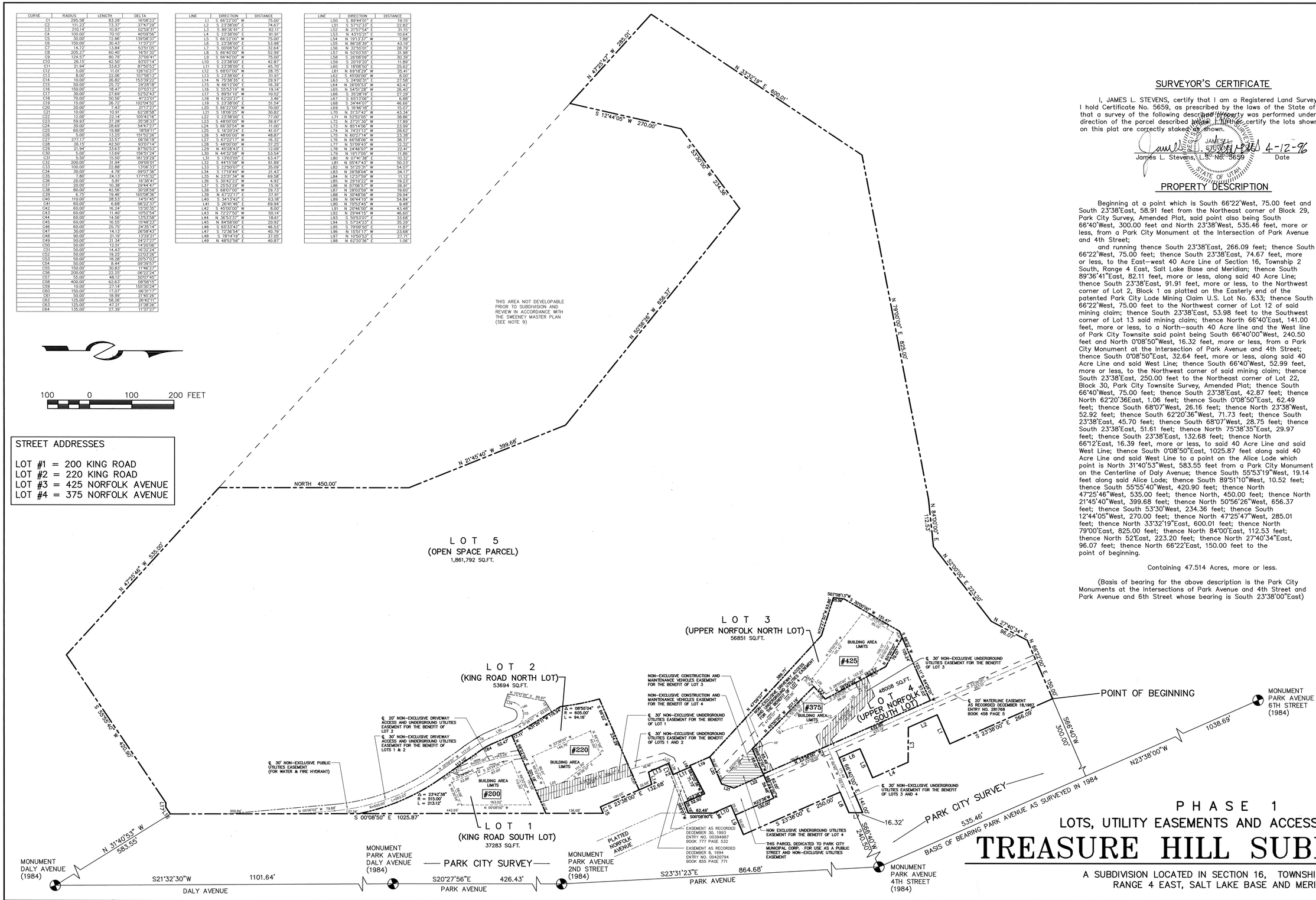
Date

NO CONSTRUCTION SHALL BE PERMITTED UNTIL A SIGNED COPY OF THIS LETTER, SIGNIFYING CONSENT TO THE CONDITIONS OUTLINED ABOVE, HAS BEEN RETURNED TO THE PLANNING DEPARTMENT.

CURVE	RADIUS	LENGTH	DELTA
C1	295.58'	83.28'	16°08'23"
C2	111.23'	71.13'	37°47'59"
C3	210.14'	10.97'	02°59'31"
C4	100.00'	70.10'	40°09'56"
C5	30.00'	72.86'	139°08'37"
C6	150.00'	30.43'	11°37'27"
C7	14.72'	13.84'	53°51'00"
C8	205.27'	60.40'	16°51'33"
C9	124.27'	80.79'	37°09'41"
C10	26.15'	42.50'	93°07'14"
C11	21.94'	33.63'	87°50'53"
C12	5.00'	11.01'	126°10'27"
C13	8.00'	22.06'	157°58'13"
C14	10.00'	26.82'	153°39'22"
C15	50.00'	25.72'	29°28'18"
C16	150.00'	18.47'	07°03'12"
C17	30.00'	27.69'	52°52'43"
C18	70.00'	50.56'	41°23'01"
C19	15.00'	26.72'	102°04'52"
C20	20.00'	7.43'	21°17'29"
C21	10.00'	10.91'	62°28'58"
C22	12.00'	22.14'	105°42'16"
C23	59.93'	57.28'	35°38'33"
C24	30.00'	28.69'	54°47'27"
C25	60.00'	19.88'	18°59'11"
C26	5.00'	13.25'	151°52'28"
C27	277.17'	31.57'	06°56'19"
C28	26.15'	42.50'	93°07'14"
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C30	5.00'	13.69'	156°51'24"
C31	5.50'	15.50'	161°29'29"
C32	200.00'	31.94'	09°09'01"
C33	100.00'	22.88'	13°06'33"
C34	30.00'	4.78'	09°07'36"
C35	7.80'	24.13'	177°15'33"
C36	20.00'	5.81'	16°38'41"
C37	20.00'	10.38'	29°44'47"
C38	80.00'	40.56'	30°28'59"
C39	5.75'	19.46'	165°08'38"
C40	110.00'	28.53'	14°51'45"
C41	60.00'	6.68'	06°22'37"
C42	60.00'	16.24'	15°30'35"
C43	60.00'	11.40'	10°52'54"
C44	60.00'	14.56'	13°53'58"
C45	60.00'	16.55'	15°48'23"
C46	60.00'	25.75'	24°35'14"
C47	30.00'	14.13'	26°58'43"
C48	90.00'	21.19'	13°29'21"
C49	50.00'	21.34'	24°27'27"
C50	50.00'	12.51'	14°20'06"
C51	50.00'	14.43'	16°32'24"
C52	50.00'	19.25'	22°03'26"
C53	50.00'	18.28'	20°57'03"
C54	50.00'	8.44'	09°39'57"
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C63	125.00'	47.21'	21°38'58"
C64	135.00'	27.39'	11°37'27"

LINE	DIRECTION	DISTANCE
L1	S 66°22'00" W	75.00'
L2	S 23°38'00" E	74.67'
L3	S 89°36'41" E	82.11'
L4	S 23°38'00" E	91.91'
L5	S 66°22'00" W	75.00'
L6	S 23°38'00" E	53.98'
L7	S 00°08'50" E	32.64'
L8	S 66°40'00" W	52.99'
L9	S 66°40'00" W	75.00'
L10	S 23°38'00" E	42.87'
L11	S 23°38'00" E	45.70'
L12	S 68°07'00" W	28.75'
L13	S 23°38'00" E	51.61'
L14	N 75°38'35" E	29.97'
L15	N 66°12'00" E	16.39'
L16	S 55°53'19" W	19.14'
L17	S 89°51'10" W	10.52'
L18	N 62°20'37" E	3.46'
L19	S 23°38'00" E	51.54'
L20	S 66°22'00" W	70.00'
L21	S 18°06'25" W	30.80'
L22	S 23°38'00" E	77.00'
L23	S 48°00'00" W	39.97'
L24	S 66°30'54" W	11.00'
L25	S 16°29'24" E	41.07'
L26	S 48°00'00" W	48.87'
L27	S 67°22'17" W	16.32'
L28	S 48°00'00" W	37.25'
L29	N 45°08'43" E	12.09'
L30	N 44°32'58" W	53.54'
L31	S 13°03'05" E	63.47'
L32	S 44°15'58" W	61.89'
L33	S 22°50'07" E	35.09'
L34	S 17°19'49" W	21.43'
L35	N 23°31'34" W	69.58'
L36	S 30°42'23" W	4.92'
L37	S 25°53'29" W	15.16'
L38	S 68°07'00" W	29.75'
L39	N 67°22'17" E	37.91'
L40	S 34°13'42" E	63.18'
L41	S 26°41'46" E	69.94'
L42	S 45°00'00" W	8.00'
L43	N 72°27'50" W	50.14'
L44	N 36°53'37" W	18.61'
L45	N 84°58'00" E	20.92'
L46	S 65°33'42" E	46.53'
L47	S 72°36'54" E	40.79'
L48	S 78°14'19" E	37.05'
L49	N 48°52'58" E	40.87'

LINE	DIRECTION	DISTANCE
L50	S 89°44'01" E	19.15'
L51	S 57°12'33" E	22.82'
L52	N 21°57'54" E	31.15'
L53	N 43°15'21" E	10.64'
L54	N 19°13'37" W	7.88'
L55	N 86°28'39" E	43.19'
L56	N 32°55'01" E	28.79'
L57	N 52°03'55" E	31.98'
L58	S 26°08'59" E	30.39'
L59	S 20°19'20" E	11.89'
L60	S 18°08'50" E	25.62'
L61	N 69°18'29" W	35.41'
L62	S 45°00'00" W	8.00'
L63	S 24°00'31" E	27.58'
L64	N 26°05'53" W	42.42'
L65	N 54°51'28" W	26.40'
L66	S 35°28'19" E	27.29'
L67	S 65°13'06" E	6.88'
L68	S 34°44'07" E	46.66'
L69	S 16°46'18" E	15.07'
L70	N 31°37'42" W	43.34'
L71	N 52°52'05" W	38.86'
L72	N 37°21'30" W	17.89'
L73	N 85°14'06" W	23.99'
L74	N 74°27'12" W	28.62'
L75	N 60°27'14" W	23.38'
L76	N 66°58'06" W	38.37'
L77	N 51°09'43" W	12.32'
L78	N 24°46'37" W	23.41'
L79	N 19°17'05" W	11.86'
L80	N 07°41'38" E	10.32'
L81	N 09°47'43" W	50.23'
L82	N 51°25'31" W	54.07'
L83	N 26°58'04" W	34.17'
L84	N 12°37'59" W	11.12'
L85	N 29°10'22" W	19.23'
L86	N 07°06'57" W	26.91'
L87	N 28°03'59" W	19.60'
L88	N 30°48'56" W	29.94'
L89	N 06°44'10" W	54.84'
L90	N 70°53'45" W	9.48'
L91	N 28°46'00" W	43.48'
L92	N 29°44'15" W	46.60'
L93	S 50°53'07" E	33.68'
L94	S 57°24'23" E	35.29'
L95	S 78°09'50" E	11.87'
L96	N 15°51'17" W	23.68'
L97	N 10°50'53" E	27.71'
L98	N 62°20'36" E	1.06'



STREET ADDRESSES

LOT #1 = 200 KING ROAD
LOT #2 = 220 KING ROAD
LOT #3 = 425 NORFOLK AVENUE
LOT #4 = 375 NORFOLK AVENUE

SURVEYOR'S CERTIFICATE

I, JAMES L. STEVENS, certify that I am a Registered Land Surveyor and that I hold Certificate No. 5659, as prescribed by the laws of the State of Utah, and that a survey of the following described property was performed under my direction of the parcel described below. I further certify the lots shown on this plat are correctly staked as shown.

James L. Stevens, L.S. No. 5659 — 4-12-96 Date

PROPERTY DESCRIPTION

Beginning at a point which is South 66°22'West, 75.00 feet and South 23°38'East, 58.91 feet from the Northeast corner of Block 29, Park City Survey, Amended Plat, said point also being South 66°40'West, 300.00 feet and North 23°38'West, 535.46 feet, more or less, from a Park City Monument at the Intersection of Park Avenue and 4th Street;

and running thence South 23°38'East, 266.09 feet; thence South 66°22'West, 75.00 feet; thence South 23°38'East, 74.67 feet, more or less, to the East–west 40 Acre Line of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence South 89°36'41"East, 82.11 feet, more or less, along said 40 Acre Line; thence South 23°38'East, 91.91 feet, more or less, to the Northwest corner of Lot 2, Block 1 as platted on the Easterly end of the patented Park City Lode Mining Claim U.S. Lot No. 633; thence South 66°22'West, 75.00 feet to the Northwest corner of Lot 12 of said mining claim; thence South 23°38'East, 53.98 feet to the Southwest corner of Lot 13 said mining claim; thence North 66°40'East, 141.00 feet, more or less, to a North–south 40 Acre line and the West line of Park City Townsite said point being South 66°40'00"West, 240.50 feet and North 0°08'50"West, 16.32 feet, more or less, from a Park City Monument at the Intersection of Park Avenue and 4th Street; thence South 0°08'50"East, 32.64 feet, more or less, along said 40 Acre Line and said West Line; thence South 66°40'West, 52.99 feet, more or less, to the Northwest corner of said mining claim; thence South 23°38'East, 250.00 feet to the Northeast corner of Lot 22, Block 30, Park City Townsite Survey, Amended Plat; thence South 66°40'West, 75.00 feet; thence South 23°38'East, 42.87 feet; thence North 62°20'36East, 1.06 feet; thence South 0°08'50"East, 62.49 feet; thence South 68°07'West, 26.16 feet; thence North 23°38'West, 52.92 feet; thence South 62°20'36"West, 71.73 feet; thence South 23°38'East, 45.70 feet; thence South 68°07'West, 28.75 feet; thence South 23°38'East, 51.61 feet; thence North 75°38'35"East, 29.97 feet; thence South 23°38'East, 132.68 feet; thence North 66°12'East, 16.39 feet, more or less, to said 40 Acre Line and said West Line; thence South 0°08'50"East, 1025.87 feet along said 40 Acre Line and said West Line to a point on the Alice Lode which point is North 31°40'53"West, 583.55 feet from a Park City Monument on the Centerline of Daly Avenue; thence South 55°53'19"West, 19.14 feet along said Alice Lode; thence South 89°51'10"West, 10.52 feet; thence South 55°55'40"West, 420.90 feet; thence North 47°25'46"West, 535.00 feet; thence North, 450.00 feet; thence North 21°45'40"West, 399.68 feet; thence North 50°56'26"West, 656.37 feet; thence South 53°30'West, 234.36 feet; thence South 12°44'05"West, 270.00 feet; thence North 47°25'47"West, 285.01 feet; thence North 33°32'19"East, 600.01 feet; thence North 79°00'East, 825.00 feet; thence North 84°00'East, 112.53 feet; thence North 52°East, 223.20 feet; thence North 27°40'34"East, 96.07 feet; thence North 66°22'East, 150.00 feet to the point of beginning.

Containing 47.514 Acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38'00"East)

PHASE 1

LOTS, UTILITY EASEMENTS AND ACCESS EASMENTS

TREASURE HILL SUBDIVISION

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

SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS 12th DAY OF April, 1996 A.D.
BY _____ S.B.S.I.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 15th DAY OF April 1996 A.D.
BY _____ CHAIRMAN

ENGINEERS CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 12th DAY OF April, 1996 A.D.
BY _____ PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 15th DAY OF April, 1996 A.D.
BY _____ PARK CITY ATTORNEY

CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 9TH DAY OF SEPTEMBER, 1995 A.D.
BY _____ PARK CITY RECORDER

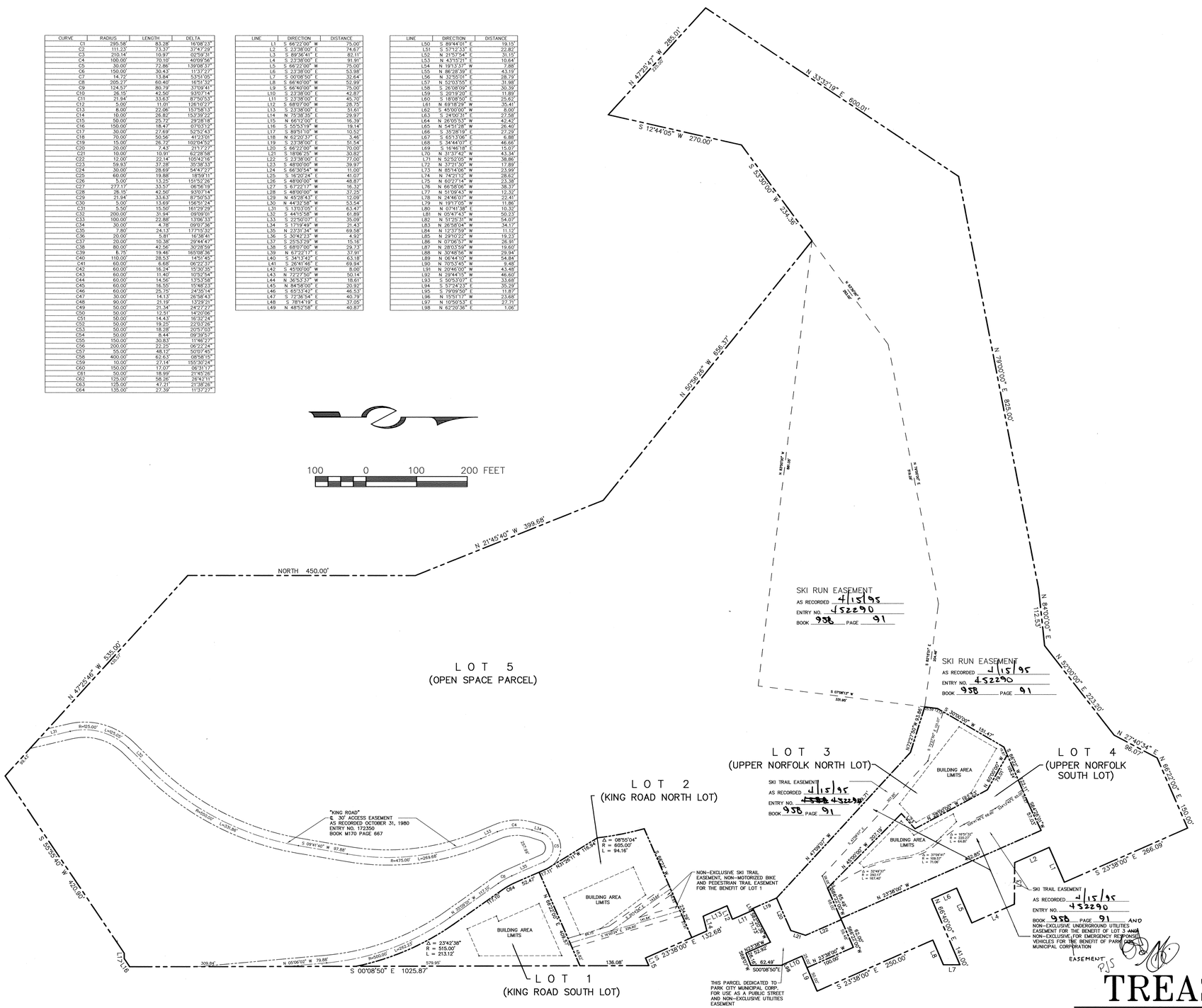
COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 9TH DAY OF SEPTEMBER, 1995 A.D.
BY _____ MAYOR

RECORDED
Entry# 452295
STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF Coalition Title Co.
DATE 4-15-96 TIME 17:00 BOOK _____ PAGE _____
$95.00 FEE
_____ RECORDER

CURVE	RADIUS	LENGTH	DELTA
C1	295.58'	83.28'	16°08'23"
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L9	S 66°40'00" W	75.00'
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L13	S 23°38'00" E	51.61'
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L40	S 34°13'42" E	63.18'
L41	S 26°41'46" E	69.94'
L42	S 45°00'00" W	8.00'
L43	N 72°27'50" W	50.14'
L44	N 36°53'37" W	18.61'
L45	N 84°58'00" E	20.92'
L46	S 60°33'43" E	46.53'
L47	S 72°58'54" E	40.79'
L48	S 78°14'19" E	37.05'
L49	N 48°52'58" E	40.87'

LINE	DIRECTION	DISTANCE
L50	S 89°44'01" E	19.15'
L51	S 57°12'33" E	22.82'
L52	N 21°57'54" E	31.15'
L53	N 43°15'21" E	10.64'
L54	N 19°13'37" W	7.88'
L55	N 86°28'39" E	43.19'
L56	N 32°55'01" E	28.79'
L57	N 52°03'55" E	31.98'
L58	S 26°08'09" E	30.39'
L59	S 20°19'29" E	11.89'
L60	S 18°08'50" E	25.62'
L61	N 69°18'29" E	35.41'
L62	S 45°00'00" W	8.00'
L63	S 24°00'31" E	27.58'
L64	N 26°05'53" W	42.42'
L65	N 54°51'28" W	26.40'
L66	S 33°28'19" E	27.29'
L67	S 65°13'06" E	6.88'
L68	S 34°44'07" E	46.66'
L69	S 16°46'18" E	15.07'
L70	N 31°37'42" W	43.34'
L71	N 52°52'05" W	38.86'
L72	N 37°21'30" W	17.89'
L73	N 85°14'06" W	23.99'
L74	N 74°21'12" W	28.62'
L75	N 60°27'14" W	23.38'
L76	N 66°58'08" W	38.37'
L77	N 51°09'43" W	12.02'
L78	N 24°46'07" W	22.41'
L79	N 19°17'05" W	11.86'
L80	N 07°41'38" E	10.32'
L81	N 05°47'43" W	50.23'
L82	N 51°25'31" W	54.07'
L83	N 26°58'04" W	34.17'
L84	N 12°37'59" W	11.12'
L85	N 29°10'22" W	19.23'
L86	N 07°06'57" W	26.91'
L87	N 28°03'59" W	19.60'
L88	N 30°48'56" W	29.94'
L89	N 06°44'10" W	54.84'
L90	N 70°53'45" W	9.48'
L91	N 20°46'00" W	43.48'
L92	N 29°44'15" W	46.60'
L93	S 50°53'07" E	33.68'
L94	S 57°24'23" E	35.29'
L95	S 78°09'09" E	11.87'
L96	N 15°51'17" W	23.68'
L97	N 10°50'53" E	27.71'
L98	N 62°20'36" E	1.06'



OWNER S DEDICATION AND CONSENT TO RECORD

The owners or their representatives, hereby irrevocably offer for dedication to the City of Park City all the streets, trails right-of-way, land for local government uses, easements, parks and required utilities and easements shown on the subdivision plat and construction plans in accordance with an irrevocable offer of dedication subject to easements, deeds of record and agreements of record.

IN WITNESS WHEREOF, the undersigned sets their hands this 4TH day of April, 1996.

EDMUND J. BEAULIEU

CLYDE CARLIG

SWEENEY LAND COMPANY, a Utah general partnership

By Patrick J. Sweeney
Patrick J. Sweeney
Managing Partner

ACKNOWLEDGEMENT

STATE OF Utah)
: ss.
COUNTY OF Summit)

On this 4th day of April, 1996, personally appeared before me EDMUND J. BEAULIEU, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

NOTARY PUBLIC
Residing at: Summit Co Utah

NOTARY PUBLIC
ROBERT C RODMAN
1700 PARK AVE, P.O BOX 2033
PARK CITY, UT 84060
My Commission Expires NOV 27 1997
State of Utah

My Commission Expires:
Nov 27, 1997

ACKNOWLEDGEMENT

STATE OF Utah)
: ss.
COUNTY OF Summit)

On this 4th day of April, 1996, personally appeared before me CLYDE CARLIG, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

NOTARY PUBLIC
Residing at: Summit Co Utah

NOTARY PUBLIC
ROBERT C RODMAN
1700 PARK AVE, P.O BOX 2033
PARK CITY, UT 84060
My Commission Expires NOV 27 1997
State of Utah

My Commission Expires:
Nov 27, 1997

ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.
COUNTY OF SUMMIT)

On the 4th day of April, 1996, personally appeared before me PATRICK J. SWEENEY, who being by me duly sworn, did say that he is the Managing General Partner of Sweeney Land Company, a Utah general partnership, and that the foregoing instrument was signed on behalf of said partnership, and said PATRICK J. SWEENEY acknowledged to me that said partnership executed the same.

NOTARY PUBLIC
Residing at: Summit Co Utah

NOTARY PUBLIC
ROBERT C RODMAN
1700 PARK AVE, P.O BOX 2033
PARK CITY, UT 84060
My Commission Expires NOV 27 1997
State of Utah

My Commission Expires:
Nov 27, 1997

PJS

PHASE 1
SKI TRAIL EASEMENTS

TREASURE HILL SUBDIVISION

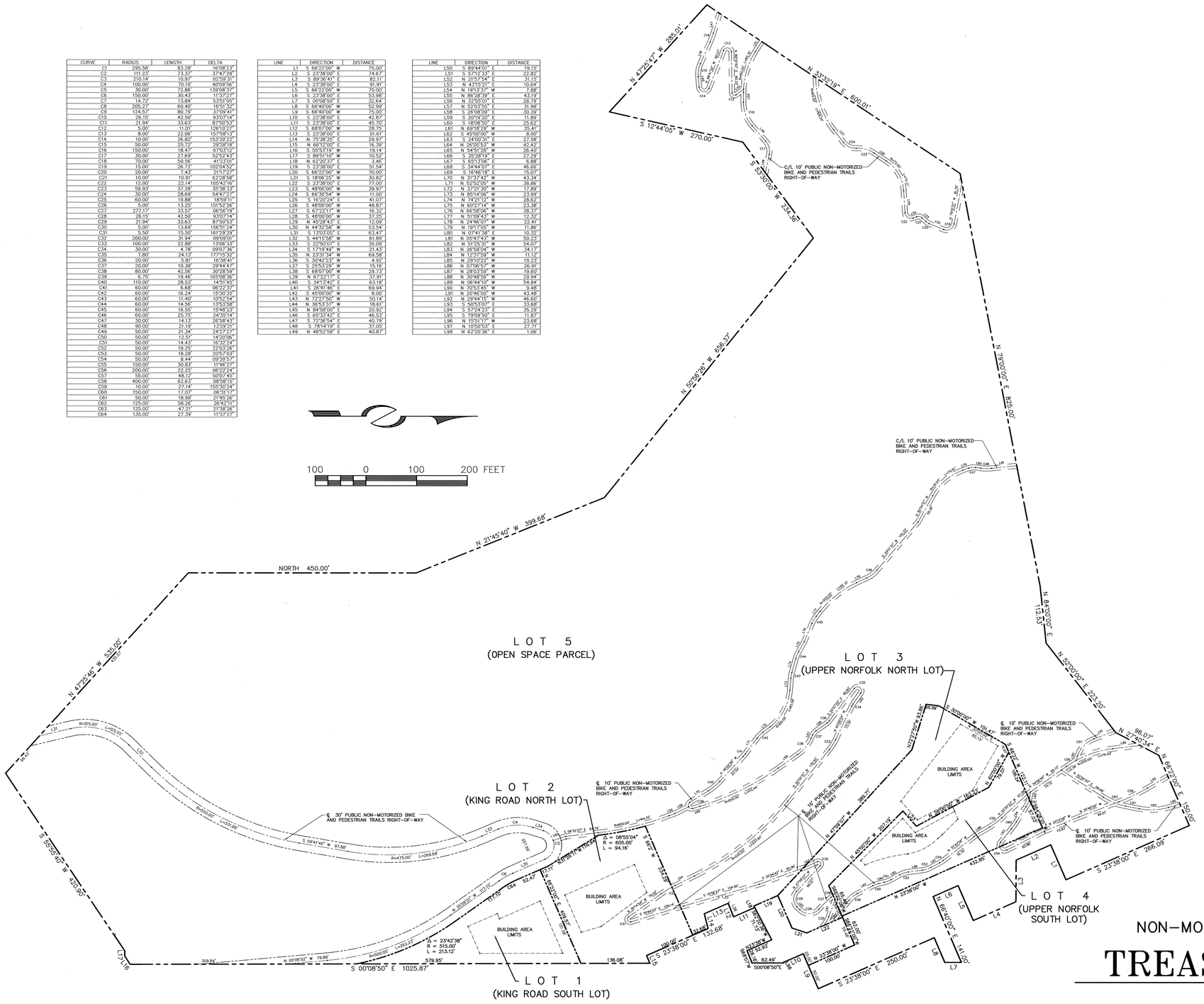
A SUBDIVISION LOCATED IN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

ENTRY # 452295 RECORDED
STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF Coalition Title Co.
DATE 4-15-96 TIME 17:00 BOOK _____ PAGE _____
$95.00 FEE
RECORDER

CURVE	RADIUS	LENGTH	DELTA
C1	295.58'	83.28'	16°08'23"
C2	111.23'	73.37'	37°47'29"
C3	210.14'	10.97'	02°59'31"
C4	100.00'	70.10'	40°09'56"
C5	30.00'	72.86'	139°08'37"
C6	150.00'	30.43'	11°37'27"
C7	14.72'	13.84'	53°51'05"
C8	205.27'	60.40'	16°51'32"
C9	124.57'	80.79'	37°09'41"
C10	26.15'	42.50'	93°07'14"
C11	21.94'	33.63'	87°50'53"
C12	5.00'	11.01'	126°10'27"
C13	8.00'	22.06'	157°58'13"
C14	10.00'	26.82'	153°39'22"
C15	50.00'	25.72'	29°28'18"
C16	150.00'	18.47'	07°03'12"
C17	30.00'	27.69'	52°52'43"
C18	70.00'	50.56'	41°23'01"
C19	15.00'	26.72'	102°04'52"
C20	20.00'	7.43'	21°17'27"
C21	10.00'	10.91'	62°28'58"
C22	12.00'	22.14'	105°42'16"
C23	59.83'	37.28'	35°38'33"
C24	30.00'	28.69'	54°47'27"
C25	60.00'	19.88'	18°59'11"
C26	5.00'	13.25'	151°52'26"
C27	277.17'	33.57'	06°56'19"
C28	26.15'	42.50'	93°07'14"
C29	21.94'	33.63'	87°50'53"
C30	5.00'	13.69'	156°51'24"
C31	5.50'	15.50'	161°29'29"
C32	200.00'	31.94'	09°09'01"
C33	100.00'	22.88'	13°06'33"
C34	30.00'	4.78'	09°07'36"
C35	7.80'	24.13'	177°15'32"
C36	20.00'	5.81'	16°38'41"
C37	20.00'	10.38'	29°44'47"
C38	80.00'	42.56'	30°28'59"
C39	6.75'	19.46'	165°08'36"
C40	110.00'	28.53'	14°51'45"
C41	60.00'	6.68'	06°22'37"
C42	60.00'	16.24'	15°30'35"
C43	60.00'	11.40'	10°52'54"
C44	60.00'	14.56'	13°53'58"
C45	60.00'	16.55'	15°48'23"
C46	60.00'	25.75'	24°35'14"
C47	30.00'	14.13'	26°58'43"
C48	90.00'	21.19'	13°29'21"
C49	50.00'	21.34'	24°27'27"
C50	50.00'	12.51'	14°20'06"
C51	50.00'	14.43'	16°32'24"
C52	50.00'	19.25'	22°03'26"
C53	50.00'	18.28'	20°57'03"
C54	50.00'	8.44'	09°39'57"
C55	150.00'	30.83'	11°46'27"
C56	200.00'	22.25'	06°22'24"
C57	55.00'	48.12'	50°07'45"
C58	400.00'	62.63'	08°58'15"
C59	10.00'	27.14'	155°30'24"
C60	150.00'	17.01'	06°30'13"
C61	50.00'	18.99'	21°45'26"
C62	125.00'	58.26'	26°42'11"
C63	125.00'	47.21'	21°38'26"
C64	135.00'	27.39'	11°37'27"

LINE	DIRECTION	DISTANCE
L1	S 66°22'00" W	75.00'
L2	S 23°38'00" E	74.67'
L3	S 89°36'41" E	82.11'
L4	S 23°38'00" E	91.91'
L5	S 66°22'00" W	75.00'
L6	S 23°38'00" E	53.98'
L7	S 00°08'50" E	32.64'
L8	S 66°40'00" W	52.99'
L9	S 66°40'00" W	75.00'
L10	S 23°38'00" E	42.87'
L11	S 23°38'00" E	45.70'
L12	S 88°07'00" W	28.75'
L13	S 23°38'00" E	51.61'
L14	N 75°38'35" E	29.97'
L15	N 66°12'00" E	16.39'
L16	S 55°53'19" W	19.14'
L17	S 89°51'10" W	10.52'
L18	N 62°20'37" E	3.46'
L19	S 23°38'00" E	51.54'
L20	S 66°22'00" W	70.00'
L21	S 18°06'25" W	30.82'
L22	S 23°38'00" E	77.00'
L23	S 48°00'00" W	39.97'
L24	S 66°30'54" W	11.00'
L25	S 16°20'24" E	41.07'
L26	S 48°00'00" W	48.87'
L27	S 67°22'17" W	16.32'
L28	S 48°00'00" W	37.25'
L29	N 45°28'43" E	12.09'
L30	N 44°32'58" W	53.54'
L31	S 13°03'05" E	63.47'
L32	S 44°15'58" W	61.89'
L33	S 22°50'07" E	35.09'
L34	S 17°19'49" W	21.43'
L35	N 23°31'34" W	69.58'
L36	S 30°49'23" W	4.92'
L37	S 25°53'29" W	15.16'
L38	S 68°07'00" W	29.73'
L39	N 67°22'17" E	37.91'
L40	S 34°13'42" E	63.18'
L41	S 26°41'46" E	69.94'
L42	S 45°00'00" W	8.00'
L43	N 72°27'50" W	50.14'
L44	N 36°51'13" W	18.61'
L45	N 84°58'00" E	20.92'
L46	S 65°33'42" E	46.53'
L47	S 72°36'54" E	40.79'
L48	S 78°14'19" E	37.05'
L49	N 48°52'58" E	40.87'

LINE	DIRECTION	DISTANCE
L50	S 89°44'01" E	19.15'
L51	S 57°12'33" E	22.80'
L52	N 21°57'54" E	31.15'
L53	N 43°19'21" E	10.64'
L54	N 19°13'37" W	7.88'
L55	N 86°28'39" E	43.19'
L56	N 37°52'01" E	28.79'
L57	N 52°03'55" E	31.98'
L58	S 28°08'09" E	30.39'
L59	S 20°19'20" E	11.89'
L60	S 18°08'50" E	25.62'
L61	N 69°18'29" W	35.41'
L62	S 45°00'00" W	8.00'
L63	S 24°00'31" E	27.58'
L64	N 28°05'53" W	42.43'
L65	N 54°51'28" W	28.40'
L66	S 35°28'19" E	27.29'
L67	S 65°13'06" E	6.88'
L68	S 34°44'07" E	46.66'
L69	S 16°46'18" E	15.07'
L70	N 31°37'42" W	43.34'
L71	N 52°52'05" W	38.86'
L72	N 37°21'30" W	17.89'
L73	N 85°41'36" W	23.99'
L74	N 74°21'12" W	28.62'
L75	N 60°27'14" W	23.38'
L76	N 66°58'06" W	38.37'
L77	N 51°09'43" W	12.32'
L78	N 24°46'07" W	22.41'
L79	N 19°17'05" W	11.86'
L80	N 07°41'38" E	10.32'
L81	N 05°47'43" W	50.23'
L82	N 51°25'31" W	54.07'
L83	N 26°58'04" W	34.17'
L84	N 12°37'59" W	11.12'
L85	N 29°07'22" W	19.33'
L86	N 07°06'57" W	26.91'
L87	N 28°03'59" W	19.60'
L88	N 30°48'56" W	29.94'
L89	N 06°44'10" W	54.84'
L90	N 70°53'45" W	9.48'
L91	N 20°46'00" W	43.48'
L92	N 29°44'15" W	46.60'
L93	S 50°53'09" E	33.68'
L94	S 57°24'23" E	35.29'
L95	S 79°09'50" E	11.87'
L96	N 15°51'17" W	23.68'
L97	N 10°50'53" E	27.71'
L98	N 62°20'36" E	1.08'



SPECIAL RESTRICTIONS FOR SINGLE FAMILY HOMES TO BE CONSTRUCTED ON LOTS 1 THROUGH 4 SHOWN HEREON:

1. FOOTPRINT. The maximum footprint, calculated from the outside face of walls and subject to the massing requirements of Note 7, shall be three thousand five hundred (3500) square feet including garages. The following shall not count towards the foot print calculations:

   (a) Decks which are open on at least two sides (but which may have railings as required), covered or uncovered, and which do not have above grade living space below or above them;
   (b) Exterior walkways;
   (c) Exterior stairs;
   (d) Driveways.

2. BUILDING AREA LIMITS. Improvements, including fences and formal landscaping (unless otherwise permitted under easements or agreements of record or as shown on the Plat or as consistent with the approved construction drawings of the driveways, Upper Norfolk turnaround, King Road turnaround, ski bridge and utility plans) shall be limited to the Building Area Limits noted on the Plat. Notwithstanding the forgoing, flat areas located on the Ski Trail Easements where they cross Lots 3 and 4 and are directly adjacent to the Building Area Limits of Lots 3 and 4 may be landscaped with irrigated groomed grass.

3. CONSTRUCTION DISTURBANCE. Unless otherwise provided in agreements with Park City Municipal Corporation which are of record, temporary construction disturbance shall be limited to twenty (20) feet beyond the Building Area Limits or to adjoining-lot property lines which ever is closer. Such disturbed area shall be revegetated with native landscaping.

4. HEIGHT. The building height shall be measured from existing grade to the top of flat roofs and to the ridge of pitched roofs. The maximum height, in general, shall be twenty five (25) feet for flat roofs and thirty (30) feet for pitched roofs. A maximum height of twenty eight (28) feet for flat roofs and thirty three (33) feet for pitched roofs shall be permitted for the expressed purpose of accommodating access, i.e. stairwells and/or elevators, between floor levels.

5. FACADE HEIGHT, EASTERLY FACING. The maximum facade height for the Easterly facing facades without a step back of at least five (5) feet shall be twenty five (25) feet from existing or reestablished grade whichever is greater.

6. MASSING. House designs may be comprised of one or more connected or unconnected building masses. No one building mass within the 3500 square foot footprint referenced in Note 1 above, shall have a footprint that exceeds 1,500 square feet. Massing elements shall be separated by horizontal and/or vertical facade breaks.

7. SEWER LATERALS. Maintenance and replacement of sewer laterals shall be the responsibility of their respective owners and not that of the Snyderville Basin Sewer Improvement District.

8. FIRE SPRINKLING. Internal and external modified 13d fire sprinklers shall be provided for the homes. Wood roofing material shall be prohibited.

9. PRECEDENCE. The above special restrictions are consistent with the Sweeney Master Plan approved by the Park City Municipal Corporation on October 16, 1986 and as subsequently amended on October 14, 1987 and December 30, 1992. Final house design shall be reviewed under the Small Scale Master Plan Process in accordance with the Sweeney Master Plan.

PHASE 1
NON-MOTORIZED BIKE AND PEDESTRIAN TRAILS RIGHT-OF-WAY

TREASURE HILL SUBDIVISION

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

Entry# 452295 RECORDED
STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF Coalition Title Co.
DATE 4-15-96 TIME 17:00 BOOK _____ PAGE _____
$95.00 FEE
RECORDER

TREASURE HILL SUB. 3 of 3

Ordinance No. 97-19

AN ORDINANCE APPROVING AN AMENDMENT TO LOT 2 OF THE TREASURE HILL SUBDIVISION PLAT KNOWN AS 220 KING ROAD, PARK CITY, UTAH

WHEREAS, the owners of the property known as 220 King Road petitioned the City Council for approval of a amendment to the final plat; and

WHEREAS, proper notice was sent and the Planning Commission held a public hearing to receive input on the proposed amendment on March 12, 1997 ; and

WHEREAS, it is in the best interest of Park City to approve the amendment, and

WHEREAS, there is good cause for the revision as the reconfiguration does not affect the development parameters for site; and

WHEREAS, neither the public nor any person will be materially injured by the proposed plat revision.

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

SECTION 1. The amendment to the Treasure Hill Subdivision plat, Lot 2 is approved as shown on the attached Exhibit A with the following findings, conclusions and conditions:

Findings:

1. The proposed amendment will shift the building pad by approximately 5' to the west.

2. The proposed amendment will not significantly increase the visual location of the single family structure.

3. The proposed amendment will not significantly increase the impact to existing vegetation.

Conclusions of Law:

1. There is good cause for the amendment because no increase in visual impacts will occur through the building pad shift.

2. Neither the public nor any person will be materially injured by the proposed plat amendment.

Conditions of Approval:

1. The City Attorney and City Engineer's approval of the plat amendment for compliance with State law, the Land Management Code and these conditions of approval is a condition precedent to plat recordation.

2. The amended plat must be recorded prior to building permit issuance and must be recorded within one year of this approval or this approval is considered null and void.

3. The plat shall note that all conditions of approval, notes and restrictions of the Treasure Hill Subdivision are in full force and effect.

SECTION 2. This ordinance shall take effect upon publication.

PASSED AND ADOPTED this the 17 day of April, 1997.

PARK CITY MUNICIPAL CORPORATION

Bradley A. Olch, Mayor

Attest:

Janet M. Scott, City Recorder

Approved as to form:

Mark Harrington, Assistant City Attorney

Exhibit A - Existing and Proposed Plat

Ordinance No. 03-36

AN ORDINANCE APPROVING A ZONE CHANGE FROM RECREATIONAL OPEN SPACE (ROS) TO ESTATE (E) AT 445 KING ROAD, PARK CITY, UTAH.

WHEREAS, the owners of the property located at 445 King Road have petitioned the City Council for approval of the zone change; and

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

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on July 23, 2003, to receive input on the zone change;

WHEREAS, the Planning Commission, on July 23, 2003, forwarded a positive recommendation to the City Council; and,

WHEREAS, on July 31, 2003, the City Council held a public hearing and approved the zone change; and

WHEREAS, it is in the best interest of Park City, Utah to approve the zone change.

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

SECTION 1. APPROVAL. The zone change on the lot as shown in Exhibit A 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 445 King Road and is known as lot 12 of the Treasure Hill Subdivision Phase 4, part of the Sweeney Properties Master Plan.
2. The property is currently zoned Recreation Open Space - ROS-MPD. The 11.9 acre property is unimproved.
3. The Sweeney Properties Master Plan (SPMP) was approved by the City Council on October 16, 1986 and amended on October 14, 1987, December 30, 1992, and November 7, 1996.
4. The underlying zoning of the Hillside Parcels, including this one, at the time of MPD approval was Estate.
5. The SPMP approval designated this development parcel as being subject to Estate-MPD approval.
6. The purpose of the Estate zone is to allow very low density, environmentally sensitive residential development which preserves ridge tops, meadows, and visible hillsides, preserves large, cohesive, unbroken Areas of Open Space and undeveloped land, preserves and incorporates wetlands, drainage ways, and intermittent streams as amenities of Development, mitigates geologic and flood

hazards, protects views along the City's entry corridors, and decreases fire risk by keeping Development out of sensitive wild land interface Areas, incorporates pedestrian trail linkages between and through neighborhoods; and encourages comprehensive, efficient, Compatible Development which results in distinct and cohesive neighborhoods through application of the Sensitive Lands Ordinance.

7. The entire lot will be zoned Estate. The area outside of the Building Pad will be subject to a Conservation or Open Space Easement.
8. The Planning Commission held a public hearing on July 23, 2003 and forwarded a positive recommendation to the City Council.

Conclusions of Law:

1. The development of this lot is consistent with the E District purpose statements.
2. The change from ROS to E-MPD Zoning is consistent with the Park City General Plan and the Sweeney Properties Master Plan.
3. The rezone from ROS to E is in the best interest of the community.

Conditions of Approval:

1. This zone change is contingent upon the recordation of the plat approved concurrently herein.

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

PASSED AND ADOPTED this 31st day of July, 2003.

PARK CITY MUNICIPAL CORPORATION

Dana Williams

Mayor Dana Williams

Attest:

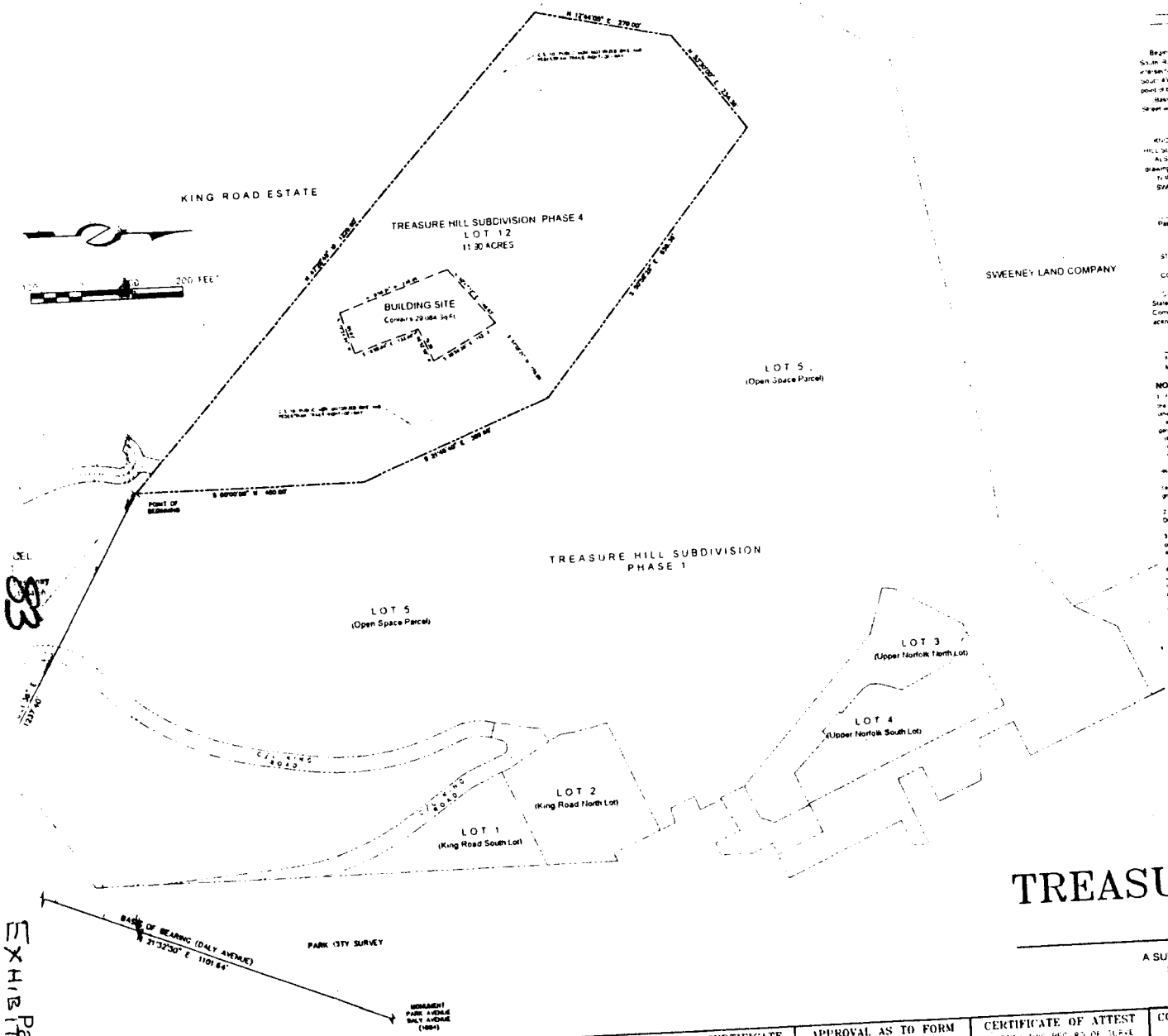
Janet M. Scott

Janet M. Scott, City Recorder

PARK CITY SUMMIT COUNTY UTAH CORPORATE Seal MARCH 1, 1884

Approved as to form:

Mark D. Harrington, City Attorney



SURVEYOR'S CERTIFICATE

I, _____, certify that I am a Registered Land Surveyor and that I hold License No. _____ as prescribed by the laws of the State of Utah, and that a TREASURE HILL SUBDIVISION PHASE 4 plat was prepared under my direction in accordance with the requirements of the Park City Municipal Code Section 11.02 and I certify that it is an accurate representation of the property.

_____ S _____ Date

BOUNDARY DESCRIPTION

Beginning at a point which is South 88°18'30" West 131.63 feet and South 17°08'34" West more or less 1,101.84 feet from the Center of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running South 17°08'34" West 270.00 feet; thence South 72°51'26" East 58.00 feet; thence South 17°08'34" West 18.00 feet; thence South 72°51'26" East 58.00 feet; thence

Ordinance No. 03-37

AN ORDINANCE APPROVING A SINGLE LOT SUBDIVISION AT 445 KING ROAD, PARK CITY, UTAH.

WHEREAS, the owners of the property located at 445 King Road have petitioned the City Council for approval of the Subdivision plat; and

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

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on July 23, 2003, to receive input on the subdivision;

WHEREAS, the Planning Commission, on July 23, 2003, forwarded a positive recommendation to the City Council; and,

WHEREAS, on July 31, 2003, the City Council held a public hearing and approved the subdivision; and

WHEREAS, it is in the best interest of Park City, Utah to approve the subdivision.

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

SECTION 1. APPROVAL. The subdivision as shown in Exhibit A 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 445 King Road and is known as lot 12 of the Treasure Hill Subdivision Phase 4, part of the Sweeney Properties Master Plan. The property is currently zoned Recreation Open Space - RD-MPD with a request for zone change pending. The property is vacant.
2. The Sweeney Properties Master Plan (SPMP) was approved by the City Council on October 16, 1986 and amended on October 14, 1987, December 30, 1992, and November 7, 1996.
3. One lot of record will be created with the subdivision.
4. The Treasure Hill Subdivision Phase 4 plat includes plat notes regarding building footprint, heights, setbacks, massing, building pad footprints, limits of disturbance, access, re-vegetation, utilities, and fire protection.
5. Utilities are available to sustain the anticipated property uses. Utilities will generally tie into Woodside Avenue, follow the Quittin' Time ski run in its lower extent and connect to the Building Pad along a future ski run to the Payday area.
6. The Chief Fire Marshall has reviewed the Fire Protection Plan and has conceptually approved it.

7. A financial guarantee for all 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.
8. The Planning Commission held a public hearing on July 23, 2003 and forwarded a positive recommendation to the City Council.

Conclusions of Law:

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

Conditions of Approval:

1. The Conditions of Approval for the Sweeney Properties Master Planned Development remain in full force and effect.
2. The design of the Main House and any Guest House will follow the Conditional Use Permit process in accordance with the Sweeney Properties Master Plan (SPMP).
3. All standard project conditions shall apply.
4. The Building Pad is 29,084 square feet in which all construction activity must take place, excepting the driveway and utility construction.
5. The Main House footprint is limited to 3500 square feet. A single caretaker's or guest house may have a footprint up to 1500 square feet.
6. The Height of the Main House is 25 feet measured from natural grade for ridges that run parallel to the natural contours and 30 feet from natural grade for ridges perpendicular to the existing contours. Such perpendicular ridges may not comprise more than 20 percent of the roof plan. The Guest House may not exceed 20 feet from natural grade in height.
7. All trails, as indicated on the Treasure Hill subdivision plat, which have not yet been constructed and approved, shall be completed prior to issuance of a certificate of occupancy for the residences. Relocation of said trails shall be reviewed and approved by City Staff.
8. The applicant must record an Open Space Easement, or other instrument of record, for that area outside of the Building Pad to forever preserve the natural state. Ski runs and those public trails dedicated on this plat may be allowed in this open space.
9. The City Engineer shall review and approve appropriate grading, utility, public improvements and drainage plans for compliance with City standards as a condition precedent to permit issuance.
10. Final details of the Fire Protection plan are required to be approved prior to plat recordation.
11. The Snyderville Basin Water Reclamation District shall review and approve the sewer plans.
12. A financial guarantee, for the value of all public improvements, landscaping, re-

vegetation, and trails to be completed, shall be provided to the City prior to building permit issuance. All public improvements shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.

13. Re-vegetation of the disturbed areas, including utility installation areas, shall be done with native species acceptable to the Planning Department Landscape Architect.
14. The applicant will record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.

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

PASSED AND ADOPTED this 31st day of July, 2003.

PARK CITY MUNICIPAL CORPORATION

Dana Williams

Mayor Dana Williams

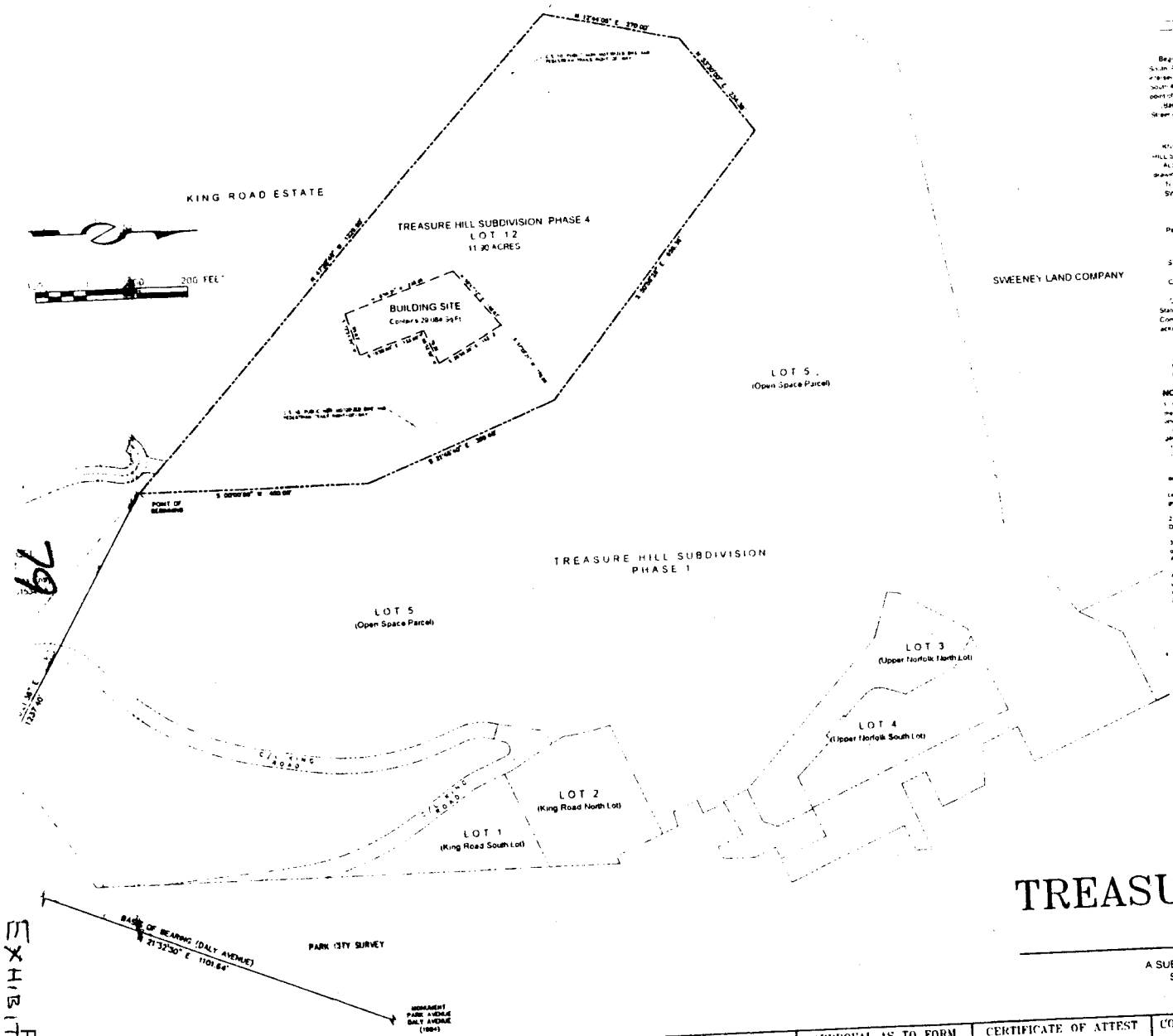
Attest:

Janet M. Scott

Janet M. Scott, City Recorder

Approved as to form:

Mark D. Harrington, City Attorney



SURVEYOR'S CERTIFICATE

I, _____, certify that I am a Registered Land Surveyor and that I hold certificate No. _____ as prescribed under the laws of the State of Utah. I also certify that a TREASURE HILL SUBDIVISION PHASE 4 plat was prepared under my direction in accordance with the provisions of the Park City Municipal Corporation. I further certify that the plat is an accurate representation of the property.

_____ Date

BOUNDARY DESCRIPTION

Beginning at a point which is South 89°18'30" West 731.63 feet and South 17°08'34" West more or less from the Center of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running South 11°50'21" West and About 79.91 feet more or less to a Park City Monument at the intersection of Lowell Avenue and 9th Street; and running thence South 58°58'39" East 58.18 feet; thence South 21°44'45" East 1101.64 feet to the South 41°40'15" East 1229.90 feet; thence North 12°44'05" East 270.00 feet; thence from 53°32'50" East 1101.64 feet; thence North 47°25'45" East About 1229.90 feet; thence North 12°44'05" East 270.00 feet more or less to the point of beginning. Containing 11.90 Acres more or less.

Basis of bearing for the above description is the Park City Monuments at the intersection of Park Avenue and 9th Street and Park Avenue and Daly Avenue, said bearing is South 23°38'East.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, that the undersigned are owners of the hereon described tract of land and to be known hereafter as the TREASURE HILL SUBDIVISION PHASE 4, does hereby identify and subdivide the same into lots as shown on this plat and hereby consent to the recordation of this said plat.

ALSO the owners do hereby irrevocably offer for dedication to the City of Park City, Utah, that portion as shown on this plat and not heretofore dedicated, for perpetual use of the public all parcels of land shown on this plat and designated for streets, public ways and other public purposes as shown on this plat and the dedication of all public improvements as shown on this plat and construction drawings in accordance with an irrevocable offer of dedication.

IN WITNESS WHEREOF, the undersigned set his hand this _____ day of _____, 2003.

SWEENEY LAND COMPANY, a Utah general partnership

_____
Patrick J. Sweeney, Managing General Partner, SWEENEY LAND COMPANY

ACKNOWLEDGMENT

STATE OF _____)
: ss
COUNTY OF _____)

On the _____ day of _____, 2003, Patrick J. Sweeney personally appeared before me, the undersigned Notary Public, in and for said State and County, having been duly sworn, Patrick J. Sweeney acknowledged to me that he is a Managing General Partner of Sweeney Land Company, a Utah general partnership, and that the foregoing instrument was signed on behalf of said partnership, and said Patrick J. Sweeney acknowledged to me that said partnership executed the same.

_____
Notary Public
My commission expires _____

NOTES TO PURCHASER

1. PLOT PLAN. The residential footprint of the dwelling Main House, to be located on Lot 12, Phase IV, Treasure Hill Subdivision, Park City, shall be situated within the outside building envelope as shown on this plat. The maximum allowable floor area of the Main House shall be 3,500 square feet including garages, unless otherwise excluded as provided below. The following shall not count towards the total floor area limitation:

a) Basements, crawl spaces at least two feet below natural grade, but which may have openings as required for egress and which does not have above average natural grade at any point, as measured from the lowest point of the foundation, more than four feet (4') in height;

b) Garages of dwelling space as located below or above it:

c) Exterior walkways;

d) Exterior stairs;

e) Driveway; and

f) That portion of any garage, mechanical space, or living space that is not above normal existing natural grade and which has exterior walls that provide a total of not more than 50 square feet of exposure above natural grade.

Any square footage excluded from the calculation of floor area by the above paragraphs a, b, c, d, e, and f shall not be used for habitable purposes.

g) A garage not to exceed one hundred (1000) square feet may be an addition to attached or detached residence. A further provided such residential building is used only for a single family dwelling.

h) A garage not to exceed one hundred (1000) square feet may be an addition to attached or detached residence. A further provided such residential building is used only for a single family dwelling.

i) A garage not to exceed one hundred (1000) square feet may be an addition to attached or detached residence. A further provided such residential building is used only for a single family dwelling.

j) A garage not to exceed one hundred (1000) square feet may be an addition to attached or detached residence. A further provided such residential building is used only for a single family dwelling.

k) A garage not to exceed one hundred (1000) square feet may be an addition to attached or detached residence. A further provided such residential building is used only for a single family dwelling.

l) A garage not to exceed one hundred (1000) square feet may be an addition to attached or detached residence. A further provided such residential building is used only for a single family dwelling.

m) A garage not to exceed one hundred (1000) square feet may be an addition to attached or detached residence. A further provided such residential building is used only for a single family dwelling.

n) A garage not to exceed one hundred (1000) square feet may be an addition to attached or detached residence. A further provided such residential building is used only for a single family dwelling.

o) A garage not to exceed one hundred (1000) square feet may be an addition to attached or detached residence. A further provided such residential building is used only for a single family dwelling.

p) A garage not to exceed one hundred (1000) square feet may be an addition to attached or detached residence. A further provided such residential building is used only for a single family dwelling.

q) A garage not to exceed one hundred (1000) square feet may be an addition to attached or detached residence. A further provided such residential building is used only for a single family dwelling.

r) A garage not to exceed one hundred (1000) square feet may be an addition to attached or detached residence. A further provided such residential building is used only for a single family dwelling.

s) A garage not to exceed one hundred (1000) square feet may be an addition to attached or detached residence. A further provided such residential building is used only for a single family dwelling.

t) A garage not to exceed one hundred (1000) square feet may be an addition to attached or detached residence. A further provided such residential building is used only for a single family dwelling.

u) A garage not to exceed one hundred (1000) square feet may be an addition to attached or detached residence. A further provided such residential building is used only for a single family dwelling.

v) A garage not to exceed one hundred (1000) square feet may be an addition to attached or detached residence. A further provided such residential building is used only for a single family dwelling.

w) A garage not to exceed one hundred (1000) square feet may be an addition to attached or detached residence. A further provided such residential building is used only for a single family dwelling.

x) A garage not to exceed one hundred (1000) square feet may be an addition to attached or detached residence. A further provided such residential building is used only for a single family dwelling.

y) A garage not to exceed one hundred (1000) square feet may be an addition to attached or detached residence. A further provided such residential building is used only for a single family dwelling.

z) A garage not to exceed one hundred (1000) square feet may be an addition to attached or detached residence. A further provided such residential building is used only for a single family dwelling.

2. VISIBILITY. The residence shall be located and screened by existing vegetation and if necessary new vegetation, so as to be substantially invisible from the residents.

3. BUILDING AREA LIMITS. Improvements, including fences and formal landscaping (unless otherwise permitted under easements or agreements of record) on and or as shown on the Plat or as of record with construction drawings approved by the City of Park City (CityTo) for the driveway and utilities (Drawings 1) shall be limited to the Building Area Limits noted on the Plat.

4. BUILDING AREA CONSTRUCTION DISTURBANCE. Temporary construction disturbance associated with construction of the residence, excluding the driveway and utilities as shown on the Drawings, shall be limited to the Building Area Limits. Such disturbed area shall be re-vegetated with native landscaping and a plan prepared for the control of revegetation shall be posted with the City at the time of building permit application. The applicant may have the area used for construction staging outside the Town Lot Easements referenced in Note 10 below.

5. HEIGHT. The Main house height shall be measured from existing natural grade. The maximum height shall be met by Box (25) feet for roofs with roof elements that generally are pitched to existing natural grade and thirty (30) feet for roof ridges that are generally oriented in the horizontal plane (generally equal to or lower) unless there for extreme dormers. Such perpendicularly oriented roof portions located above twenty five (25) feet height shall comprise less than 25 percent of the total roof plan. The Planning Commission may, during the Conditional Use approval process, grant height exceptions up to a maximum height of thirty-three (33) feet for pitched roofs for the expressed purpose of accommodating access to basements on site as located between floor levels.

6. MASSING. Designs may be comprised of one or more connected or unconnected building masses. No one building mass within the 3,500 square foot footprint referenced in note 1) shall have a footprint that exceeds 2,500 square feet. Massing components shall be separated by horizontal or other vertical offsets as such offsets be interpreted to mean that there will be significant variation of roof heights and wall forms for the differing building elements.

7. ACCESS. The Lot shall be accessed by a minimum of a twelve foot (12) wide driveway as shown on the Drawings.

8. UTILITIES. Water, sewer, power, cable, and telecom shall be extended from from Woodside Avenue with the exception that power may come from the north. Maintenance and replacement of the sewer lateral shall be the responsibility of the owner of the Lot and may not be of the City and/or Basin Water Reclamation District (SBWRD) unless otherwise approved by SBWRD.

9. FIRE PROTECTION PLAN. Residential fire sprinkling and/or other safety measures shall be required at the discretion of the Chief Building Official at the time of building permit issuance. Wood roofing materials shall be prohibited.

10. EASEMENTS. The Lot is subject to the Town Lift Easements as recorded in Book 1228, Page 213, in the office of the Summit County Recorder, Summit County, Utah and the Sweeney Properties Master Plan ("SPMP"). Those lots are subject to ski / pedestrian access easements as shown on Sheets 1, 2, and 3 including 3 of the Utah

11. ACCESS AND UTILITIES AGREEMENT. The Lot is subject to that certain agreement as recorded in Book _____, Page _____, in the office of the Summit County Recorder, Summit County, Utah.

12. PRECEDENCE. The above specific restrictions are covenants of and run with the SPMP approved by the Park City Council on October 16, 1985, and as subsequently amended on _____, Book 74, Page 367, December 29, 1992, and this version 7, 1998. This plat, as shown, shall be construed under the Conditional Use Permit as it accordance with the SPMP. No property shall not be further subdivided.

RECORD OF SURVEY MAP

TREASURE HILL SUBDIVISION PHASE 4

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

PAGE 1 OF 1

ENGINEERING INC.	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION	ENGINEERS CERTIFICATE	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	COUNCIL APPROVAL AND ACCEPTANCE	RECORDED
	REVIEWED FOR COMPLIANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2003 A.D. BY _____ DISTRICT ENGINEER	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2003 A.D. BY _____ CHAIRMAN	APPROVED BY THE PARK CITY ENGINEER	APPROVED AS TO FORM THIS _____ DAY OF _____, 2003 A.D. BY _____ PARK CITY ATTORNEY	ATTEST: THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2003 A.D. BY _____ PARK CITY RECORDER	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2003 A.D. BY _____ MAYOR	STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____ FEE _____ RECORDER

EXHIBIT Page 301 of 854

Ordinance No. 09-18

AN ORDINANCE APPROVING THE FIRST AMENDED TREASURE HILL SUBDIVISION PHASE 3, LOCATED AT 445 KING ROAD, PARK CITY, UTAH

WHEREAS, the owners of the property known as 445 King Road, have petitioned the City Council for approval of the First Amended Treasure Hill Subdivision Phase 3; and

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

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on May 13, 2009, to receive input on the First Amended Treasure Hill Subdivision Phase 3;

WHEREAS, the Planning Commission, on May 13, 2009, forwarded a positive recommendation to the City Council; and,

WHEREAS, on May 28, 2009, the City Council held a public hearing on the First Amended Treasure Hill Subdivision Phase 3; and

WHEREAS, it is in the best interest of Park City, Utah to approve the First Amended Treasure Hill Subdivision Phase 3.

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 First Amended Treasure Hill Subdivision Phase 3 as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The proposed house is located in the E-MPD zoning district.
2. The City approved the Sweeney Master Planned Development on October 16, 1986.
3. The Sweeney Master Plan Approval document of 1986 identifies Miscellaneous Properties including, "...a third lot to be situated up on top of Treasure Mountain (possible future access predicated on United Park City Mines Company's plans for development off of King Road). Development would be restricted to single-family homes with no greater than 3500 square foot footprints and maximum building heights of 25 feet." Final house designs are required to be reviewed as Conditional Use Permits in accordance with the Sweeney Properties Master Plan.
4. The City Council approved the subdivision plat on July 31, 2003 to create one lot of record for this 11.9 acre metes and bounds parcel. On August 12, 2004 the Council approved a six-month extension to record the plat. The plat has subsequently been recorded.
5. The City received a complete application on March 4, 2009, to amend the platted Building Zone for the Treasure Hill Subdivision Phase 3 plat.
6. The Building Zone remains 29, 083.9 square feet.

7. The Building Footprint for the Main House can be up to 3,500 square feet with a Guest House an additional 1,500 square feet.
8. The Height restrictions for the Main House are 25 feet for ridges parallel to the existing contours and 30 feet for ridges perpendicular to the existing contours. These perpendicular ridges cannot comprise more than 20% of the total roof plan.
9. The property is located in a heavily wooded, remote environment that is prone to wildfire.
10. The Findings in the Analysis are incorporated herein.

Conclusions of Law:

1. There is good cause for this subdivision amendment.
2. The subdivision amendment is consistent with the Park City Land Management Code and applicable State law regarding subdivision plats.
3. Neither the public nor any person will be materially injured by the proposed subdivision amendment.
4. Approval of the subdivision 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 subdivision 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 subdivision at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void.
3. All previous Conditions of Approval of the Sweeney Properties Master Plan (Treasure Hill) continue to apply.
4. All previous Conditions of Approval of the 2003 plat approval continue to apply other than the location of the building zone.
5. Final house designs are required to be reviewed as Conditional Use Permits in accordance with the Sweeney Properties Master Plan.

PARK CITY MUNICIPAL CORPORATION

Dana Williams

Mayor Dana Williams

Attest:

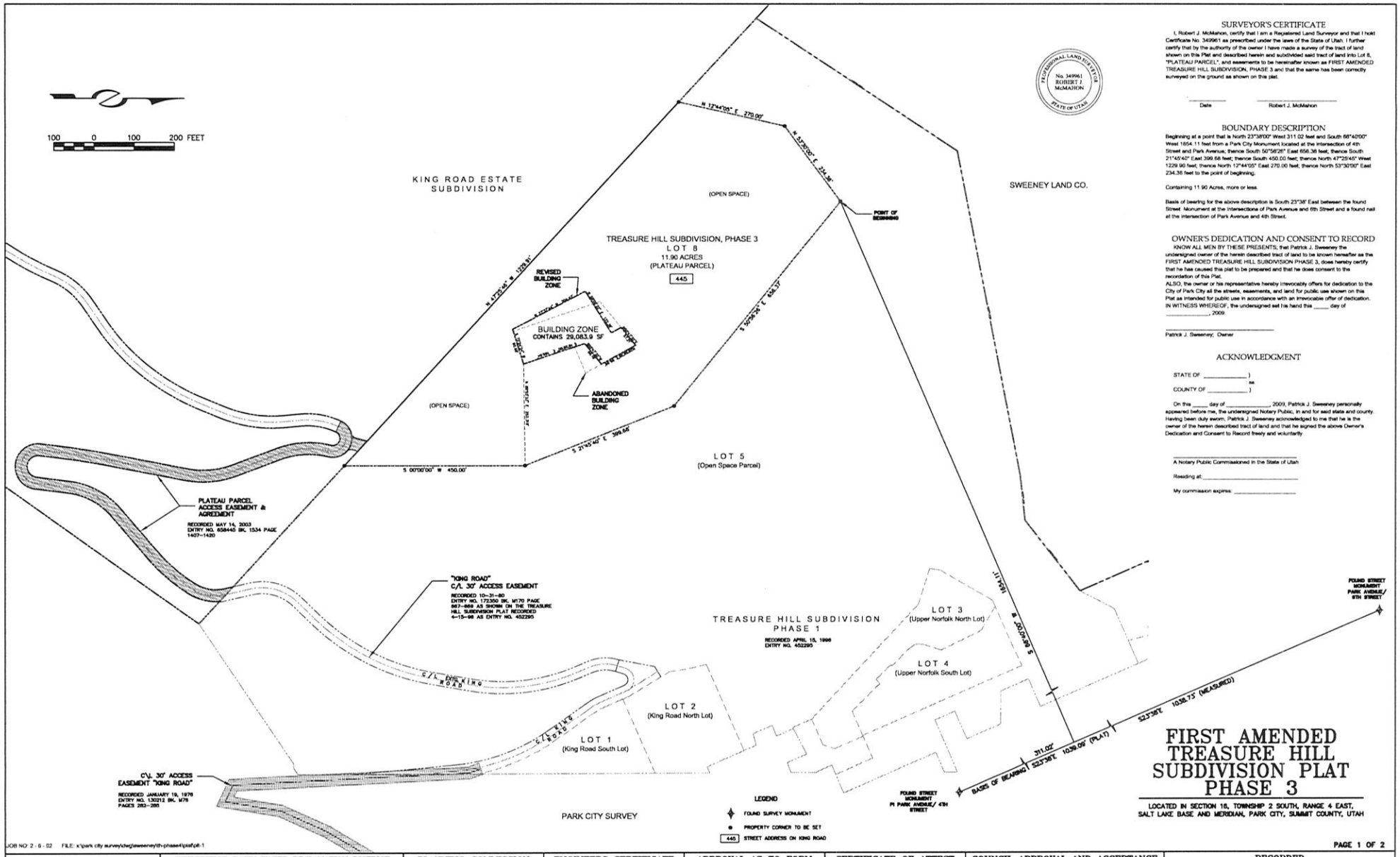
Janet M. Scott, City Recorder

PARK CITY SUMMIT COUNTY UTAH CORPORATE Seal MARCH 1, 1884

Approved as to form:

Mark D. Harrington, City Attorney

Tom Daley Dep



SURVEYOR'S CERTIFICATE

I, Robert J. McMahon, certify that I am a Registered Land Surveyor and that I hold Certificate No. 349961 as prescribed under the laws of the State of Utah. I further certify that by the authority of the owner I have made a survey of the tract of land shown on this Plat and described herein and subdivided said tract of land into Lot 8, "PLATEAU PARCEL", and easements to be hereinafter known as FIRST AMENDED TREASURE HILL SUBDIVISION, PHASE 3 and that the same has been correctly surveyed on the ground as shown on this plat.

PROFESSIONAL LAND SURVEYOR No. 349961 ROBERT J. McMAHON STATE OF UTAH

Date Robert J. McMahon

BOUNDARY DESCRIPTION

Beginning at a point that is North 23°38'00" West 311.02 feet and South 66°40'00" West 1654.11 feet from a Park City Monument located at the intersection of 4th Street and Park Avenue, thence South 50°56'26" East 656.36 feet; thence South 21°45'40" East 399.68 feet; thence South 450.00 feet; thence North 47°25'45" West 1229.90 feet; thence North 12°44'05" East 270.00 feet; thence North 53°30'00" East 234.36 feet to the point of beginning.

Containing 11.90 Acres, more or less.

Basis of bearing for the above description is South 23°38' East between the found Street Monument at the intersections of Park Avenue and 6th Street and a found nail at the intersection of Park Avenue and 4th Street.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, that Patrick J. Sweeney the undersigned owner of the herein described tract of land to be known hereafter as the FIRST AMENDED TREASURE HILL SUBDIVISION PHASE 3, does hereby certify that he has caused this plat to be prepared and that he does consent to the recordation of this Plat.

ALSO, the owner or his representative hereby irrevocably offers for dedication to the City of Park City all the streets, easements, and land for public use shown on this Plat as intended for public use in accordance with an irrevocable offer of dedication.

IN WITNESS WHEREOF, the undersigned set his hand this _____ day of _____, 2009.

Patrick J. Sweeney; Owner

ACKNOWLEDGMENT

STATE OF _____)
ss
COUNTY OF _____)

On this _____ day of _____, 2009, Patrick J. Sweeney personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Patrick J. Sweeney 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 the State of Utah

Residing at: _____

My commission expires: _____

FIRST AMENDED TREASURE HILL SUBDIVISION PLAT PHASE 3

LOCATED IN SECTION 18, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

JOB NO: 2 - 6 - 02 FILE: x:\park city survey\dwg\sweeney\th-phase4\plat\plt-1

ALTA ENGINEERING INC.
CIVIL ENGINEERING • LAND PLANNING
SURVEYING • PROJECT MANAGEMENT
PO BOX 2864 PARK CITY, UTAH 84060 435-649-9191

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2009 A.D.
BY _____ S.B.W.R.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2009 A.D.
BY _____ CHAIRMAN

ENGINEERS CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2009 A.D.
BY _____ PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____, 2009 A.D.
BY _____ PARK CITY ATTORNEY

CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2009 A.D.
BY _____ PARK CITY RECORDER

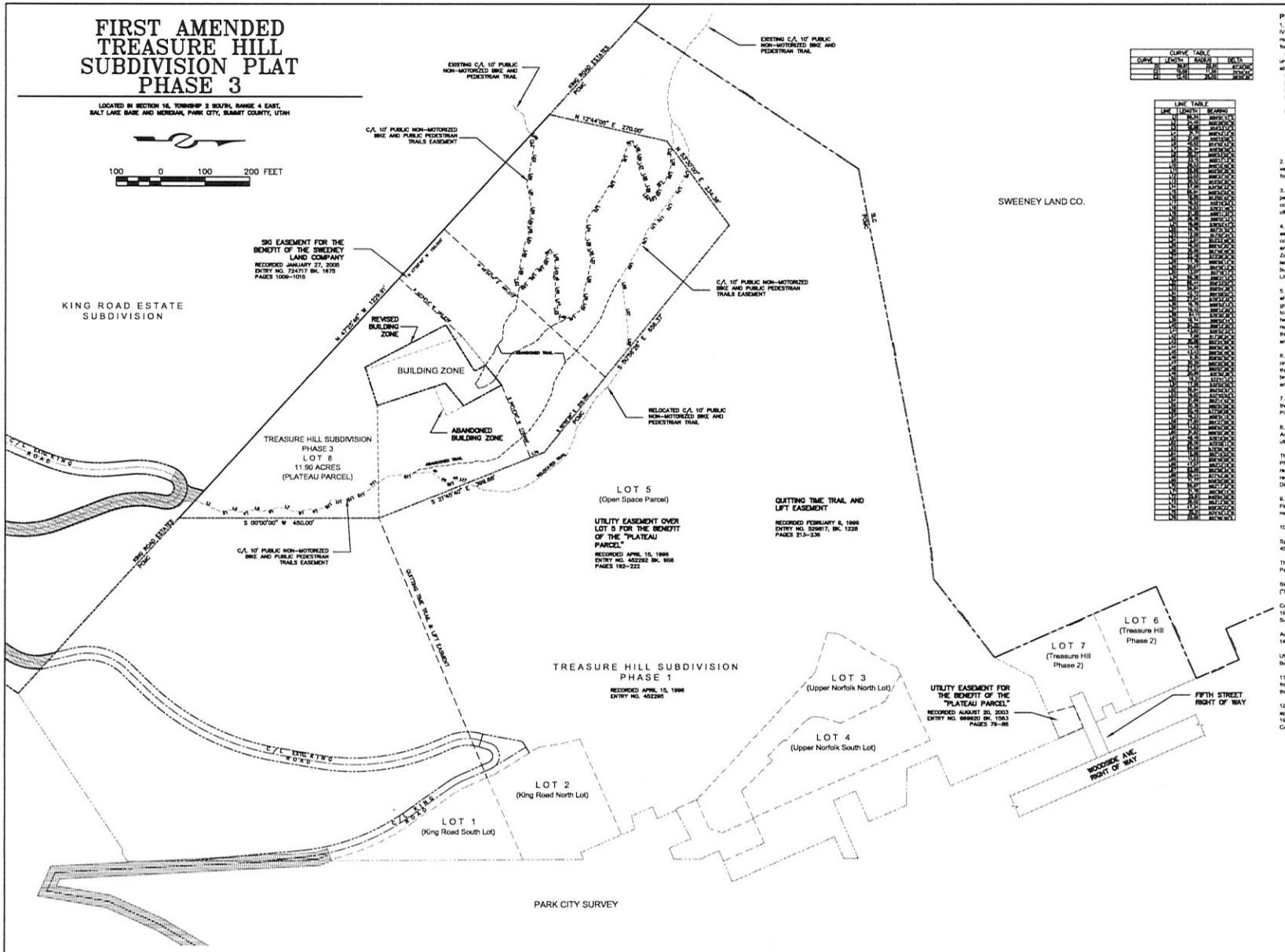
COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2009 A.D.
BY _____ MAYOR

RECORDED
STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____
FEE _____ RECORDER

FIRST AMENDED TREASURE HILL SUBDIVISION PLAT PHASE 3

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

100 0 100 200 FEET



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	39.27	25.00	90°00'00"
C2	15.68	10.00	89°50'46"
C3	14.49	10.00	83°00'00"

LINE TABLE

LINE	LENGTH	BEARING
L1	25.00	S89°59'14"E
L2	25.00	S89°59'14"E
L3	25.00	S89°59'14"E
L4	25.00	S89°59'14"E
L5	25.00	S89°59'14"E
L6	25.00	S89°59'14"E
L7	25.00	S89°59'14"E
L8	25.00	S89°59'14"E
L9	25.00	S89°59'14"E
L10	25.00	S89°59'14"E
L11	25.00	S89°59'14"E
L12	25.00	S89°59'14"E
L13	25.00	S89°59'14"E
L14	25.00	S89°59'14"E
L15	25.00	S89°59'14"E
L16	25.00	S89°59'14"E
L17	25.00	S89°59'14"E
L18	25.00	S89°59'14"E
L19	25.00	S89°59'14"E
L20	25.00	S89°59'14"E
L21	25.00	S89°59'14"E
L22	25.00	S89°59'14"E
L23	25.00	S89°59'14"E
L24	25.00	S89°59'14"E
L25	25.00	S89°59'14"E
L26	25.00	S89°59'14"E
L27	25.00	S89°59'14"E
L28	25.00	S89°59'14"E
L29	25.00	S89°59'14"E
L30	25.00	S89°59'14"E
L31	25.00	S89°59'14"E
L32	25.00	S89°59'14"E
L33	25.00	S89°59'14"E
L34	25.00	S89°59'14"E
L35	25.00	S89°59'14"E
L36	25.00	S89°59'14"E
L37	25.00	S89°59'14"E
L38	25.00	S89°59'14"E
L39	25.00	S89°59'14"E
L40	25.00	S89°59'14"E
L41	25.00	S89°59'14"E
L42	25.00	S89°59'14"E
L43	25.00	S89°59'14"E
L44	25.00	S89°59'14"E
L45	25.00	S89°59'14"E
L46	25.00	S89°59'14"E
L47	25.00	S89°59'14"E
L48	25.00	S89°59'14"E
L49	25.00	S89°59'14"E
L50	25.00	S89°59'14"E
L51	25.00	S89°59'14"E
L52	25.00	S89°59'14"E
L53	25.00	S89°59'14"E
L54	25.00	S89°59'14"E
L55	25.00	S89°59'14"E
L56	25.00	S89°59'14"E
L57	25.00	S89°59'14"E
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issuance of any building permits. The plan shall address staging, material storage, construction timelines, special signs, parking, fencing, and any other construction-related details to the satisfaction of the Community Development Department.

6. The exposed interior facades of the garage entryway on Heber Avenue shall use patterned materials and subdued lighting. The final materials and fixtures shall be submitted with the building plans and reviewed and approved by the Planning Staff under the building permit review process.

7. An approximately 220-foot section of the bike path adjacent to the property shall be realigned and widened to a 10' paved standard. The realignment plan shall be submitted to the trails coordinator for review and approval prior to final building permit issuance.

8. Snow shed and roof line forms shall be reviewed and approved for safety compliance by the Chief Building Official prior to building permit issuance.

4. 220 King Road - Lot 2, Treasure Hill Subdivision, Conditional Use Permit for accessory apartment/small scale MPD/plat amendment

Planner Ryan reported that this matter is scheduled for public hearing this evening and is the third public hearing for this project. The request is for three separate actions:

1. A plat amendment to shift the pad originally approved under the Sweeney Treasure Hill subdivision.

2. A request for a small scale master planned development approval which was a condition of the subdivision plat.

3. A request for an accessory apartment within this proposal.

Planner Ryan noted that much of the public comment expressed concern over the extent of the shift of the plat, the size of the accessory apartment, and the compatibility of the use in the area. Other concerns included height and removal of vegetation in the area. She reported that the Staff has worked diligently with the applicant to address some of the concerns, and the plan being presented this evening is a redesign that is meant to address those concerns. The plat shift has changed based on direction from the Planning Commission to minimize any shift in the plat. The Staff believed the redesign would accommodate a structure that will fit

in the neighborhood and minimize impacts in the area. However, the impacts will be great simply due to the location of the structure. Planner Ryan reported that the revisions were reviewed by the Historic District Commission, and their final action is scheduled for March 17.

Planner Ryan reported on public comments received after the Staff report was prepared. Comments from Carol Sletta echoed Mr. Erlich's comments as identified in the staff report. Both are concerned about construction dust. King Road is not paved, and the concern relates to the significant amount of disturbance that will be created when grading and footings and foundations begin. They felt this would affect them adversely, and they have asked the Planning Commission to look at other types of paving mitigation. Planner Ryan explained that the City usually requires that a road be paved prior to issuance of a certificate of occupancy. These two citizens are requesting that it happen earlier in the process. She noted that Bill Mammen, the architect, brought to her attention that one condition of the Sweeney Master plan calls for a dust free surface. Planner Ryan requested that the Planning Commission discuss the issue in the hope of finding a resolution.

Bill Mammen explained that the revisions to the proposal are large changes, but they might not be immediately visible. The retaining wall is the same in terms of the amount of retaining wall, but it has been shifted so the majority occurs on the west side of the residence. The residence is L-shaped, which puts it in front of the high retaining wall. The north side of the property is almost natural grade, with a minimal amount of retaining for leveling. This is a steep slope which has been leveled off at the entry points only. Maximum grading will be done in areas hidden from everyone except the residents of the house. The shift in the building pad has been refined, and the home is now designed so it should be suitable for everyone. The shift was eight feet into the hillside for the purpose of stairstepping the retaining wall on that side of the house. Without the building pad shift, a 16-foot-high wall would be necessary instead of the proposed eight-foot-high wall stepped by five feet before putting another eight-foot-high wall.

Commissioner Erickson recalled that at a previous meeting the Planning Commission had questioned whether the grading would stay within the limits of disturbance in the building pad area. He felt it would from looking at the new drawings. Mr. Mammen replied that he was correct.

Chair Jones opened the public hearing.

Carol Sletta, a resident at 135 Sampson, was concerned with the massive truck driving up and down one leg of the switchback that currently exists. She was hoping the applicant would be required to pave the road. She referred to comments made by Mr. Mammen and Planner Ryan about making the road dust free and wanted to know how they intend to do that. Ms. Sletta asked how Mr. Sweeney will access his property for construction. Planner Ryan offered to have Planner Whetstone research a response. Ms. Sletta stated that she did not understand why more accessory apartments are necessary in the area. She referred to language in the Staff report and asked what difference it makes if a resident is seasonal or not. Planner Ryan explained that it is neither a positive nor a negative. It is a requirement of the accessory apartment that the landlord be present on the property so the whole unit is not rented out.

Bob Sfire, the property owner, explained that the design was completely different at the last meeting, and because they were turned down twice, they met the following day with Planner Ryan and Planner von Puttkammer to determine exactly what was wanted. The new plan is a result of that meeting and incorporates the requirements of the Planning Commission, the Staff, and the public. He felt it was important for the Planning Commission to understand that the site plan was redesigned and the house was shifted to act as a retaining wall for a visual benefit from town. He noted that this is his third time before the Planning Commission, and he was interested in getting the matter resolved.

Judy Scipioni asked if it would be difficult to require the applicant to pave the road before starting construction or if that is an out-of-the-ordinary request. Chair Jones felt the dust issue could be addressed through a condition of approval since there are several ways of mitigating dust. The disadvantage of paving the road first is that it gets chewed up in the construction process. Ms. Scipioni asked for an explanation of how dust can be controlled. Commissioner Erickson explained that tackifiers and materials that bind the soil together are available. He felt that imposing the burden of paving the road upon one house was an inequitable solution. If the Planning Commission elects to approve the matter, he stated that he would add a condition requiring the applicant to either pave the road or surface it with a material approved by the Community Development Department.

Bill Mammen questioned paragraph 4(f) of the Conditions of Approval for the small scale MPD. Commissioner O'Hara informed him that the Planning Commission will request that 4(f) be deleted because the requirement only applies to parcels 5 acres or larger.

Planner Whetstone responded to the question raised by Ms. Sletta regarding construction access for the Sweeney home by explaining

that there is not a definite construction plan at this time. The Staff is still working with City Engineer Eric DeHaan and Chief Building Official Ron Ivie on the matter. The intention is to have a majority of the larger construction traffic come off the switchback at Empire and Lowell.

Chair Jones closed the public hearing.

Chair Jones noted that this matter has three recommended actions that need to be taken separately.

Plat Amendment

MOTION: Commissioner Erickson moved to APPROVE the amendment to the plat in accordance with the findings of fact, conclusions of law, and conditions of approval relative to the plat outlined in the staff report. Commissioner O'Hara seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact - Plat Amendment

1. The proposed amendment will shift the building pad by approximately 5' to the northwest.

2. The proposed amendment will not significantly increase the visual location of the single-family structure.

3. The proposed amendment will not significantly increase the impact to existing vegetation.

Conclusions of Law - Plat Amendment

1. There is good cause for the amendment because no increase in visual impacts will occur through the amendment.

2. Neither the public nor any person will be materially injured by the proposed plat amendment.

Conditions of Approval - Plat Amendment

1. The City Attorney and City Engineer's approval of the plat amendment for compliance with State law, the Land Management Code, and these conditions of approval is a condition precedent to plat recordation.

2. The amended plat must be recorded prior to building permit issuance and must be recorded within one year of this approval, or this approval is considered null and void.

3. The plat shall note that all conditions of approval, notes, and restrictions of the Treasure Hill Subdivision are in full force and effect.

Small Scale MPD in accordance with the Treasure Hill Subdivision

Commissioner Erickson suggested a revision in the language of the small scale MPD conditions of approval by deleting Condition 4(f) relative to compliance with the Utah Water and Air Quality Standards for this project because they do not apply. He also added Finding #9 to state, "The road accessing this project is not currently paved and is in close proximity to several residential homes, and the road is also used by several other property owners." He felt that would support proposed Condition #5 that reads, "The portion of King Road used to access this project shall be paved or surfaced to control dust in a manner approved by the Community Development Department prior to the issuance of a footings and foundation permit in order to limit dust and disturbance on nearby residents. Further, the Community Development Department shall work to facilitate joint control of dust along this segment of the road with adjacent property owners."

Commissioner Erickson did not wish to make the motion as he was uncomfortable with the entire Sweeney Treasure Hills subdivision. He could vote in favor of the action, but he was not willing to recommend a motion for approval.

MOTION: Commissioner Calder moved to forward a POSITIVE recommendation to approve the small scale MPD in accordance with the Treasure Hills Subdivision Plat with the findings of fact, conclusions of law, and conditions of approval incorporating the additions as stated by Commissioner Erickson regarding paving or other surface to control dust and the elimination of Condition 4(f). Commissioner O'Hara seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact - Small Scale MPD

1. The project is for one single-family structure of approximately 1,976 square foot footprint which includes a garage and an approximately 587-square-foot Accessory Apartment.

2. The project will provide four parking spaces on site.

3. The project is in the HR-1 Zoning District and is subject to final design review from the Historic District Commission.

4. The project is subject to all conditions as recorded on the final subdivision plat for the Treasure Hill Subdivision plat. HDC final design review will ensure compliance with the recorded plat notes.

5. The project is located on a steep and difficult terrain requiring careful construction planning and mitigation.

6. Considerable excavation and dirt handling may be required with this project, and any off-site dirt storage creates the possibility of erosion and wind-borne fugitive dust. Any filling or excavation requires authorization from the property owner and the City and restoration security from the contractor or owner.

7. The Land Management Code and Park City Design Guidelines both address the importance of on-site project lighting and indicate that all landscape lighting and building lighting shall be of a cut-off type in order to be shielded from surrounding areas. As such, building and parking lighting specifications and fixture type and style will be reviewed and approved by the Community Development Department.

8. The applicants have stipulated to the Conditions of Approval.

9. The road accessing this project is not currently paved and is in close proximity to several residential homes. The road is also used by several other property owners.

Conclusions of Law - Small Scale MPD

1. The proposal for Lot 2 is in compliance with the criteria as outlined in Section 6.6 King Road Single Family Lots, of the Sweeney Properties Master Plan Approval Summary, dated June 1, 1990, and the recorded Treasure Hill Subdivision plat and Chapters 10 and 13 of the Land Management Code.

2. The Small Scale MPD at 220 King Road is consistent with the General Plan and will not be contrary to public interest.

3. The building achieved through this Small Scale MPD will be compatible with surrounding structures in use, scale, mass and circulation.

4. Any differences in use or scale have been mitigated through design solutions, planning and conditions of approval.

Conditions of Approval - Small Scale MPD

1. Final design review of 220 King Road is subject to Historic District Commission review and approval.

2. All Standard Project Conditions of Approval shall apply.

3. Lighting plans must be reviewed and approved by the Community Development Department with respect to location, light type, and fixtures under the Historic District Design Guidelines and the Land Management Code.

4. The Developer shall provide a detailed Construction Management Plan (CMP) prior to the issuance of any building permits that address at a minimum:
   a) A construction staging, storage, circulation and parking plan shall be submitted prior to issuance of any building permit.
   b) If the project is phased, each phase of the project shall be designed in order to construct those portions of the on-site circulation system necessary to provide adequate automobile and emergency equipment circulation to the extent required by the Community Development Department.
   c) The developer shall instruct the respective contractors that there is to be no wash-out of concrete trucks on on-site landscape areas. Further, the developer shall identify any off-site dirt storage site with the respective phase, obtain written permission by the owner, and post a financial surety, to the satisfaction of the City that will provide for the rehabilitation of the storage site.
   d) Landscaping shall be addressed prior to any construction activity on site.
   e) Any temporary parking signs, subject to the Public Works Director and City Engineer approval, shall be addressed in the CMP.
   f) The site plans and elevations are subject to final review and approval by the Historic District Commission.
   g) An existing conditions survey that identifies and determines the existing natural grade shall be conducted by the applicant and submitted prior to issuance of a footings and foundation permit. This existing conditions survey shall become part of the final site plans for this project and shall assist the Community Development Department in determining the grade for measurement of height of this project as defined in the Land Management Code. A surveyor's certificate of finished floor, tied to USGS elevations, will be submitted to the Building

Department prior to rough framing approval for the purposes of determining height.

g) The Construction Management Plan shall be reviewed in accordance with these Conditions of Approval and all applicable City codes and approved by the Chief Building Official and City Engineer prior to any building permit issuance.

5. The portion of King Road used to access this project shall be paved or surfaced to control dust in a manner approved by the Community Development Department prior to the issuance of a footings and foundation permit in order to limit dust and disturbance on nearby residents. Further, the Community Development Department shall work to facilitate joint control of dust along this segment of the road with adjacent property owners.

Accessory Apartment - Conditional Use Permit

MOTION: Commissioner Calder moved to APPROVE the Conditional Use Permit for an Accessory Apartment, giving consideration to the findings of fact, conclusions of law, and conditions of approval. Commissioner Zimney seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact - Accessory Apartment

1. The intent and purpose of the Accessory Apartment Ordinance is to encourage and promote affordable housing opportunities while protecting the existing quality of life found in single-family zones throughout the community.

2. The owner is a Park City resident and will reside seasonally at 220 King Road in Park City.

3. Two parking spaces are provided on site for the two bedrooms in the Accessory unit.

4. The proposed apartment is approximately 600 square feet and has two bedrooms.

5. Notice was given to everyone within 300' of the property.

6. There are not more than three accessory units within 300' of this project.

7. The Land Management Code, Section 8.19, requires a deed restriction to be filed with Summit County, a one-year review, and prohibits nightly rentals.

Conclusions of Law - Accessory Apartment

1. The application for an approximately 600-square-foot Accessory Apartment at 220 King Road is in compliance with Accessory Apartment regulations as outlined in Chapter 8.19 of the Park City Land Management Code and the nine criteria that must be satisfied to grant a Conditional Use Permit for this use in the HR-1 District, and;

2. A Conditional Use Permit for an Accessory Apartment at 220 King Road is consistent with the General Plan and will not be contrary to public interest.

3. The Accessory Apartment will be compatible with surrounding structures in use, scale, mass and circulation.

4. The effects of any differences in use or scale have been mitigated through design solutions, planning, and conditions of approval.

Conditions of Approval - Accessory Apartment

1. Prior to issuance of the building permit for 220 King Road, the applicant shall execute and record a deed restriction in a form approved by the City Attorney.

2. No nightly rentals are allowed.

3. An annual administrative review of the project shall occur one year after this approval.

5. 615 Woodside Avenue - Old Miners' Lodge Subdivision

MOTION: Commissioner Erickson moved to CONTINUE this matter until March 26, 1997. Commissioner O'Hara seconded the motion.

VOTE: The motion passed unanimously.

The Park City Planning Commission Meeting adjourned at 7:50 p.m.

Approved by Planning Commission: Tedrie D. Jones

PARK CITY MUNICIPAL CORPORATION
HISTORIC DISTRICT COMMISSION
MINUTES OF MARCH 17, 1997

COMMISSIONERS IN ATTENDANCE: David White, Chair; Jim Petrie, Linda McReynolds, Ken Martz
EX OFFICIO: Patrick Putt, Planning and Zoning Administrator; Ted Knowlton, Planning Assistant; Kurt von Puttkammer, Contract Planner; Megan Ryan, Principal Planner

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REGULAR MEETING

I. ROLL CALL

Chair David White called the meeting to order and reported that all Commissioners were present.

II. MINUTES OF FEBRUARY 3, 1997

MOTION: Commissioner Martz moved approval of the Minutes as written; Commissioner Petrie seconded.

VOTE: Unanimous, 3-0.

III. PUBLIC INPUT

There was none.

IV. STAFF/COMMISSIONER'S COMMUNICATIONS

Planning Assistant, Ted Knowlton, reported that "Z" Place, 427 Main Street, had replaced the existing doors and widened the transom on the front of the building without a permit. It is staff's opinion that the doors are inappropriate for the 1939 art deco-style building listed on the National Register of Historic Places. Planning Assistant Knowlton presented some photos of the new doors and transoms for the Commissioners to study. He also supplied photos of the doors and transoms before the modifications were made and requested feedback from the HDC.

Commissioner Martz said there appeared to be a facade easement violation and continued that the doors that had been replaced had been on the building for about 25 years. Commissioner Petrie commented the doors had been on the building for as long as he could remember.

Planning Assistant Knowlton remarked that the original doors helped balance the bass relief elements. With the new, less substantial doors, the building "feels" top heavy. He asked the Commissioners if they supported staff in trying to get the original doors reinstalled.

All the Commissioner members voiced strong support for staff's position.

V. ACTION ITEMS

A) 220 King Road, Lot 2-Treasure Hill Subdivision - Design review of a single family residence: Contract Planner von Puttkammer provided background on the project which had been reviewed by the HDC a number of times. The Commission reviewed this application most recently at the January 27, 1997, HDC Work Session. Staff was directed at that time to place the project on a future agenda for final approval since the HDC was satisfied that the changes made to the design addressed the concerns previously expressed by the HDC.

Planner von Puttkammer said that the desired action at this meeting would be for the HDC to review the project within the context of the Land Management Code, Section 7-1, Historic Residential and the Historic District Design Guidelines. He respectfully requested the HDC's consideration of the recommendation to approve the project in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval as written in the staff report.

Commissioner Martz commented that Chris Larson had requested a landscape plan. Staff responded a condition of approval could be added that a landscape plan be provided prior to final building permit issuance. Planner Ryan suggested that the areas of concern be specified to assure that the landscape plan addresses them. Planner von Puttkammer said it would be easier to review the landscape plan at building permit approval since the drawing will be larger and more readable.

Commissioner Petrie said he had no concerns with the project as long as the landscape plan was carefully reviewed. Staff replied the landscape plan could be brought back to the HDC along with all colors, finishes, and doors/windows and asked what the Commission preferred. Commissioner Petrie responded that would be his preference. The other Commissioners agreed.

MOTION: Commissioner Martz moved approval of the design for Lot 2, Treasure Hill Subdivision, 220 King Road in accordance with the findings of fact, conclusions of law, and conditions of approval as written in the staff report; Commissioner Petrie seconded.

VOTE: Unanimous, 3-0 in favor.

Conditions of Approval:

1. The project will require the approval of the Building Department and Planning Department prior to issuance of a building permit.
2. All colors, finishes, and doors/windows will require approval from Staff for compliance with HDC guidelines prior to ordering the items.

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
JANUARY 8, 1997

COMMISSIONERS IN ATTENDANCE: Fred Jones, Tom Calder, Diane Zimney, Chris Larson, Karri Hays, Michael O'Hara
EXCUSED: Bruce Erickson
EX OFFICIO: Kirsten Whetstone, Planner; Ted Knowlton, Planning Assistant; Alison Kuhlow, Planner; Patrick Putt, Planning and Zoning Administrator

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REGULAR MEETING - 5:30 P.M.

I. ROLL CALL

Chair Fred Jones called the meeting to order and reported that all Commissioners were present except Bruce Erickson, who was excused.

II. ADOPTION OF MINUTES OF DECEMBER 18, 1996

MOTION: Commissioner Calder mover to APPROVE the minutes of December 18, 1996. Commissioner O'Hara seconded.

VOTE: The motion passed unanimously.

III. ANNOUNCEMENTS

Planning and Zoning Administrator Putt announced the City Council Public Hearing on the General Plan update was to be held on January 9, 1997, and urged the Commissioners to attend. He also reminded the Commission that the their January 22, 1997 regular meeting was scheduled to begin at 6:30 instead of 7:00 p.m.

IV. PUBLIC COMMUNICATIONS

There was no comment

V. STAFF/COMMISSIONERS' COMMUNICATIONS

Commissioner O'Hara stated he had received two letters regarding the Park City Ski Area expansion. The letters were forwarded to staff to be placed in the project file.

VI. CONSENT AGENDA

1. Lot 3, Treasure Hill Subdivision, Upper Norfolk Lots-Sweeney Residence

Planner Whetstone presented the application for a small scale MPD to construct a 5,200 square foot single family dwelling on a .80 acre site. The project had been previously reviewed at a public hearing. All outstanding issues have been resolved. Staff recommended approval with conditions.

MOTION: Commissioner Larson moved to APPROVE of the project as presented. Commissioner Calder seconded.

VOTE: The motion passed unanimously.

Conditions of Approval - Lot 3, Treasure Hill Subdivision, Upper Norfolk Lots-Sweeney Residence

1. All standard project conditions shall apply.

2. All conditions of approval of the Sweeney MPD and Treasure Hill Subdivision plat apply.

3. A financial guarantee, for the value of all public improvements, landscaping, re-vegetation, and trails to be completed, shall be provided to the City prior to building permit issuance. All public improvements shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.

4. The Planning Department's review and approval of an overall grading and landscape plan, showing existing and proposed vegetation, and including a detailed limits of disturbance plan, retaining walls, and a re-vegetation plan, is a condition precedent to issuance of a building permit. The landscape plan shall also contain all information regarding project lighting and directional signs for trails.

5. Re-vegetation of the disturbed areas, including utility installation areas, shall be done with native species acceptable to the Community Development Department staff.

6. The Developer shall provide a detailed Construction Management Plan (CAMP), prior to issuance of any building permits, that addresses at a minimum the following:

   a.) A construction staging, storage, circulation and parking plan.

   b.) The developer shall instruct respective contractors that there is to be no wash out of concrete trucks on-site landscape areas. Further, the developer shall identify any off-site dirt storage sites, obtain written permission by the owner and post a financial surety, to the satisfaction of the City, that will provide for the rehabilitation of the said storage site.

   c.) Any temporary parking signs, subject to Public Works Director and City Engineer approval, shall be addressed in the CMP.

   d.) An existing conditions survey that identifies and determines existing grade shall be conducted by the applicant and submitted prior to issuance of a footing and foundation permit. This survey shall assist the Community Development Department in determining the grade for measurement of height of this project as defined in the Land Management Code.

7. All trails, as indicated on the Treasure Hill subdivision plat, shall be constructed and approved by the City prior to issuance of a certificate of occupancy for the residence.

8. Final architectural design of the residence, skier bridge, tunnel, and retaining walls shall be reviewed and approved by the Historic District Commission and Community Development staff prior to issuance of any building permits.

9. The City Engineer shall review and approve appropriate grading, utility, public improvements and drainage plans for compliance with City standards as a condition precedent to permit issuance.

10. The Snyderville Basin Sewer Improvement District shall review and approve the sewer plans.

VII. PUBLIC HEARINGS/DISCUSSION/ACTION ITEMS

1281 & 1285 Park Avenue, 13th Street Town Home-Condominium Conversion

Planning Assistant, Ted Knowlton, presented a request to condominiumize an existing duplex located in the RM zone. Planning Assistant Knowlton stated that the request complied with the Land Management Code and subdivision code requirements and staff recommended forwarding a positive recommendation to City Council.

MOTION: Commissioner Calder made a motion to forward a POSITIVE recommendation to City Council. Commissioner Larson seconded.

VOTE: The motion passed unanimously.

Conditions of Approval - 1281 & 1285 Park Avenue, 13th Street Town Home-Condominium Conversion

1. The City Engineer and City Attorney's review and approval of the condominium plat, for compliance with the Land Management Code and conditions of approval, is a condition precedent to recording the plat.

2. All Standard Project Conditions shall apply.

3. The final condominium plat shall be recorded at the County within one year from the date of Cit Council approval. If recordation has not occurred within this one year time frame, this approval and the plat shall be considered null and void.

The meeting adjourned at 5:40 p.m.

Approved by Planning Commission: Frederick L. Jones

Conditions of Approval - 220 Daly Avenue

1. The City Engineer and City Attorney shall review and approve the final form and content of the condominium plat and CC&R's, for compliance with the Land Management Code, State law, and conditions of approval, prior to recordation of the plat.

2. All Standard Project Conditions shall apply.

3. All conditions of approval of the Potter's Corner subdivision shall apply.

4. A financial guarantee for the value of all landscaping and public improvements to be completed shall be provided to the City prior to plat recordation. All landscaping and public improvements shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.

5. The final condominium plat and CC&R's shall be recorded at the County within one year from the date of City Council approval. If recordation has not occurred within the one-year time frame, this approval and the plat shall be considered null and void.

6. **Lot 4, Treasure Hill Subdivision, Upper Norfolk Lots - Hill Residence**

Planner Whetstone reviewed the proposal for a single-family residence on Upper Norfolk which is one of the lots of the Sweeney Master Plan. The Master Plan requires that additional development within the Sweeney Master Plan occur as a small-scale master plan. The Planning Commission previously approved Lot 3, which is the Sweeney residence at 475 Upper Norfolk. Lot 4 was held due to lack of information necessary for a public hearing. There are no FAR limitations on the structures within the approved subdivision plat, but there are specific footprint and massing requirements. The Staff has reviewed the plans and found them to be in compliance with the subdivision and the Sweeney Master Plan. The Historic District location required Historic District Commission review of the architecture and design which was approved at the last HDC meeting.

The applicant, Rich Pittam, distributed booklets containing colored renderings and had a computer model available for viewing.

Chair Jones opened the public hearing.

There was no comment.

Chair Jones closed the public hearing.

Commissioner Erickson asked about the Historic District Commission's response regarding color. Planner Whetstone replied that the HDC liked the idea of a fairly light building but suggested that it be toned down from a bright white. The HDC requested that the applicant give the Staff examples of what would be acceptable to the owner, who wishes to have a white building with green trim and a green metal roof.

Commissioner Larson suggested adding "color palette" to Condition 8 to read, "Final architectural design and color palette . . . ."

Commissioner Hays asked for a comparison of the size of this structure to the Mid Mountain Lodge. Planner Whetstone replied that there is a total of 7,000 square feet, divided into approximately three building masses connected with smaller ones. The total footprint is under the limit of 3,500 square feet. This is larger than the mid-mountain lodge. The lodge has large decks which contribute to the overall massing.

Commissioner Erickson stated that he could not find a mechanism to say that the building is too large for the site. It appeared to be in full compliance with the Sweeney Master Plan subject to a previous agreement. Commissioner Larson agreed that the size is not worth pursing without a mechanism.

MOTION: Commissioner Calder moved to APPROVE Lot 4 of the Treasure Hills subdivision with the findings of fact, conclusions of law, and conditions of approval as listed in the staff report with the stated modification to Condition 8. Commissioner Larson seconded the motion.

VOTE: The motion passed 5 to 1, with Commissioners Calder, Erickson, Larson, O'Hara, and Zimney voting in favor of the motion and Commissioner Hays voting against the motion.

Conditions of Approval - Lot 4 Treasure Hills Subdivision

1. All standard project conditions shall apply.

2. All conditions of approval of the Sweeney MPD and Treasure Hill Subdivision plat apply.

3. A financial guarantee for the value of all public improvements, landscaping, revegetation, and trails to be completed shall be provided to the City prior to building permit issuance. All public improvements shall be completed

according to City standards and accepted by the City Engineer prior to release of this guarantee.

4. The Planning Department's review and approval of an overall grading and landscape plan showing existing and proposed vegetation and including a detailed limits of disturbance plan, retaining walls, and a re-vegetation plan is a condition precedent to issuance of a building permit. The landscape plan shall also contain all information regarding project lighting and directional signs for trails.

5. Re-vegetation of the disturbed areas, including utility installation areas, shall be done with native species acceptable to the Community Development Department Staff.

6. The Developer shall provide a detailed Construction Management Plan (CMP) prior to issuance of any building permits that addresses at a minimum the following:

   a) A construction staging, storage, circulation and parking plan.

   b) The developer shall instruct respective contractors that there is to be no washout of concrete trucks on on-site landscape areas. Further, the developer shall identify any off-site dirt storage sites, obtain written permission by the owner, and post a financial surety to the satisfaction of the City that will provide for the rehabilitation of the said storage site.

   c) Any temporary parking signs, subject to Public Works Director and City Engineer approval, shall be addressed in the CMP.

   d) An existing conditions survey that identifies and determines existing grade shall be conducted by the applicant and submitted prior to issuance of a footing and foundation permit. This survey shall assist the Community Development Department in determining the grade for measurement of height of this project as defined in the Land Management Code.

7. All trails, as indicated on the Treasure Hill subdivision plat, which have not yet been constructed and approved, shall be completed prior to issuance of a certificate of occupancy for the residences.

8. Final architectural design and color palette of the residence, skier bridge, tunnel, and retaining walls shall be reviewed

and approved by the Historic District Commission and Community Development Staff prior to issuance of any building permits.

9. The City Engineer shall review and approve appropriate grading, utility, public improvement, and drainage plans for compliance with City standards as a condition precedent to permit issuance.

10. The Snyderville Basin Sewer Improvement District shall review and approve the sewer plans.

The Park City Planning Commission Meeting adjourned at 7:40 p.m.

Approved by Planning Commission Fredric L. Jones

PARK CITY
1884

Building • Engineering • Planning

April 1, 2005

Lawrence M. Meadows
PO Box 4355
Park City, UT 84060

NOTICE OF PLANNING COMMISSION ACTION

Project Description: A Conditional Use Permit for two single family homes on Lots 6 and 7 of the Treasure Hill Phase II Subdivision.

Project Address: 503 and 503 ½ Woodside Avenue

Date of Action: March 23, 2005

Action Taken: The Planning Commission approved the Conditional Use Permit for the two single family homes at 503 and 503 ½ Woodside Avenue in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval as stated below:

FINDINGS OF FACT

1. An administrative Conditional Use Permit for two single family houses on Lots 6 and 7 of the Treasure Hill Phase II subdivision (approved in June of 2000) was submitted on February 22, 2005. This application was reviewed under Section 15-1-10 of the Land Management Code and reviewed against the notes and conditions of the subdivision plat.
2. Letters of notification were sent to affected property owners within 300'.
3. These lots are part of the 1985 Sweeney Master Planned Development, and are known as the Fifth Street lots parcel.
4. These lots are located at 503 and 503 ½ Woodside Avenue. Lot 6 is addressed at 503 ½ Woodside and Lot 7 is addressed at 503 Woodside Avenue. Lot 6 is 34,565 sf, Lot 7 is 40, 298 sf. The proposed foot print for Lot 6 is 3,496 and Lot 7 is 3,472 sf. Easterly façade heights comply with the 25' height restriction, gables and perpendicular elements comply with the 30' height restriction, with the exception of the elevator elements that are allowed up to 33' from existing grade. All development is contained within the platted building areas. The houses are articulated with horizontal and vertical stepping and the massing is broken up into areas ranging from 600 sf to 1100 sf. Access to the lots is from Woodside Avenue via the Woodside Avenue tunnel within the 5th Street right-of-way.
5. A conditional use permit is a requirement of the Sweeney MPD for development of any of the parcels.
6. The property is within the HR-1-mpd zoning district, subject to the Sweeney MPD.
7. No signs are proposed with this application.
8. Woodside Avenue is a narrow and congested street. Parking, snow storage and construction staging is problematic in this neighborhood.
9. A rounded element and an elevator/staircase tower element are proposed on the north house on Lot 7. The elevator tower exceeds the allowed 30' maximum height allowed

by the subdivision plat, by approximately 3'. The subdivision plat states the following, "the Planning Commission may, during the small-scale MPD approval process (ie. CUP), grant height exceptions up to a maximum height of thirty three (33') feet for pitched roofs for the expressed purpose of accommodating access, ie stairwells and/or elevators between floor levels.

10. The elevator tower does not include habitable space above the maximum zone height.
11. LMC Section 15-2.2-5 regarding exceptions to Building Height allows a 5' exception to the maximum height to accommodate mechanical equipment such as elevators.
12. The applicant stipulates to the conditions of approval.

CONCLUSIONS OF LAW

1. The Use, as conditioned complies with all requirements of the Land Management Code, Section 15-1-10.
2. The Use as conditioned is consistent with the Park City General Plan.
3. The Use as conditioned is compatible with surrounding structures in use, scale, mass, and circulation.
4. The effects of any differences in use or scale have been mitigated through careful planning.
5. The Use as conditioned is consistent with the notes and conditions of approval of the Treasure Hill Phase II subdivision plat and the 1985 Sweeney MPD, as amended.

CONDITIONS OF APPROVAL

1. As a condition precedent to receipt of a full building permit, the applicant shall submit an application for an historic district design review and shall comply with all applicable Historic District Design Guidelines and conditions of approval.
2. As a condition precedent to issuance of any building permit, the applicant shall submit a construction mitigation plan for review and approval by the Planning, Engineering, and Building Departments. The plan shall address, in additional to the standard CMP elements, excavated materials, public access and safety in and around the construction site, trail closures and/or re-routing and notifying the public of such closures, as well as the design of safety fencing (both temporary and permanent) to prevent serious injury to users of the ski easements and trails on these lots.
3. As a condition precedent to issuance of any building permits, the applicant shall submit a fire protection plan that shall include the construction phase, to be reviewed and approved by the Chief Building Official.
4. As a condition precedent to issuance of any full building permits, the applicant shall submit a limits of disturbance plan and a grading and landscape plan for review and approval by the Engineering, Building, and Planning Departments. Such plan shall include information regarding the re-grading and re-vegetation of all areas disturbed during construction of the two houses, as well as the landscape treatment of any retaining walls, as well as details of all landscaping, irrigation, and fencing.
5. A financial guarantee for all landscaping and public improvements, including trails, is necessary to ensure completion of or reconstruction/re-vegetation of these improvements or areas of disturbance. All public improvements shall be completed according to City standards and accepted by the City prior to release of this guarantee.
6. All retaining walls shall be pedestrian in scale, stepped, and landscaped to soften the appearance. Retaining wall materials and design shall be approved by the Planning, Engineering, and Building Departments prior to installation or construction and shall be included on the landscape plans.
7. All standard project conditions shall apply.
8. All conditions of approval of the Sweeney Properties MPD, as amended, continue to apply.
9. All exterior lighting shall conform to the requirements of the City's lighting ordinance and shall be subdued in nature.
10. The Snyderville Basin Sewer Improvement District shall review and approve the sewer plans

as a condition precedent to issuance of a full building permit.

11. A height exception up to 33' is approved for the elevator element on the north house. All other heights shall conform to the height requirements as stated on the Treasure Hill Phase II Subdivision plat and depicted on the plans submitted for Planning Commission review on March 23, 2005.
12. Final plans for the two houses shall be substantially consistent with the plans presented to the Planning Commission on March 23, 2005. Significant changes to these plans, as determined by the Planning Director, shall be returned to the Planning Commission for review and approval as an amendment to this Conditional Use Permit.
13. Approval of this Conditional Use Permit is valid for one year from the date of Planning Commission approval. Application for a building permit on one or both of these houses shall occur prior to the expiration date, or this Conditional Use Permit will be null and void.
14. The round elements shall be reviewed for compliance with the Historic District Design Guidelines and with Section 15-5-5 (Architectural Design Guidelines) of the Land Management Code.

If you have any questions or concerns, please do not hesitate to call me at 435-615-5066.

Sincerely,

Kirsten Whetstone, Senior Planner
Cc. file

Ordinance No. 00-40

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT FOR 503 and 503 ½ WOODSIDE AVENUE, KNOWN AS TREASURE HILL SUBDIVISION PHASE II, PARK CITY , UTAH

WHEREAS, the owners of the property at 503 AND 503 ½ Woodside Avenue, known as Treasure Hill Subdivision Phase II, petitioned the City Council for approval of a final subdivision plat; and

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

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on May 24, 2000 to receive input on the proposed subdivision; and

WHEREAS, on June 15, 2000 the City Council reviewed the proposed subdivision plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the final subdivision plat for 503 and 503 ½ Woodside Avenue.

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

SECTION 1. FINDINGS. The following findings are hereby adopted:

1. The property is located in the HR-1-MPD zoning district and is subject to requirements and conditions of the Sweeney Properties Master Plan (SPMPD) (1986, amended in 1987 and 1995).

2. There is an existing structure located at 503 Woodside of which the original southern portion has been determined by the Planning Department and HDC to be historically significant.

3. There are several existing clumps of trees and shrubs on the property. Design of future buildings will need to incorporate a landscape plan preserving existing vegetation to the greatest extent possible and measures to mitigate for any loss of significant vegetation.

4. The proposed subdivision plat creates two platted lots for the purpose of allowing title to be transferred to the applicants and for building permits to be issued on this property for two single family houses.

5. The property is approximately 1.719 acres in area. Open space area of approximately 0.719 acres has been added to the lot areas to incorporate the ski easements as perpetually dedicated open space areas. The actual lots sizes for Lots 1 and 2 are 0.794 and 0.925 acres respectively. Building pads and limits of construction disturbance are indicated on the plat.

6. The project is located off of Woodside Avenue with high intensity residential uses and with minimal construction staging area.

7. A financial guarantee for all 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.

8. The SPMPD states that access to these lots shall be from a common underground driveway within the Fifth Street right-of-way. The master plan also states that construction of single family houses on the Fifth Street lots is subject to review under the Conditional Use review criteria of the LMC. The SPMPD specifically states that the applicant must demonstrate that all significant impacts which result from the construction of these units and access to the units can be adequately mitigated.

9. The SPMPD requires that prior to the sale of individual lots, the site must be considered under and meet the requirements of the Park City Subdivision Ordinance (Chapter 15 of the LMC- February 25, 1998 edition or as amended).

10. The applicant stipulates to the conditions of approval.

11. On May 24, 2000 the Planning Commission conducted a public hearing and forwarded a positive recommendation to the City Council.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned subdivision plat, that neither the public nor any person will be materially injured by the proposed amendment. The final plat is consistent the Park City Land Management Code, the Sweeney Property Master Plan, and State subdivision requirements.

SECTION 3. PLAT APPROVAL. The final subdivision plat for 503 and 503 ½ Woodside Avenue, known as Treasure Hill Subdivision, is approved as shown on Exhibit A, with the following conditions:

1. City Attorney and City Engineer review and approval of the subdivision plat for compliance with the Land Management Code and conditions of approval is a condition precedent to plat recordation.

2. All Standard Project Conditions shall apply.

3. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits. Measures to protect existing trees shall be included the Construction Mitigation Plan (CMP). Measures to protect adjacent houses, foundations, utilities, landscaping, and access shall be included in the CMP.

4. A financial guarantee, for the value of all public improvements to be completed, shall be provided to the City prior to final plat recordation. All public improvements shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.

5. The final plat shall be recorded at the County within one year from the date of City Council approval. If recordation has not occurred within the one year time frame, this approval and the plat shall be considered null and void.

6. In order to ensure compliance with the SPMPD the following notes shall be included on the plat:

   a. FOOTPRINT. The maximum footprint, calculated from the outside face of walls and subject to the massing requirements of Note f, shall be three thousand five hundred (3,500) square feet including garages. The following shall not count towards the foot print calculation:
      - Decks which are open on at least two sides (but may have railings as required), covered or uncovered, and have no above grade living space below or above them;
      - Exterior walkways;
      - Exterior stairs;
      - Driveways.

   b. BUILDING AREA LIMITS. Improvements, including fences and formal landscaping (unless otherwise permitted under easements or agreements of record or as shown on the Plat or as consistent with the approved construction drawings of the driveway, ski bridges and utility plans) shall be limited to the Building Area Limits noted on the plat. Notwithstanding the foregoing notes, flat areas located on the Ski Trail Easements directly adjacent to and east of the Building Area Limits of Lots 1 and 2 may be landscaped with irrigated grasses.

c. CONSTRUCTION DISTURBANCE. Unless otherwise provided in agreements with Park City Municipal Corporation which are of record, temporary construction disturbance shall be limited to twenty (20') feet beyond the Building Area Limits or to adjoining lot property lines, which ever is closer. Such disturbed area shall be re-vegetated with native landscaping, and a guarantee for the cost of re-vegetation shall be posted with the City at the time of building permit issuance. The adjacent ski trails may be used for construction staging.

d. HEIGHT. The building height shall be measured from existing grade. The maximum height shall be twenty five (25') feet for roofs and roof elements that generally are parallel to natural grade and thirty (30') feet for roof ridges that are generally oriented (in the horizontal plane) perpendicular to existing contour lines, for example, dormers. The Planning Commission may, during the small-scale MPD approval process, grant height exceptions up to a maximum height of thirty three (33') feet for pitched roofs for the expressed purpose of accommodating access, ie stairwells and/or elevators between floor levels.

e. FACADE HEIGHT, EASTERLY FACING. The maximum facade height for the Easterly facing facades, without a step back of at least five (5') feet shall be twenty-five (25') feet from existing or re-established grade, whichever is greater.

f. MASSING. House designs may be comprised of one or more connected or unconnected building masses. No one building mass within the 3,500 square foot footprint shall have a footprint that exceeds 1,500 square feet. Massing elements shall be separated by horizontal and/or vertical facade breaks. This requirement shall be interpreted to mean that there will be significant variation of roof heights for the different building masses.

g. ACCESS. The lots shall be accessed by a common underground driveway within the 5th Street right-of-way. Minimum vertical clearance in the tunnel shall be 10 feet, or as determined by the Chief Building Official. The Historic District Commission shall review the design of the entrance onto Woodside and the driveway. The design shall include provisions for covering the driveway/parking structure with vegetation/sod to maintain as much as possible the current "green-open look" of 5th Street. HDC approval of this design is required prior to issuance of a building permit for the driveway.

h. UTILITIES. Utilities shall be extended from Norfolk Waterline and from Woodside Avenue. Where necessary, utilities for 501 Woodside (Lot 1, Block 28, Park City Survey) shall be replaced as part of construction of the underground driveway at the expense of the developer of the 2 Lots. Maintenance and replacement of sewer laterals shall be the responsibility of their respective owners and not that of the

Snyderville Basin Sewer Improvement District. The approved plan shall include proposed methodology to minimize inconvenience to neighbors during construction.

i. FIRE SPRINKLERS. Residential fire sprinkling and/or other safety features shall be required at the determination of the Chief Building Official at the time of building permit issuance. Wood roofing material shall be prohibited.

j. STAIRWAY. A four foot wide stairway serving the ski run as well as the adjacent properties on Woodside shall be constructed as part of the driveway access construction for the lots in this subdivision.

k. EASEMENTS. These lots are subject to the Town Lift Easements as recorded in Book 01228, pages 213, Summit County Recorder's Office, Summit County, Utah and as shown on Sheet 14 of the SPMPD. These lots are subject to the Norfolk Waterline Easement as recorded in Book 458, pages 5-7, Summit County Recorder's Office, Summit County, Utah and the developer shall pay for any necessary rerouting of such and shall provide a new easement if necessary. These lots are subject to ski/pedestrian easements as described in the SPMPD, Section 4.4 of the Master Plan Summary and as shown on Sheets 1, 2, and 4-9 of the SPMPD.

l. PRECEDENCE. The above special restrictions are covenants of and consistent with the Sweeney Properties Master Plan approved by the Park City Council on October 16, 1986 and as subsequently amended on October 14, 1987; December 30, 1992; and November 7, 1996. Final house design shall be reviewed under the Small Scale Master Plan process as a Conditional Use Permit, in accordance with the SPMPD. These lots shall not be further subdivided.

7. A summertime easement for construction and service access across the SPMPD ski trails shall be required. Easements for the driveway across the Master Planned open space tract and across Lot 2 for access to Lot 1 are required. All areas disturbed by this construction shall be re-vegetated with native grasses and vegetation.

8. City Engineer review and approval of all appropriate grading, utility installation, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.

9. Prior to issuance of any building permits for the driveway and entrance onto Woodside Avenue, the Historic District Commission shall review and approve the plans for compliance with the Historic District Design Guidelines. The Planning Commission shall review house design for compliance with the Historic District Design Guidelines at the time of review of the small scale MPD.

10. A preliminary landscape plan showing grading and developed landscaping around the houses, as well as grading and re-vegetation proposed for all disturbed areas, including the driveway area and the Fifth Street right-of-way, shall be submitted as part of the small scale MPD for the houses and driveway design. A final landscape plan, consistent with the preliminary plan, shall be submitted for review and approval by the Planning Department, at the time of building permit issuance.

11. The existing historic structure shall be relocated to another lot in the Historic District that has frontage on a Street.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 15 th day of June, 2000.

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:

Janet M. Scott, City Recorder

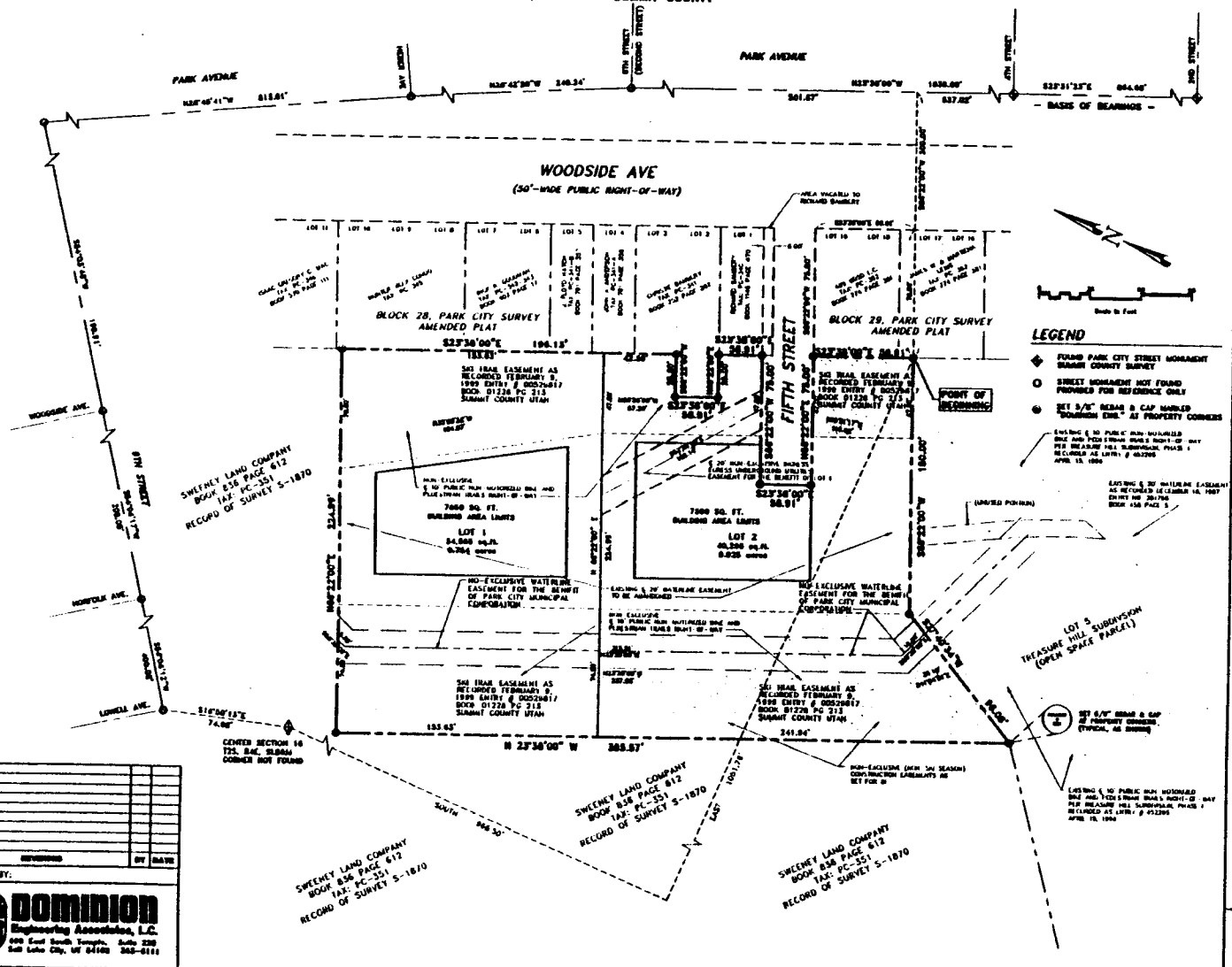
Approved as to form:

Mark D. Harrington, City Attorney

PARK CITY SUMMIT COUNTY UTAH CORPORATE Seal MARCH 1, 1884

QUITTING TIME SUBDIVISION
PHASE II TREASURE HILL SUBDIVISION

A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN
PARK CITY, UTAH SUMMIT COUNTY



SURVEYOR'S CERTIFICATE

I, James V. Welsh, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 334881, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owner(s), I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as

QUITTING TIME SUBDIVISION PHASE II TREASURE HILL SUBDIVISION

and that same has been correctly surveyed and staked on the ground as shown on this plat.

Date

James V. Welsh, PLS.
License No. 334881

UTAH LICENSED LAND SURVEYOR No. 334881 JAMES V. WELSH STATE OF UTAH

LEGAL DESCRIPTION

A part of the Southeast Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point which is 78.00 feet South 66°22'00" West and 88.01 feet South 23°36'00" West from the Northeast corner of Block 28, Park City Survey, Amended Plat, said point of beginning also being 208.00 feet South 66°22'00" West from the intersection of Park Avenue and 4th Street, said point of beginning also being the point of beginning of Treasure Hill Subdivision, as recorded in the Summit County Recorder's Office, and running thence South 66°22'00" West 150.00 feet along the Northerly line of said Treasure Hill Subdivision; thence North 23°36'00" East 196.15 feet along said Block 28; thence South 66°22'00" West 66.00 feet; thence North 23°36'00" West 366.57 feet; thence North 66°22'00" East 224.00 feet; thence South 23°36'00" East 196.15 feet to the Southwest corner of Lot 5, Block 29, Park City Survey, Amended Plat; thence South 66°22'00" West 25.00 feet; thence South 23°36'00" West 88.01 feet; thence North 66°22'00" East 25.00 feet to the Northwest corner of Lot 1 of said Block 29; thence South 23°36'00" East 23.48 feet to the Southwest corner of said Lot 1; thence South 66°22'00" West 75.00 feet; thence South 23°36'00" East 88.00 feet; thence North 66°22'00" East 75.00 feet to the Northwest corner of Lot 10 of Block 30, Park City Survey, Amended Plat; thence South 23°36'00" East 88.01 feet to the point of beginning. Contains 1.710 acres, more or less.

BASIS OF BEARINGS

The basis of bearing is South 23°31'23" East along the Monument Line of Park Avenue between the Park City Monuments found at the intersections of 4th Street and 2nd Street.

OWNERS OFFER OF DEDICATION

The owners of their representatives, hereby irrevocably offer for dedication to the City of Park City all the streets, trails, rights-of-way, land for land government uses, easements, parks and required utilities and improvements shown on the subdivision plat and condominium plans in accordance with an irrevocable offer of dedication subject to covenants, deeds of record and agreements of record.

IN WITNESS WHEREOF, the undersigned set their hands this _____ day of _____, 2000.

Edward J. Beaulieu

SWEENEY LAND COMPANY, a Utah general partnership

By _____
Patrick A. Sweeney
Managing Partner

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
: ss.
COUNTY OF COOK)

On this ____ day of _____, 2000, personally appeared before me EDWARD J. BEAULIEU, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

NOTARY PUBLIC
Residing at:_____

My Commission Expires:

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
: ss.
COUNTY OF San Juan)

On this ____ day of _____, 2000, personally appeared before me CLYDE CARLIE, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

NOTARY PUBLIC
Residing at:_____

My Commission Expires:

ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.
COUNTY OF SUMMIT)

On this ____ day of _____, 2000, personally appeared before me PATRICK A. SWEENEY, who being by me duly sworn, did say that he is the Managing General Partner of Sweeney Land Company, a Utah general partnership, and that the foregoing instrument was signed on behalf of said partnership, and said PATRICK A. SWEENEY acknowledged to me that said partnership executed the same.

NOTARY PUBLIC
Residing at:_____

My Commission Expires:

QUITTING TIME SUBDIVISION
PHASE II TREASURE HILL SUBDIVISION

A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN
PARK CITY, UTAH SUMMIT COUNTY

NO.	REVISIONS	BY	DATE

PREPARED BY:

DOMINION Engineering Associates, L.C.
606 East South Temple, Suite 220
Salt Lake City, UT 84102 355-0111

NUMBER _____
ACCOUNT _____
SHEET 1
OF 1 SHEETS

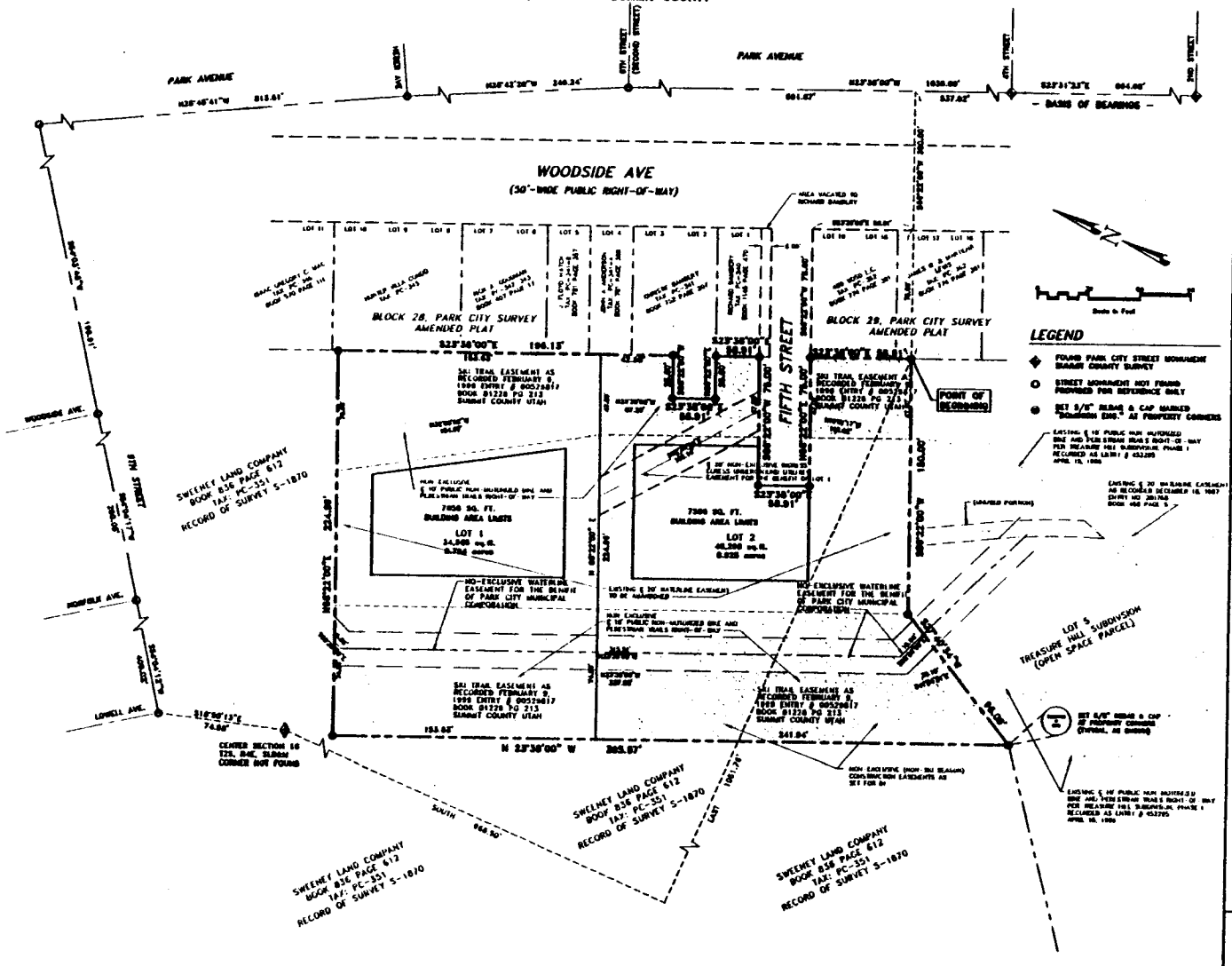
SNYDERVILLE BASIN SEWER IMP. DIST.	PLANNING COMMISSION	ENGINEERS' CERTIFICATE	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	COUNCIL APPROVAL AND ACCEPTANCE	RECORDED
BUILDING FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVED DISTRICT STANDARDS ON THIS _____ DAY OF _____ A.D. _____	APPROVED THIS _____ DAY OF _____, A.D. _____ BY THE PARK CITY PLANNING COMMISSION	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, A.D. _____	APPROVED AS TO FORM THIS _____ DAY OF _____, A.D.	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, A.D. _____	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, A.D. _____	STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF _____ BOOK _____ PAGE _____ FEE _____ SUMMIT COUNTY RECORDER
BY _____ S.B.S.I.D.	BY _____ CHAIRMAN	BY _____ PARK CITY ENGINEER	BY _____ PARK CITY ATTORNEY	BY _____ PARK CITY RECORDS	BY _____ MAYOR	

PAGE 1 OF 3

RECEIVED
MAY 16 2000
PARK CITY PLANNING DEPT.

QUITTING TIME SUBDIVISION
PHASE II TREASURE HILL SUBDIVISION

A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN
PARK CITY, UTAH SUMMIT COUNTY



PAGE 2 OF 3

PREPARED BY:

Dominion Engineering Associates, L.C.
[illegible] East South Temple, Suite 220
Salt Lake City, UT 84102 363-0111

NO.	REVISIONS	BY	DATE

5th STREET SOUTH LOT

Beginning at a point which is South 66°22' West, 75.00 feet from the Southeast Corner of Block 28, Park City Survey, Amended Plat, said point also being South 23°38' East, 412.75 feet and South 66°22' West, 300.00 feet from a Park City Monument at the Intersection of Park Avenue and 5th Street, and running thence South 66°22' West, 75.00 feet; thence North, 23°38' East, 56.00 feet; thence North 66°22' East, 75.00 feet; thence South 23°38' East, 56.01 feet to the point of beginning.

Containing 0.03 Acres, more or less.

Subject to and together with any and all easements, right-of-ways and restrictions of record or enforceable in law or in equity.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 4th Street and Park Avenue and 5th Street whose bearing is South 23°38' East.)

5th STREET NORTH LOT

Beginning at the point which is South 66°22' West, 75.00 feet and North 23°38' West, 91.97 feet from the Southeast Corner of Block 28, Park City Survey, Amended Plat, said point also being South 23°38' East, 310.78 feet and South 66°22' West, 300.00 feet from a Park City Monument at the Intersection of Park Avenue and 4th Street, and running thence South 66°22' West, 224.00 feet; thence North 23°38' West, 155.65 feet; thence North 66°22' East, 224.00 feet; thence South 23°38' East, 155.65 feet to the point of beginning.

Containing 0.79 Acres, more or less.

Subject to and together with any and all easements, right-of-way and restrictions of record or enforceable at law or in equity.

(Basis of bearing for the above description is the Park City Monuments at the Intersection of Park Avenue and 4th Street and Park Avenue and 5th Street whose bearing is South 23°38' East.)

5th Street Trail Easements

Beginning at a point which is South 66°22' West, 75.00 feet and South 23°38' East 30.00 feet from the Southeast Corner of Block 28, Park City Survey, Amended Plat, said point also being South 23°38' East, 442.75 feet and South 66°22' West, 300.00 feet from a Park City Monument at the Intersection of Park Avenue and 4th Street,

and running thence South 23°38' East, 56.00 feet; thence South 66°22' West, 47.00 feet; thence North 23°38' West, 56.00 feet; thence North 66°22' East, 47.00 feet to the point of beginning.

Containing 0.06 Acres, more or less.

Also, Beginning at a point which is South 66°22' West, 57.00 feet from the Southeast Corner of Block 28, Park city Survey, Amended Plat, said point also being South 23°38' East, 412.75 feet and South 66°22' West, 300.00 feet from a Park City Monument at the Intersection of Park Avenue and 4th Street,

and running thence South 66°22' West, 47.00 feet; thence North 23°38' West, 92.97 feet; thence North 32°00'32" West, 156.34 feet; thence North 66°22' East, 70.00 feet; thence South 23°38' East, 198.13 feet; thence South 66°22' West, 25.00 feet; thence South 23°38' East, 25.00 feet; thence North 66°22' East, 25.00 feet; thence South 23°38' East, 56.40 feet to the point of beginning.

Containing 0.30 Acres, more or less.

Also, Beginning at a point which is South 66°22' West, 225.00 feet and South 23°38' East, 88.01 feet from the Southeast Corner of Block 28, Park city Survey, Amended Plat, said point also being South 23°38' East, 381.00 feet and South 66°22' West, 464.00 feet from a Pk Monument at the Intersection of Park Avenue and 4th Street,

and running thence South 27°40'34" West, 94.87 feet; thence North 23°38' West, 3 feet; thence North 66°22' East, 74.00 feet; thence South 23°38' East, 338.51 feet to the beginning.

Containing 0.62 Acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 4th Street and Park Avenue and 5th Street whose bearing is South 23 38' East.)

QUITTING TIME SUBDIVISION
PHASE II TREASURE HILL SUBDIVISION

A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN
PARK CITY, UTAH SUMMIT COUNTY

RECORDED

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

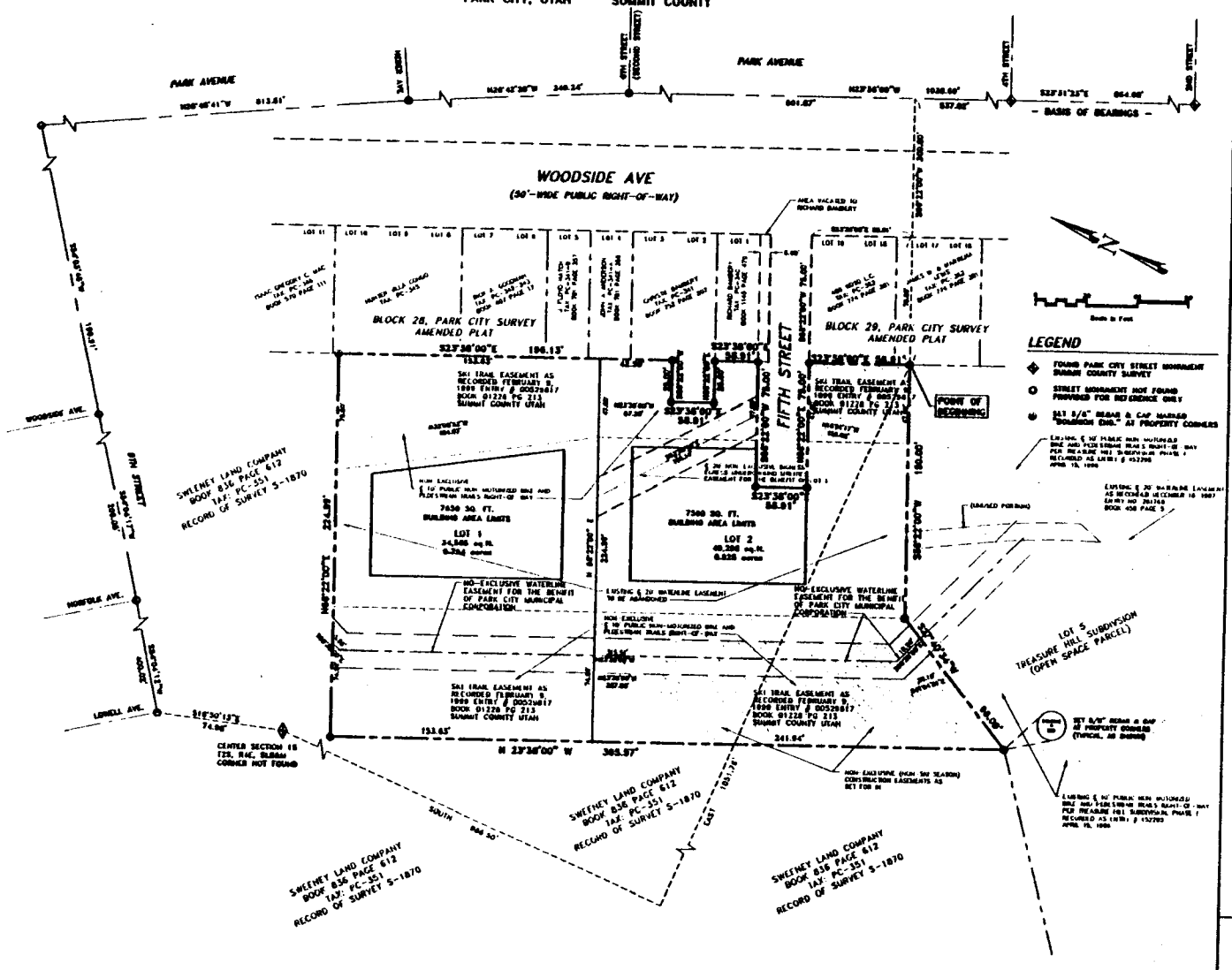
DATE ____ TIME ____ BOOK ____ PAGE ____

FEE ____ SUMMIT COUNTY RECORDER

RECEIVED
MAY 16 2000
PARK CITY
PLANNING DEPT.

QUITTING TIME SUBDIVISION
PHASE II TREASURE HILL SUBDIVISION

A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN
PARK CITY, UTAH SUMMIT COUNTY



1. FOOTPRINT. The maximum footprint, calculated from the outside face of walls and decked to the exterior requirements of Note 7, shall be three thousand five hundred (3500) square feet including garages. The following shall not count towards the final gross calculations:

   (a) Decks which are open on at least two sides (but which may have railings or supports), covered or uncovered, and which do not have above grade living space below or above them;
   (b) Exterior walkways;
   (c) Exterior stairs;
   (d) Breezeways.

2. BUILDING AREA LIMITS. Improvements, including houses and formal landscaping (unless otherwise permitted under easements or agreements of record or as shown on the Plat or as permitted with the approved construction drawings or the Ordinance) and additions shall be limited to the Building Area Limits noted on the Plat, and notwithstanding the foregoing, that areas located on the Ski Trail Easements directly adjacent to and East of the Building Area Limits of Lots 1 and 2 may be landscaped with irrigated grassed areas.

3. CONSTRUCTION DISTURBANCE. Unless otherwise provided in agreements with Park City Municipal Corporation which are of record, temporary construction disturbance shall be limited to twenty (20) feet beyond the Building Area Limits or to adjoining lot property lines which ever is closer. Such disturbed area shall be revegetated with native landscaping. The neglected and trails may be used for construction staging.

4. HEIGHT. The building height shall be measured from existing grade. The maximum height shall be thirty five (35) feet for roofs whose overhangs are generally located in a plane parallel to natural grade, i.e. below natural grade and thirty (30) feet for elements whose edges are oriented (in the horizontal plane) generally perpendicular to existing contour lines. A maximum height of thirty three (33) feet for pitched roofs shall be permitted for the expressed purpose of accommodating gables, i.e. elements and or portions, between their ends.

5. FACADE HEIGHT, EASTERLY FACING. The maximum facade height for the Easterly facing facades without a step back of at least five (5) feet shall be twenty five (25) feet from existing or reconstructed grade adjacent to grade.

6. MASSING. Homes designs may be comprised of one or more connected or unconnected building masses. No one building mass within the 3500 square foot footprint referenced in Note 1 above, shall have a footprint that exceeds 1,500 square feet. Massing elements shall be separated by horizontal and/or vertical facade breaks. The intent that there will be significant variation of roof heights for the different building masses. The Historic (south) portion of the existing 803 1/2 Woodside house shall be restored and retained on site as the Southeast building mass on lot 1.

7. SEWER LATERALS. Maintenance and replacement of sewer laterals shall be the responsibility of Lots' respective owners and not that of the Soyderville Basin sewer Improvement District.

8. FIRE SPRINKLING. Internal and external modified 13d fire sprinklers shall be provided for the homes. Wood roofing material shall be prohibited.

9. PRECEDENCE. The above quoted restrictions are covenants of and considered with the Sweeney Master Plan approved by the Park City Municipal Corporation on October 16, 1986 and as subsequently amended on October 14, 1987 and December 20, 1990. These lots shall not be further subdivided. Final house design shall be reviewed under the Small Scale Master Plan Process in accordance with the Sweeney Master Plan.

PAGE 3 OF 3

PREPARED BY:

DOMINION Engineering Association, L.C.
[illegible] Salt Lake City, UT 84101 [illegible]

NO.	REVISIONS	BY	DATE

QUITTING TIME SUBDIVISION
PHASE II TREASURE HILL SUBDIVISION
A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN
PARK CITY, UTAH SUMMIT COUNTY

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AT THE REQUEST OF [illegible]
DATE [illegible] TIME [illegible] BOOK [illegible] PAGE [illegible]
FEE [illegible]

RECEIVED
MAY 16 2000
PARK CITY PLANNING DEPT.

TREASURE HILL SUBDIVISION PHASE II

A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN
PARK CITY, UTAH SUMMIT COUNTY

LOT DESCRIPTIONS

5th STREET SOUTH LOT 7

Beginning at a point which is South 66°22' West, 75.00 feet from the Southeast Corner of Block 28, Park City Survey, Amended Plat, said point also being South 23°38' East, 412.75 Feet and South 66°22' West, 300.00 feet from a Park City Monument at the Intersection of Park Avenue and 6th Street; and running thence South 66°22' West, 75.00 feet; thence North 23°38' East, 30.00 feet; thence North 66°22' East, 75.00 feet; thence South 23°38' East, 58.91 feet; thence South 66°22' West, 150.00 feet; thence South 27°40'34" West, 96.08 feet; thence North 23°38' West, 241.94 feet; thence North 66°22' East, 224.99 feet; thence South 23°38 East, 42.50 feet; thence South 66°52' West, 25.00 feet; thence South 23°38' East 25.00 feet; thence North 66°52' East, 25.00 feet; thence South 23°38' East, 25.48 feet to the point of beginning.

Containing 0.93 Acres, more of less.

Subject to and together with any and all easements, right-of-ways and restrictions of record or enforceable a law or in equity.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38' East.)

5th STREET NORTH LOT 6

Beginning at the point which is South 66°22' West, 75.00 feet and North 23°38' West, 92.97 feet from the Southeast corner of Block 28, Park City Survey, amended Plat, and said point also being South 23°38' East, 319.78 feet and South 66°22' West, 300.00 feet from a Park City Monument at the Intersection of Park Avenue and 6th Street; and running thence South 66°22' West, 224.99 feet; thence North 23°38' West, 153.63 feet; thence North 66°22' East, 224.99 feet; thence South 23°38' East, 153.63 feet to the point of beginning.

Containing 0.79 Acres, more or less.

Subject to and together with any and all easements, right-of-way and restrictions of record or enforceable at law or in equity.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 4th Street and Park Avenue and 6th Street, whose bearing is South 23°38' East.)

5th Street Trail Easements

Beginning at a point which is South 66°22' West, 75.00 feet and South 23°38' East 30.00 feet from the Southeast Corner of Block 28, Park City Survey, Amended Plat, said point also being South 23°38' East, 442.75 feet and South 66°22' West, 300.00 feet from a Park City Monument at the Intersection of Park Avenue and 6th Street;
and running thence South 23°38' East, 58.90 feet; thence South 66°22' West, 62.00 feet; thence North 23°38' West, 58.91 feet; thence North 66°22' East, 53.00 feet to the point of beginning.

Containing 0.08 Acres, more of less.

Also, Beginning at a point which is South 66°22' West, 57.00 feet from the Southeast Corner of Block 28, Park city Survey, Amended Plat, said point also being South 23°38' East, 412.75 feet and South 66°22' West, 300.00 feet from a Park City Monument at the Intersection of Park Avenue and 6th Street;
and running thence South 66°22' West, 47.00 feet; thence North 23°38' West, 92.97 feet; thence North 32°08'52" West, 155.34 feet; thence North 66°22' East, 70.00 feet; thence South 23°38' East, 196.13 feet; thence South 66°52' West, 25.00 feet; thence South 23°38' East, 25.00 feet; thence North 66°52' East, 25.00 feet; thence South 23°38' East, 25.48 feet to the point of beginning.

Containing 0.29 Acres, more of less.

Also, Beginning at a point which is South 66°22' West, 225.00 feet and South 23°38' East, 88.91 feet from the Southeast Corner of Block 28, Park city Survey, Amended Plat, said point also being South 23°38' East, 501.66 feet and South 66°22' West, 450.00 feet from a Park City Monument at the Intersection of Park Avenue and 6th Street;
and running thence South 27°40'34" West, 96.08 feet; thence North 23°38' West, 395.57 feet; feet; thence North 66°22' East, 74.99 feet; thence South 23°38' East, 335.51 feet to the point of beginning.

Containing 0.63 Acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23 38' East.)

NOTES TO PURCHASERS

A. FOOTPRINT. The maximum footprint, calculated from the outside face of walls and subject to the massing requirements of Note F, shall be three thousand five hundred (3500) square feet including garages. The following shall not count towards the foot print calculations:

(a) Decks which are open on at least two sides (but which may have railings as required), covered or uncovered, and which do not have above grade living space below or above them;
(b) Exterior walkways;
(c) Exterior stairs;
(d) Driveways;

B. BUILDING AREA LIMITS. Improvements, including fences and formal landscaping (unless otherwise permitted under easements or agreements of record or as shown on the Plat or as consistent with the approved construction drawings of the driveway, tunnel and utility) plans shall be limited to the Building Area Limits noted on the Plat. Not withstanding the forgoing notes, flat areas located on the Ski Trail Easements directly adjacent to and East of the Building Area Limits of Lots 6 and 7 may be landscaped with irrigated grass.

C. CONSTRUCTION DISTURBANCE. Unless otherwise provided in agreements with Park City Municipal Corporation which are of record, temporary construction disturbance shall be limited to twenty (20') feet beyond the Building Area Limits or to adjoining lot property lines, which ever is closer. Such disturbed area shall be re-vegetated with native landscaping, and a guarantee for the cost of re-vegetation shall be posted with the City at the time of building permit issuance. The adjacent ski trails may be used for construction staging.

D. HEIGHT. The building height shall be measured from existing grade. The maximum height shall be twenty five (25') feet for roofs and roof elements that generally are parallel to natural grade and thirty (30') feet for roof ridges that are generally oriented (in the horizontal plane) perpendicular to existing contour lines, for example, dormers. The Planning Commission may, during the small-scale MPD approval process, grant height exceptions up to a maximum height of thirty three (33') feet for pitched roofs for the expressed propose of accommodating access, ie stairwells and/or elevators between floor levels.

E. FACADE HEIGHT, EASTERLY FACING. The maximum facade height for the Easterly facing facades, without a step back of at least five (5') feet shall be twenty-five (25') feet from existing or re-established grade, whichever is greater.

F. MASSING. House designs may be comprised of one or more connected or unconnected building masses. No one building mass within the 3,500 square foot footprint shall have a footprint that exceeds 1,500 square feet. Massing elements shall be separated by horizontal and/or vertical facade breaks. This requirement shall be interpreted to mean that there will be significant variation of roof heights for the different building masses.

G. ACCESS. The lots shall be accessed by a common underground driveway within the 5th Street right-of-way. Minimum vertical clearance in the tunnel shall be 14 feet. The Historic District Commission shall review the design of the entrance onto Woodside and the driveway. The design shall include provisions for covering the driveway/parking structure with vegetation/sod to maintain as much as possible the current "green-open look" of 5th Street. HDC approval of this design is required prior to issuance of a building permit for the driveway.

H. UTILITIES. Utilities shall be extended from Norfolk Waterline and from Woodside Avenue. Where necessary, utilities for 501 Woodside (Lot 1, Block 28, Park City Survey) shall be replaced as part of the underground driveway at the expense of the developer of Lots 6 and 7. Maintenance and replacement of wastewater laterals shall be the responsibility of their respective owners and not that of the Snyderville Basin Water Reclamation District. The approved plan shall include proposed methodology to minimize inconvenience to neighbors during construction.

I. FIRE SPRINKLERS. Residential fire sprinkling and/or other safety features shall be required at the determination of the Chief Building Official at the time of building permit issuance. Wood roofing material shall be prohibited.

J. STAIRWAY. A four foot wide stairway serving the ski run as well as the adjacent properties on Woodside shall be constructed as part of the driveway access construction for the lots in this subdivision.

K. EASEMENTS. These lots are subject to the Town Lift Easements as recorded in Book 01228, pages 213, Summit County Recorder's Office, Summit County, Utah and as shown on Sheet 14 of the SPMPD. These lots are subject to the Norfolk Waterline Easement as recorded in Book 458, pages 5-7, Summit County Recorder's Office, Summit County, Utah and the developer shall pay for any necessary rerouting of such and shall provide a new easement if necessary. These lots are subject to ski/pedestrian easements as described in the SPMPD, Section 4.4 of the Master Plan Summary and as shown on Sheets 1,2, and 4-9 of the SPMPD.

L. PRECEDENCE. The above special restrictions are covenants of and consistent with the Sweeney Properties Master Plan approved by the Park City Council on October 16, 1986 and as subsequently amended on October 14, 1987; December 30, 1992; and November 7, 1996. Final house design shall be reviewed under the Small Scale Master Plan process as a Conditional Use Permit, in accordance with the SPMPD. These lots shall not be further subdivided.

SHEET 1 OF 2

SURVEYOR'S CERTIFICATE

I, James V. Wehde, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 334551, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owner(s), I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land in lots and streets, hereafter to be known as

TREASURE HILL SUBDIVISION PHASE II

and that same has been correctly surveyed and staked on the ground as shown on this plat.

Date: May 13th, 2003

James V. Wehde, PLS.
License No. 334551

REGISTERED LAND SURVEYOR
No. 334551
JAMES V. WEHDE
5-13-03
STATE OF UTAH

LEGAL DESCRIPTION

A part of the Southeast Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, more particulary described as follows:

Beginning at a point which is 75.00 feet South 66°22'00" West and 58.91 feet South 23°38' East from the Northeast corner of Block 29, Park City Survey, Amended Plat, said point of beginning also being 300.00 feet South 66°22'00" West and 537.02 feet North 23°38'00" West from a Park City Monument at the Intersection of Park Avenue and 4th Street, said point also being the point of beginning of Treasure Hill Subdivision, as recorded in the Summit County Recorder's Office, and running thence South 66°22'00" West 150.00 feet along the Northerly line of said Treasure Hill Subdivision; thence continuing along said line South 27°40'34" West 96.08 feet; thence North 23°38'00" West 395.57 feet; thence North 66°22'00" East 224.99 feet; thence South 23°38'00" East 196.13 feet to the Southwest corner of Lot 3, Block 28, Park City Survey, Amended Plat; thence South 66°52'00" West 25.00 feet; thence South 23°38'00" East 25.00 feet; thence North 66°52'00" East 25.00 feet to the Northwest corner of Lot 1 of said Block 28; thence South 23°38'00" East 25.48 feet to the Southwest corner of said Lot 1; thence South 66°22'00" West 75.00 feet; thence South 23°38'00" East 30.00 feet; thence North 66°22'00" East 75.00 feet to the Northwest corner of Lot 19 of Block 29, Park City Survey, Amended Plat; thence South 23°38'00" East 58.91 feet to the point of beginning. Contains 1.719 acres, more or less.

BASIS OF BEARINGS

The basis of bearing is South 23°31'23" East along the Monument Line of Park Avenue between the Park City Monuments found at the Intersections of 4th Street and 2nd Street.

OWNERS OFFER OF DEDICATION

The owners or their representatives, hereby irrevocably offer for dedication to the City of Park City all the streets, trails right-of-way, land for local government uses, easements, parks and required utilities and easements shown on the subdivision plat and construction plans in accordance with an irrevocable offer of dedication subject to easements, deeds of record and agreements of record.

IN WITNESS WHEREOF, the undersigned sets thier hands this _____ day of _____, 20__.

EDMUND J. BEAULIEU

CLYDE CARLIG

SWEENEY LAND COMPANY, a Utah general partnership

By _____
Patrick J. Sweeney
Managing Partner

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
: ss.
COUNTY OF COOK)

On this 13th day of June, 2003, personally appeared before me EDMUND J. BEAULIEU, the signer of the foregoing instrument, who duly acknowledged to me that he executedthe same.

My Commission Expires:
3/26/07

NOTARY PUBLIC
Residing at: 850 N. Milwaukee Vernon Hills

OFFICIAL SEAL
D.M. ROMANI
NOTARY PUBLIC STATE OF ILLINOIS
My Commission Expires 03/26/2007

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
: ss.
COUNTY OF SAN JUAN)

On this 20th day of June, 2003, personally appeared before me CLYDE CARLIG, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

My Commission Expires:
Jan 30, 2004

NOTARY PUBLIC
Residing at: Georgetown, TX. 78628

M. WACHSMANN
MY COMMISSION EXPIRES
January 30, 2004

ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.
COUNTY OF SUMMIT)

On this 9 day of JULY, 2003, personally appeared before me PATRICK J. SWEENEY, who being by me duly sworn, did say that he is the Managing General Partner of Sweeney Land Company, a Utah general partnership, and that the foregoing instrument was signed on behalf of said partnership, and said PATRICK J. SWEENEY acknowledged to me that said partnership executed the same.

My Commission Expires:
Nov 29 2005

NOTARY PUBLIC
Residing at: Summit Co Utah

NOTARY PUBLIC
ROBERTA SMITH
P.O. Box 680
Park City, Utah 84060
My Commission Expires
November 29, 2005
State of Utah

TREASURE HILL SUBDIVISION PHASE II

A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN
PARK CITY, UTAH SUMMIT COUNTY

PREPARED BY:

DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

NUMBER_____
ACCOUNT_____
SHEET 1
OF 2 SHEETS

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 22nd DAY OF May, A.D. 2003.
BY _____ S.B.W.R.D.

PLANNING COMMISSION
APPROVED THIS 13th DAY OF August, A.D. 2003 BY THE PARK CITY PLANNING COMMISSION
BY _____ CHAIRMAN

ENGINEERS' CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 18TH DAY OF JULY, A.D. 2003.
BY _____ PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 19TH DAY OF AUGUST A.D. 2003,
BY _____ PARK CITY ATTORNEY

CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 15TH DAY OF JUNE, A.D. 2000
BY _____ PARK CITY RECORDER

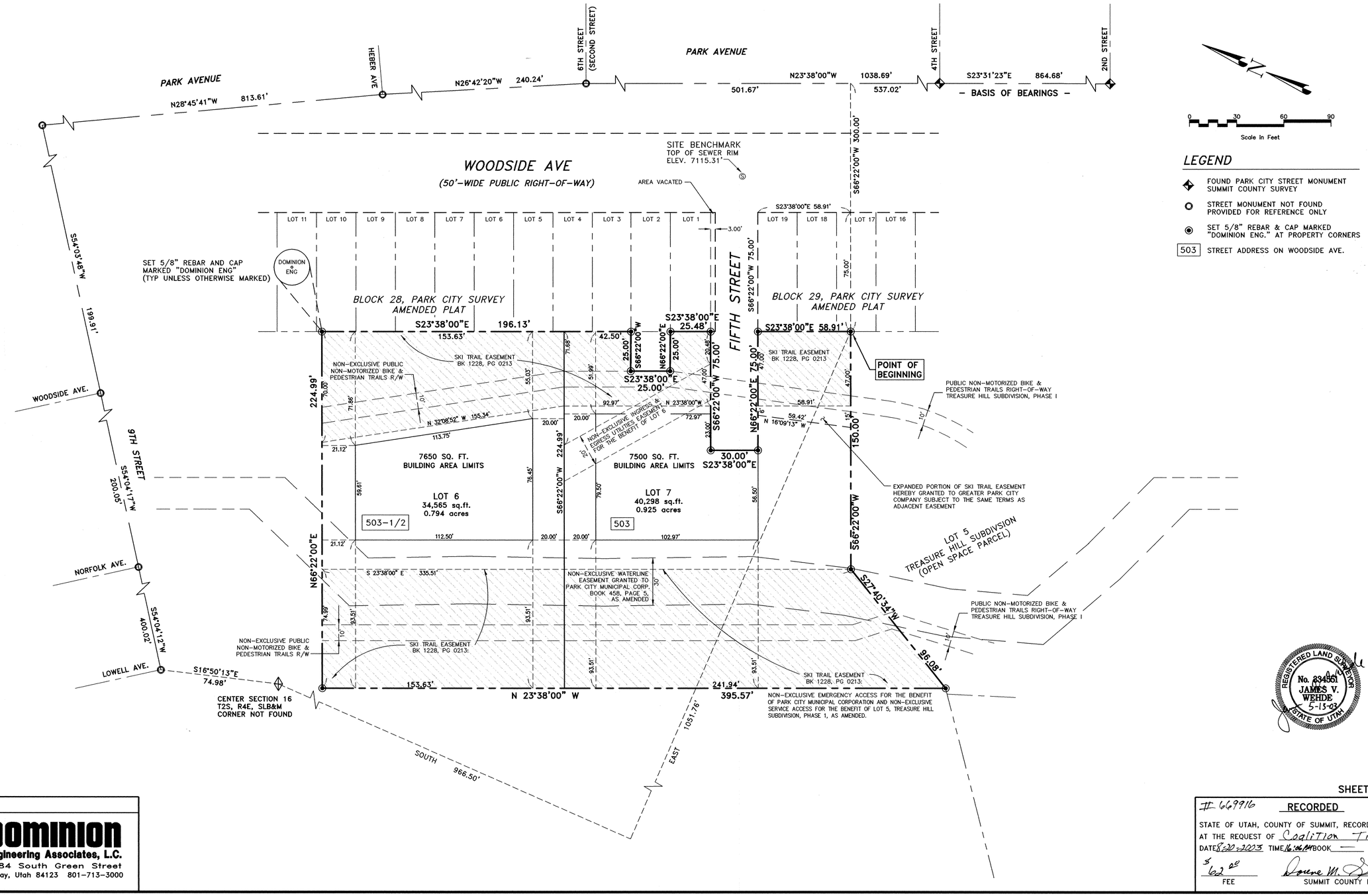
COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 15TH DAY OF JUNE, A.D. 2000
BY _____ MAYOR

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF Coalition Title
DATE 8-20-2003 TIME 10:36 AM BOOK — PAGE —
$62.00 FEE
_____ SUMMIT COUNTY RECORDER
Entry # 669916

P:\gf-sub\gf-plat2436.dwg 4/8/03 PLOT SCALE: 1"=30'

TREASURE HILL SUBDIVISION PHASE II

A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN
PARK CITY, UTAH SUMMIT COUNTY



SHEET 2 OF 2

PREPARED BY:

DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

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SUMMIT COUNTY RECORDER

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April 22, 2020

Patrick Sweeney
P.O. Box 2429
Park City, UT 84060

CC: Mike Sweeney and Dave Richards, Architect

NOTICE OF PLANNING COMMISSION ACTION

Application #	PL-19-04373
Subject	445 King Road – Conditional Use Permit (CUP)
Address	445 King Road
Description	Conditional Use Permit for the Construction of a Single Family Dwelling, Consistent with the Plat and Master Development Plan
Action Taken	Approved
Date of Action	April 22, 2020

On April 22, 2020, the Planning Commission called a meeting to order, a quorum was established, a public meeting was held, and the Planning Commission Approved your application based on the following:

Findings of Fact

1. The Property is located at 445 King Road, Summit County Parcel Number THILL-3-8-1AM, and is within the Estate (E) Zoning District.
2. The Property is located on Lot 8 of the Treasure Hill Subdivision, Phase 3.
3. Per Plat Note 12, final house design shall be reviewed under the Conditional Use Permit process. Plat Note 1 lists this as the "Main House." This "Main House" is considered a Single Family Dwelling per the definition in LMC 15-15-1. The new Single Family Dwelling site is labelled as the "Main House" according to the Treasure Hill Subdivision Phase 3 First Amended Plat and will be referenced as such herein.
4. The proposed "Main House", a 7,925 square foot residence, is located on a 11.9 acre parcel.
5. The City approved the Sweeney Master Planned Development on October 16, 1986. The Sweeney Master Plan Approval identifies miscellaneous Properties including, "…a third lot to be situated up on top of Treasure Mountain (possible future access predicated on United Park City Mines Company's plans for development off of King Road). Development would be restricted to single-family homes with no greater than

3,500 square foot Footprints and maximum Building heights of 25 feet." Final house designs are required to be reviewed as Conditional Use Permits in accordance with the Sweeney Properties Master Plan.

6. On July 31, 2013, the City Council approved a Subdivision Plat to create one (1) Lot of record for this 11.9 acre Site. On this same date, Council approved a Zone Change for this Site to be changed from Recreation Open Space (ROS) to the Estate (E) Zoning District.
7. The CUP Application was deemed complete on December 11, 2019.
8. The Application meets the requirements of LMC 15-1-10(E), regarding the Conditional Use Review Process.
9. Per LMC 15-1-10(E)(1), there are no unmitigated impacts of the Site size and location as the Site's size and location are not changing.
10. Per LMC 15-1-10(E)(2), there are no unmitigated impacts regarding the traffic considerations including capacity of the existing Streets in the Area. In the fall of 2019, the Applicant upgraded a portion of King Road to 16' wide asphalt paving, with 2' on either side of compacted gravel to allow for Fire Department Access. This allows for sufficient emergency vehicle access on King Road. This Conditional Use Permit will not alter the required emergency vehicle access.
11. Per LMC 15-1-10(E)(3), there are potential impacts to the utility capacity, including storm water run-off. 445 King Road is currently used as a private residence and the addition of the "Main House" will not significantly change overall utility capacity and storm water run-off. See Condition of Approval 7 for drinking water booster pump requirements if updates to this system are proposed.
12. Per LMC 15-1-10(E)(4), there are no unmitigated impacts to emergency vehicle Access.
13. Per LMC 15-1-10(E)(5), there are no unmitigated impacts to the location and amount of Off-Street parking. Pursuant to LMC 15-3-6(A), three (3) parking spaces are required for this Site – two (2) for the Single-Family Dwelling and one (1) for the Guest House. This proposal meets these requirements. There is an enclosed Garage with two (2) side-by-side parking spaces and at least two (2) tandem parking spaces; and a carport with one (1) parking space.
14. Per LMC 15-1-10(E)(6), there are impacts to the internal vehicular and pedestrian circulation system. There is ample vehicular circulation on the Site, with a private driveway that leads from King Road to the "Building Zone". There is also a circular parking area that can be used as a turning point for vehicles. As this area is expanding, but staff finds it acceptable per the proposed "Main House" location, Condition of Approval 10 will mitigate further expansion of driveway area. The Property includes trail easements for public access, per the Plat.
15. Per LMC 15-1-10(E)(7), there are no unmitigated impacts to the Fencing, but Screening and Landscaping to separate the Use from the adjoining Uses are proposed to be affected. No Fencing is proposed at this time. Landscaping is proposed to be native grasses to blend in with existing vegetation. The Applicant is requesting that the driveway be restricted to what is proposed in the plans (i.e. not allowed to change locations and further disrupt the Site, adjacent to the existing fire hydrant) and a low demarcation wall be required on the Site to not allow for further landscaping disturbance from development, expansion of driveway, and similar

If you have questions regarding your application or the action taken please don't hesitate to contact the project Planner, Liz Jackson, at 435-615-5065 or liz.jackson@parkcity.org.

Sincerely,

John Phillips
Planning Commission Chair



CC: Liz Jackson, Planner

Conditions of Approval

1. All standard project conditions shall apply.
2. This Conditional Use Permit shall expire on April 22, 2025, if the Applicant or any future Site owner has not been issued a Building Permit by that date. As this timeframe is already extending the typical one (1) year expiration period, per LMC 15-1-10(G), further extensions may not be granted for this Permit.
3. Prior to applying for a Building Permit:
    a. Regarding the "Main House" as it is shown in Exhibit B, material samples and final design details must be approved by staff prior to issuance of any Building Permits. Construction shall be in substantial compliance with plans reviewed by the Planning Commission on April 22, 2020.
    b. Regarding the "Future Phase 3 Addition" that is shown in Exhibit B, the Applicant shall apply for and receive approval from the Planning Department of an Administrative Conditional Use Permit for final design of the "Main House". Material samples and final design details must be approved by staff prior to any Building Permit issuance. Construction shall be in substantial compliance with plans reviewed by the Planning Commission on April 22, 2020, regarding Footprint and location. Height shall be in compliance with Plat Note 5.
4. A water efficient (Water-wise) landscape and irrigation plan shall be submitted at the Building Permit phase for staff's review. This shall include information regarding defensible space on the Site. This plan shall abide by the Land Management Code at the time of submittal and will be reviewed by the Fire Marshal and Forestry Manager.
5. Exterior lights shall conform to the Land Management Code at the time of Building Permit submittal.
6. All Conditions of the First Amended Treasure Hill Subdivision Plat Phase 3 continue to apply.
7. Any update to the drinking water booster pump system and/or increase in demand will require Park City Public Utilities to be included in the review and approval process with the Utah Division of Drinking Water. Proof of this approval will need to be submitted at the Building Permit phase.
8. Grading and slope retention must be approved by the City prior to issuance of a Building Permit.
9. Trash pick-up will be by private contractor.
10. The proposed driveway Footprint shall not be expanded or changed. The stone-clad demarcation wall to the east of the new Structure ("Main House") will remain onsite to limit Site disturbance and any further driveway expansion into the naturally vegetated areas.
11. Final design of the "Main House" shall abide by the Plat, the Sweeney Property Master Plan, and the Land Management Code at the time of submittal.
12. Per LMC 15-4-6, Prior to Building Permit issuance, a deed restriction "Notice to Purchaser" stating that the Guest House may not be sold or leased separate from the "Main House", shall be recorded at the County Recorders Office. Applicant will include a copy of the recorded document in the Building Permit file.

and recycling pickup areas. No deliveries are anticipated. Residential trash pickup for the Property will be similar to the frequency it is currently at, which is about every 8 weeks. Frequency of pick-up may increase slightly with the new Structure, but staff anticipates not greatly.

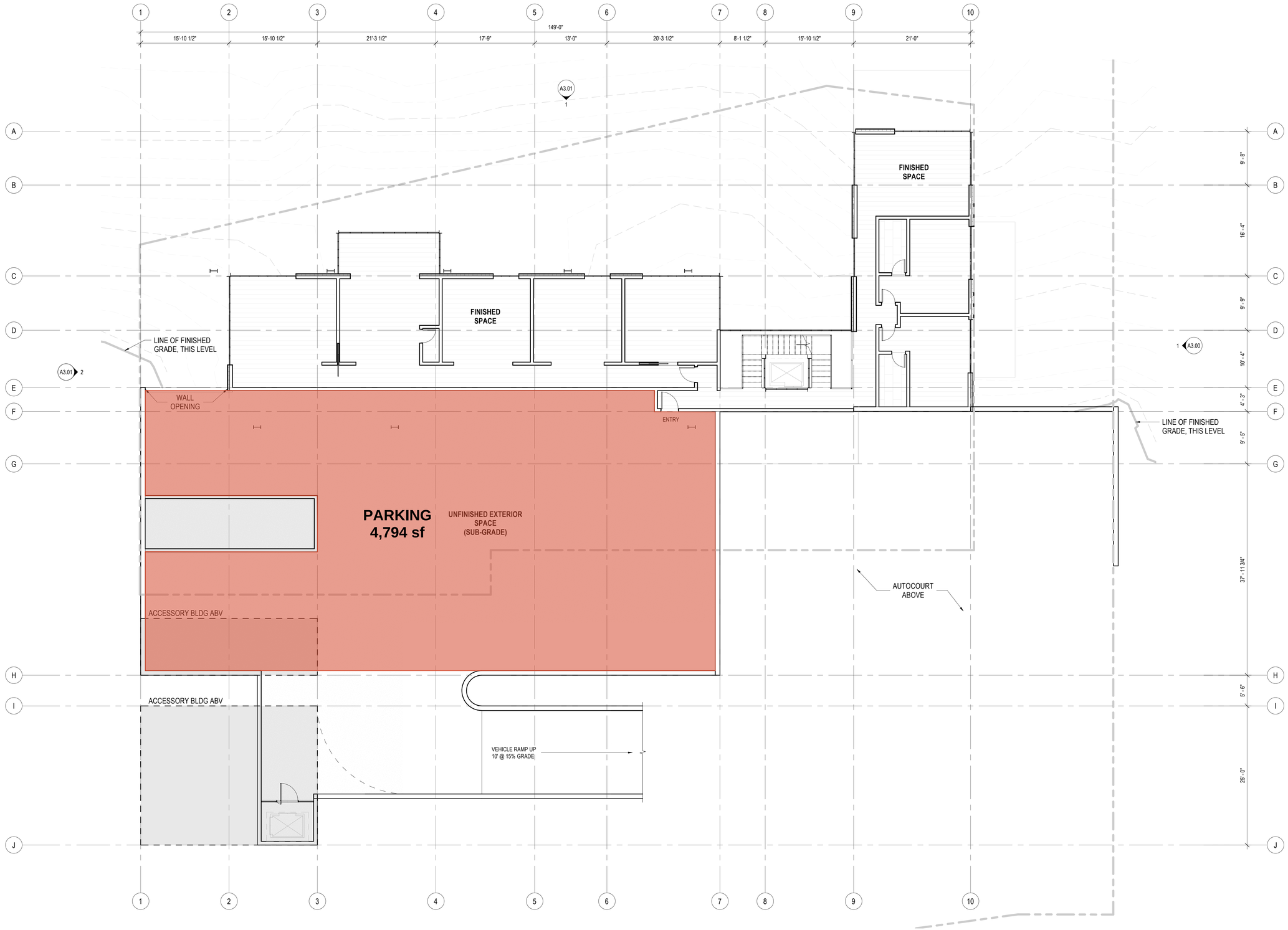
24. Per LMC 15-1-10(E)(14), there are no unmitigated impact regarding the ownership and management of the Property. At this time, the Single-Family Dwelling will be the primary residence of the Applicant. The Property cannot be further subdivided per Plat Note 12. Per LMC 15-4-6, Guest Houses may not be sold or leased separate – including Nightly Rentals – from the "Main House".
25. Per LMC 15-1-10(E)(15), there are no unmitigated impacts regarding Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and appropriateness of the proposed Structure to the existing topography of the Site. 445 King Road is located outside of the Park City Soils Ordinance Zone, but is within the Sensitive Land Overlay Zone.
26. Per LMC 15-1-10(E)(16), staff recommends that Condition of Approval 3 be added that allows for staff to review the "Future Phase 3 Addition" (as shown in Exhibit B Sheet CU-101 Site plan that depicts a red dashed Footprint of this addition) as an Administrative Conditional Use Permit. Per the Plat for this Site – Plat Note 12 – the final house design shall be reviewed under the Conditional Use process. Staff has determined that the plans submitted by February 27, 2020 (Exhibit B) are in compliance with this requirement and the future final details (phase 3 addition, window and door placement, proposed materials, and similar details) shall be reviewed through an Administrative Conditional Use Permit prior to Building Permit approval.
27. Due to the nature and location of the Site being shielded from the Historic District and a large distance from adjacent properties, staff recommends an allowance of five (5) years for expiration of this Conditional Use Permit. This will vest restrictions on the Site to limit further Development than what is allowed per the Plat and this CUP, as shown in this report. Staff recommends this be the maximum timeframe for this Permit and no further Extensions be granted. See Condition of Approval 2.
28. The Application was reviewed by the Planning Commission on February 12, 2020 meeting and continued to the March 25, 2020 meeting date, which was cancelled. Cancelled meeting items were noticed as being rescheduled to the April 22, 2020 meeting.

Conclusions of Law

1. The proposed Application as conditioned complies with the requirements of the Land Management Code.
2. The proposed Structure is compatible with surrounding Structures in Use, scale, mass, and circulation.
3. The proposed Conditional Use Permit is consistent with the Park City General Plan.
4. The Conditional Use Permit is consistent with the Sweeney Master Planned Development.
5. The effects in difference in use or scale of the Conditional Use Permit have been mitigated through careful planning and Conditions of Approval.

activities in the future. See Conditions of Approval 4 and 10.

16. Per LMC 15-1-10(E)(8), Conditions of Approval are proposed regarding impacts of the Building mass, bulk, and orientation, and the location of Buildings of the Site. The Building mass, bulk, orientation, and location are in accordance with the requirements of the Plat. The Plat (Notes 1, 2, 3, 5, and 6) already has restrictions regarding Footprint, visibility, Building Area (Zone), height, and massing to mitigate impacts the Building's design would have on the Site and adjacent Structures. As conditioned, the proposal is in alignment with restrictions on the Plat. See Condition of Approval 3 for review of the future design of the "Main House".
17. The Building Footprint for the "Main House" can be up to 3,500 square feet with a Guest House of an additional 1,500 square feet, per Plat Note 1. The Building Footprint included in this calculation is 2,617 square feet, as measured. This includes the proposed Phase 2 Addition (1,873 square feet), Phase 2 Extension (546 square feet), and Garage (198 square feet, non-exempt portion per Plat Note 1). A future extension of this Building's Footprint may be up to 883 square feet, per Plat Note 1.
18. The Plat states in Note 5 that "The 'Main House' height…shall be twenty-five (25') feet for roofs and roof elements that generally are parallel to existing Natural Grade and thirty (30') feet for roof ridges that are generally oriented (in the horizontal plane) perpendicular to existing contour lines… Such perpendicularly oriented roof portions located above twenty five (25) feet shall comprise less than 20 percent of the roof plan." The Applicant has shown this requirement being met in Exhibit B Sheet CU-102, including an analysis of the percentage of perpendicularly oriented roof portions that are above 25 feet in height. It is noted as 10% of the roof plan on that sheet. The Structure's physical design is compatible with surrounding Structures.
19. Per LMC 15-1-10(E)(9), there are no unmitigated impacts to the usable Open Space. The Application is for a private Parcel, although there are easements on the Site for public access, per Plat Note 10. Approximately 74% of the 0.11-acre parcel is landscape. The development of the "Main House" will not significantly impact the Open Space or easements on the Site.
20. Per LMC 15-1-10(E)(10), there are no unmitigated impacts regarding Signs and lighting. No signs or additional lighting are proposed to be installed.
21. Per LMC 15-1-10(E)(11), staff has proposed Conditions regarding the physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing. See Condition of Approval 3 regarding the materials and final detail design of the Structure. This Site is adjacent to the Historic District, and is required to abide by the Historic District Design Guidelines of LMC 15-13 Design Guidelines For Historic Districts and Historic Sites, per the SPMP. This was reviewed by the Planning Department's Design Review Team and was found to substantially comply with LMC 15-13-8.
22. Per LMC 15-1-10(E)(12), there are no unmitigated impacts regarding noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site. No noise, vibration, odors, steam, or mechanical factors that might affect people and Property are anticipated.
23. Per LMC 15-1-10(E)(13), there are no unmitigated impacts regarding control of deliver and service vehicles, loading and unloading zones, and Screening of trash



1 LEVEL 03 PLAN
SCALE: 1/8" = 1'-0"

N 0 2' 4' 6' 8' 16' 24'

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project:
PARK CITY RESIDENCE - PRINCE
220 KING ROAD
PARK CITY, UT 84060

principal architect TK
project manager SG
drawn by
Author
checked by
job no. 20102
date 12/28/23

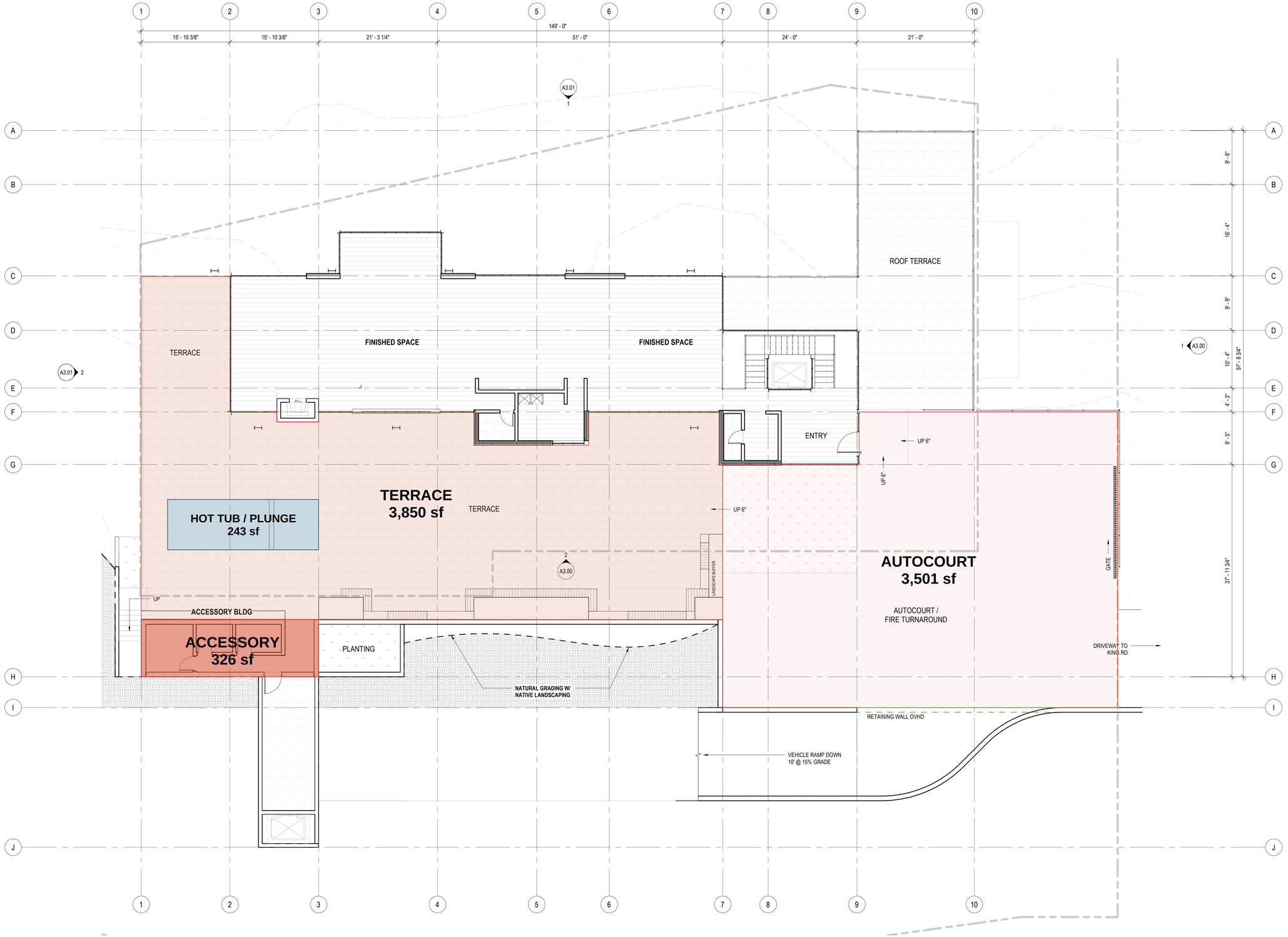
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12/28/23

PLAN - LEVEL 03

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1 LEVEL 04 PLAN

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

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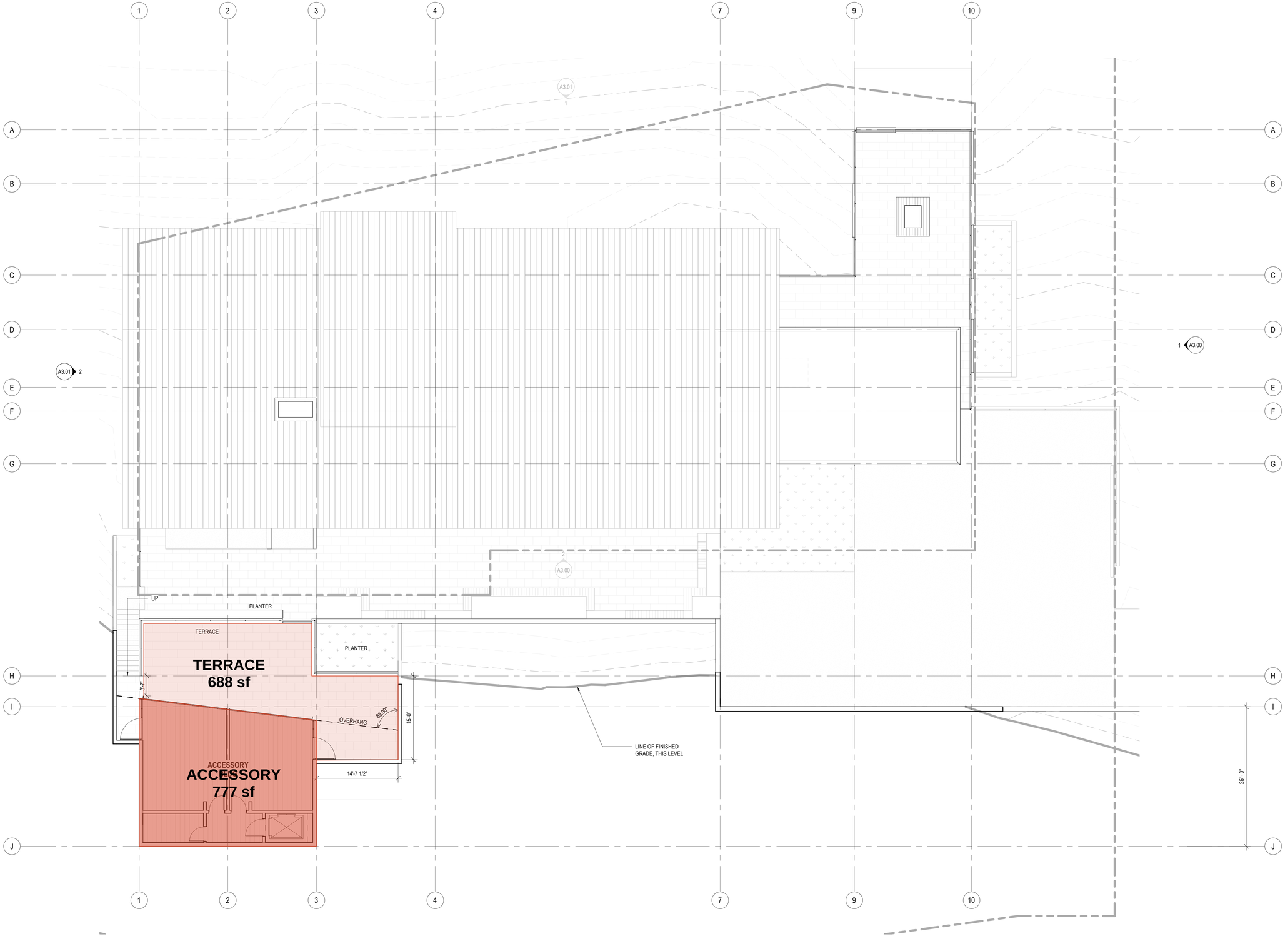
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PLAN - LEVEL 04

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PLAN - LEVEL 05

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TECHNICAL MEMORANDUM

To: Gretchen Milliken, Planning Director
Park City Municipal Corporation, Planning Department
445 Marsac Avenue
Park City, Utah 84060

From: Anne Oliver, Principal Architectural Historian, and Christina Olson, Lead Architectural Historian, SWCA Environmental Consultants

Date: April 26, 2023

Re: **Historic District Design Review for 220 King Road**

OVERVIEW

Historic character is one of four core values outlined in the *Park City General Plan* (Park City Planning Department 2014). Park City's historic character derives from more than 400 historic sites, including two National Register Historic Districts (Park City Planning Department 2023). The Main Street Historic District was listed in the National Register of Historic Places in 1979, and the Mining Boom Era Residences Thematic District, which comprises historically significant residential structures built during the mining boom period of 1872 to 1929, was listed in 1984 (Park City Planning Department 2023).

Park City Municipal Corporation has pursued protection of the City's historic resources through local designations on its Historic Site Inventory and through application of the Design Guidelines for Historic Districts and Historic Sites (Design Guidelines), initially adopted in 1983. In 2009, Park City completed a total update of the regulating documents for the historic districts, including an updated Historic Site Inventory, new Design Guidelines, and amendments to the Land Management Code (LMC). The Design Guidelines were updated again and adopted by Ordinance 2019-06 into the LMC in 2019 and are intended to fulfill policy directives provided in the LMC (Park City Planning Department 2023).

As requested by the Park City Planning Department, SWCA Environmental Consultants has prepared this memorandum to assist the City's Design Review Team in evaluating the proposed new residence at 220 King Road, in the Historic Residential (HR-1) zone, for compliance with the Design Guidelines (Figures A-1 and A-2). Specific LMC requirements associated with building height (LMC 15-2.2-5) and development on steep slopes (LMC 15-2.1-6) relevant to the HR-1 district and the proposed residence at 220 King Road, are outside the purview of the Design Guidelines and are being addressed separately by the Planning Department.

HISTORIC DISTRICT DESIGN GUIDELINES REVIEW

Park City's Design Guidelines are intended to protect the historic character of Park City. As identified in LMC 15-2.2-1, the purpose of the HR-1 zone regarding residential infill is to:

- preserve present land uses and character of the Historic Residential Areas of Park City;

- encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods;
- encourage single family Development on combinations of 25' x 75' Historic Lots;
- define Development parameters that are consistent with the General Plan policies for the Historic core; and
- establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment. (Park City 2000)

Concerns with the proposed residence at 220 King Road relate primarily to the "construction of Historically Compatible Structures that contribute to the character and scale of the Historic District," particularly the scale of the residence and its component elements. While the Design Guidelines support the proposed industrial design aesthetic inspired by the Silver King Mine buildings, the guidelines are clear regarding requirements for residential scale and do not support the construction of industrial-scale residential buildings within residential districts. The compliance of proposed massing and glazing patterns with the Design Guidelines is an additional concern. Each Design Guideline pertinent to these concerns is provided below, followed by an analysis of the design compatibility of 220 King Road.

15-13-8 Design Guidelines for New Residential Infill Construction in Historic Districts

A. Universal Guidelines

15-13-8 A-4: *New infill residential buildings shall differentiate from historic structures but be compatible with historic structures in materials, features, size, scale and proportion, and massing to protect the integrity of the Historic District as a whole. The massing of the new infill residential buildings shall be further broken up into volumes that reflect the original massing of historic buildings; larger masses shall be located at the rear of the lot.*

The proposed materials and features of the residence at 220 King Road are compatible with industrial designs in and around Park City. However, the size, scale, and proportions of the residence and its component elements, including the shed roof and cantilevered flat roof, are reminiscent of a large-scale industrial building rather than a residential building, which is not compatible with the HR-1 zone. While projecting portions of the building on the downslope elevation provide some modulation of mass, additional size reduction or modulation of the building mass itself (as well as its roofs) is required to reflect the size and massing of historic residential buildings, which were typically built on 25-foot-wide lots in this zone (see Figures A-1 and A-2).

15-13-8 A-6: *Exterior elements – roofs, entrances, eaves, chimneys, porches, windows, doors, steps, garages, etc. – of the new infill residential building shall be of human scale and shall be compatible with neighboring Historic Structures.*

The proposed residence at 220 King Road will span multiple lots, with a single shed roof also spanning multiple lots. While the use of an industrial mining aesthetic is encouraged, the scale of the roof and eaves should be compatible to the scale of historic residences in the HR-1 zone, not to an industrial mining building. To comply with this guideline, the wide shed roof would need to be divided into three to five modules to achieve the appropriate residential scale and the cantilevered flat roof would need to be reduced in size.

15-13-8 A-7: *Scale and height of new infill residential buildings shall follow the predominant pattern and respect the architecture of the Streetscape or character area with special consideration given to Historic Sites.*

The proposed infill references the industrial buildings of the Silver King Mine but the guidelines require that infill residential buildings maintain a historic residential scale appropriate to the historic district or zone in which they are being constructed. The proposed residence at 220 King Road will be on a relatively isolated site and will not be directly adjacent to any Historic Sites. In the absence of a streetscape lined by other buildings, the predominant pattern of the historic district or residential zone applies. The proposed design does not comply with this guideline.

15-13-8 A-8: *Size and mass of a structure shall be compatible with the size of the site so that lot coverage, building bulk, and mass are compatible with Historic Sites within the Streetscape or character area.*

The proposed residential building at 220 King Road will span multiple lots and, while its size is compatible with the size of the lot, its building bulk and mass are not compatible with Historic Sites just downslope in the HR-1 zone. Further reduction or modulation of massing, both of the residence and its shed and cantilevered flat roofs, is required to be compatible with the building bulk and mass of historic residences in the HR-1 zone.

15-13-8 A-10: *New infill residential buildings shall reinforce visual unity within the context of the Streetscape or character area. The specific context of each Streetscape or character area is an important feature of the Historic District. The context of each Streetscape or character area shall be considered in its entirety, as one would see it when standing on the street viewing both sides of the street for the entire length of the Streetscape or character area. Special consideration should be given to adjacent and neighboring Historic Sites in order to reinforce existing rhythms and patterns.*

The proposed residence sits on the hillside above much of the HR-1 zone, in a setting where industrial buildings were once common. An industrial design aesthetic is appropriate in this area; however, this and many other Design Guidelines explicitly require that new infill residential buildings be compatible in mass and scale with historic residential buildings to reinforce visual unity in the historic district and/or residential zone. The prominent and highly visible location of 220 King Road only increases the importance of complying with this and other guidelines to reinforce visual unity and maintain existing rhythms and patterns of the nearby streetscapes. Because the guidelines are so clear on this point, a variance from the Board of Adjustment would be required to permit the design as proposed.

B. Specific Guidelines (Primary Structures)

Mass, Scale, and Height

15-13-8 B-2a (1): *The size and mass of a new residential infill building in relation to open spaces, shall be visually compatible with adjacent historic buildings and historic structures in the surrounding Streetscape or character area.*

The proposed residence at 220 King Road is sited on an open slope above much of the HR-1 zone. This provides some flexibility in allowing greater size because of the building's relation to more open space. However, the size of the building and its component elements must be broken into distinct masses more reminiscent of the size and mass of historic buildings in the zone to achieve visual compatibility.

15-13-8 B-2a (3): *Historic height, width, and depth proportions that are important in creating compatible infill and maintaining the historic mass and scale of the Streetscape or character area.*

The height, width, and depth of the proposed residence at 220 King Road are of an industrial scale and not compatible with the residential streetscapes in Park City's historic districts. As noted above, while the large lot and open hillside allow for greater building size, it is necessary to break up the massing and roof forms to be more similar to historical residential massing and scale to achieve compatible infill.

15-13-8 B-2a (5): *The perceived scale of new buildings shall respect the scale established by historic buildings in the character zone. Abrupt change of scale in the character zone is inappropriate, especially when a new, larger building would directly abut smaller historic buildings.*

Both the actual and perceived scale of the proposed residence is significantly greater than a typical historic residence in the HR-1 zone and there are no historic large-scale industrial buildings nearby or anywhere in the zone that establish a precedent for large-scale infill. As stated above, the reference to the industrial aesthetic of the Silver King Mine buildings is encouraged in the design of the structure, but those historic mining buildings are neither in the HR-1 zone nor visible from it. For these reasons, the perceived scale should reflect that of a historic residential building rather than a historic industrial building. Because the proposed residence does not directly abut any historic buildings, and because it is sited on a large lot surrounded by open space, its greater size can be accommodated within the HR-1 zone. However, to comply with other guidelines, the perception of that size must be managed by dividing the building into modules that reflect the massing of a typical historic residence on a 25-foot-wide lot. Breaking up the roof form in a similar fashion would also be necessary.

15-13-8 B-2a (6): *A larger building shall be divided into 'modules' that reflect the mass, scale, proportions, and size of historic buildings within the Streetscape or character area. Modules shall be clearly expressed throughout the entire building and a single form shall remain the dominant element so the overall mass does not become too fragmented. To minimize the scale perceived from the primary public right-of-way, stepping down the mass of a larger building shall be considered.*

See above discussion under multiple guidelines about using modules to break up large masses and manage the perception of scale for residences larger than seen historically. Stepping the mass of these modules back into the hillside, rather than projecting their mass forward from a recessed basement level as currently proposed, can also help manage the perception of scale.

15-13-8 B-2a *(7): Larger-scaled projects shall also include variations in roof height in order to break up the form, mass and scale of the overall structure.*

The proposed design for the residence at 220 King Road incorporates two flat roofs (one that serves as a deck and one that is cantilevered over that deck) and one expansive shed roof. While these roofs vary in height, which helps to break up the form, mass, and scale of the residence, the modules they create are still over-scaled relative to historic residences in the HR-1 zone. Further reduction or modulation of massing, of both the residence and its shed and cantilevered flat roofs, is required to meet this guideline.

15-13-8 B-2a (8): *Buildings constructed on lots greater than 25 feet wide shall be designed so that the facades visible from the primary public right-of-way reinforce the rhythm along the street in terms of traditional building width, depth, and patterns within the façade.*

No renderings of the proposed residence as viewed from the primary public right-of-way (King Road) have been provided for this review. It is expected, however, that the modules created to address mass and scale on the downslope (rear) side of the residence will carry through to the opposite (front) side and vice versa.

15-13-8 B-2a (9): *Regardless of lot frontage, the primary façade shall be compatible with the width of surrounding historic buildings. The greater width of a building shall be set back significantly from the plane of the primary façade. The width of a new building shall not appear to be visibly greater than historic buildings in the Streetscape or character area. Modules on a primary façade should generally not exceed eleven (11) feet to twenty-five (25) feet in width.*

No renderings of the proposed residence as viewed from the primary public right-of-way (King Road) have been provided for this review. It is expected, however, that historically sized modules of approximately 11’ to 25’ in width, with attendant setbacks from the primary wall plane of the façade, will be created on the uphill (front) side of the residence and carried through to the downslope (rear) side.

15-13-8 B-2a (10): *When the overall length of a new structure is greater than seen historically, the design shall employ methods—changes in wall plane, roof heights, use of modules, etc. to diminish the visual impact of the overall building mass, form and scale.*

The proposed residence at 220 King Road will span multiple lots and its overall length is much greater than seen historically. Therefore, further variation in wall planes and roof heights to create more historically sized modules is required to diminish the visual impact of the overall building mass, form, and scale.

Windows

15-13-8 B-2d (1): *Ratios of solid-to-void that are compatible with surrounding historic buildings shall be used. Large expanses of glazing are inappropriate on residential structures. Large glass surfaces shall be divided into smaller windows that are in scale with those seen historically. To maximize views, non-historic window patterns may be considered on tertiary facades; however, the overall ratio of solid-to-glass shall still be respected.*

The large, multi-pane windows and fenestration patterns of the proposed design reference historic mine buildings, which incorporated significant amounts of glazing to maximize natural light and illuminate interior workspaces (Figures A-3 and A-4). Typically, long, nearly continuous, relatively narrow bands of windows were present in clerestories that were separated by pitched roofs; glazing in the exterior corrugated-metal walls was also extensive. Hence, the use of an industrial mining aesthetic allows for a greater proportion of void to solid in the proposed residence than would be appropriate with a more traditional residential design. However, glazing in historic exterior walls always had a base of solid wall and never consisted of floor to ceiling windows. In the proposed design, the metal panels at some window bases recreate this pattern, but the floor-to-ceiling windows present elsewhere are inconsistent with industrial patterns and create an incompatible solid-to-void ratio.

15-13-8 B-2d (2): *Windows shall be historic size and shall relate to the human scale of the Historic District. Windows shall be proportional to the scale and style of the building and shall be compatible with the historical buildings in the Historic District.*

See above analysis. With the exception of the floor-to-ceiling windows, the larger-scaled windows are appropriate to the scale and style of the building.

15-13-8 B-2d (3): *The placement and grouping of windows shall be similar to those seen historically.*

See above analysis. With the exception of the floor-to-ceiling windows, the placement and grouping of windows is similar to that seen on historic mining buildings in Park City.

Roofs

15-13-8 B-1e (1): *Roofs of new residential infill buildings shall be visually compatible with roof shapes and orientation of surrounding Historic Sites and adjacent buildings that contribute to the character of the Historic District. Sloping of roof forms, such as gable, hip, and shed, should be the dominant roof shapes. Roofs composed of a combination of roof planes, but simple in form, are also encouraged. Roofs shall be in scale with those on historic structures.*

The roof shapes (flat and shed) and their orientations are generally compatible with surrounding Historic Sites, as are their simple forms. However, the guidelines are clear that the perceived scale of larger residential buildings (on lots wider than 25') should be managed by breaking them into smaller masses or modules that reflect historic residential massing, including their roofs. There is no precedent for exceptions when an industrial aesthetic is used for a residence, or for residences that may be in historically industrial areas. To comply with the guidelines, the roof could be broken into a horizontally stepped series of shed roofs (3 to 5 of them, with differences in roof height of a few feet or more to create shadow lines) that shelter their corresponding modules, or a mix of shed and flat. The cantilevered flat roof would also need to be reduced in scale.

CONCLUSION

In summary, while the Design Guidelines support the industrial aesthetic of the proposed residence at 220 King Road, which was inspired by the Silver King Mine buildings, the guidelines are clear regarding requirements for residential massing and scale, and the proposed design does not comply. The proposed floor-to-ceiling windows are also out of compliance. Recommendations for revisions to achieve a design more compatible with the guidelines are incorporated in the above analyses.

REFERENCES CITED

Historic American Engineering Record (HAER)

1971 *MINE SHAFT BLDG FROM W. - Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City, Summit County, UT (Photos from Survey HAER UT-22-A).* Available at: https://www.loc.gov/resource/hhh.ut0090.photos/?sp=2. Accessed April 21, 2023.

Park City Planning Department

2000 Municipal Code 15 Land Management Code. Available at: https://parkcity.municipalcodeonline.com/book?type=ordinances#name=15-13_Design_Guidelines_For_Historic_Districts_And_Historic_Sites. Accessed April 21, 2023.

2014 *Park City General Plan*. Available at: https://www.parkcity.org/departments/planning/general-plan. Accessed April 21, 2023.

2017 Municipal Code 15-13 Design Guidelines for Historic Districts and Historic Sites. Available at: https://parkcity.municipalcodeonline.com/book?type=ordinances#name=15_Land_Management_Code. Accessed April 21, 2023.

2023 Historic District. Available at: https://www.parkcity.org/departments/historic-district. Accessed April 21, 2023.

ATTACHMENT A

Figures



Figure A-1. Rendering of proposed residence at 220 King Road, downslope (rear) elevation, dated April 18, 2023.



Figure A-2. Rendering of proposed residence at 220 King Road, oblique view (left side and rear elevations), dated April 18, 2023.

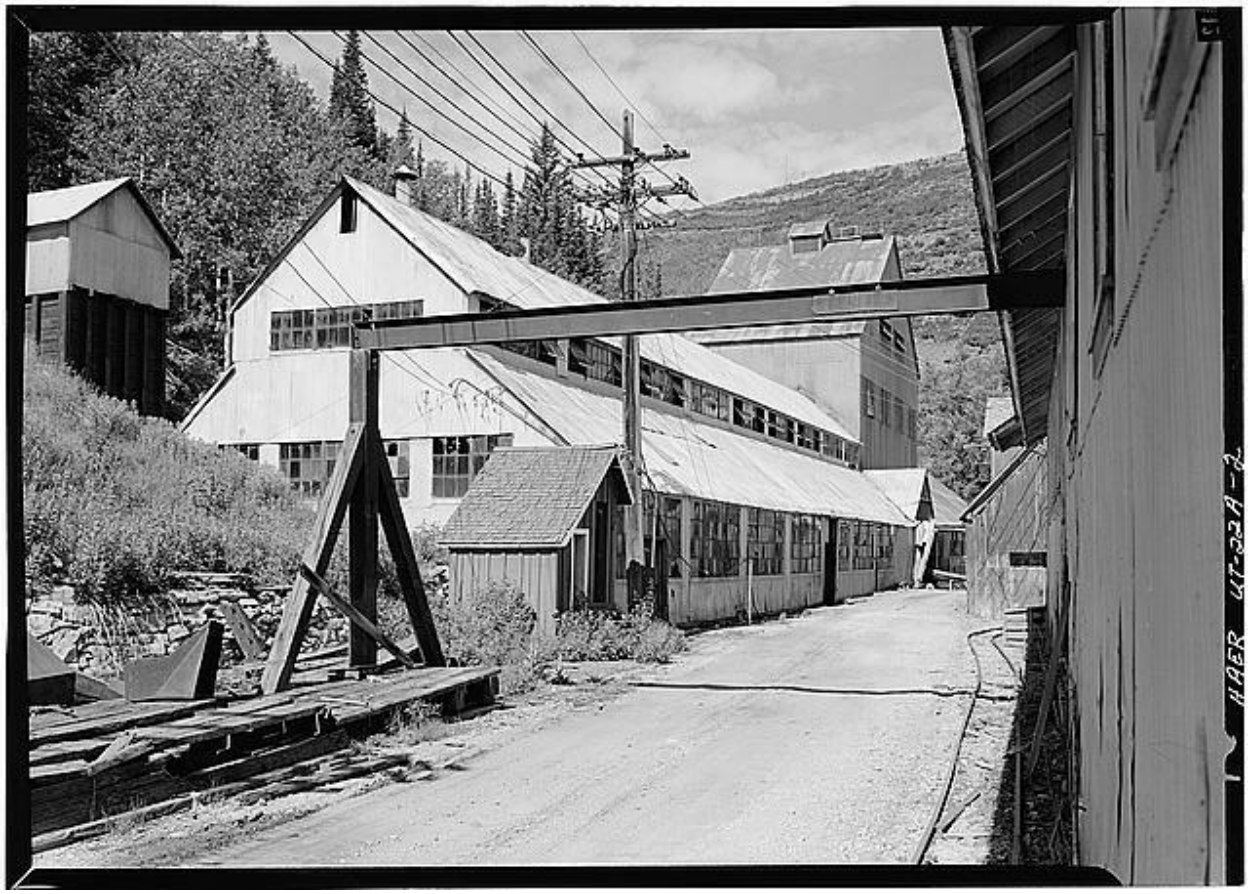


Figure A-3. Silver King Mine Hoist House (view from west), Woodside Gulch, Park City, Summit County, UT (HAER 1971). Note the complex massing of the building and its stepped and varied roofs over the component masses, as well as the multi-pane steel windows, window heights, proportion of solid wall to window openings.



Figure A-4. Example of industrial glazing pattern, Silver King Mine building. Note multi-pane steel windows, window heights, and proportion of solid wall to window openings.

Ordinance No. 92-17

AN ORDINANCE ADOPTING THE SENSITIVE AREA OVERLAY ZONE REGULATIONS AND AMENDING THE OFFICIAL ZONING MAP OF PARK CITY, UTAH TO INCLUDE THE SENSITIVE AREA OVERLAY ZONE AND AMENDING THE LAND MANAGEMENT CODE OF PARK CITY, UTAH TO BETTER REGULATE DEVELOPMENT ON SENSITIVE LANDS

WHEREAS the Park City Comprehensive Plan states as a goal: "Preserve and enhance the natural features such as: ridge lines, meadows, streams, flood plains and significant vegetation, which form the sensitive, alpine environment that makes Park City so appealing"; and

WHEREAS, the City Council stated its commitment by adopting Resolution No. 30-91, adopted October 10, 1991, identifying principles for protecting sensitive lands; and

WHEREAS, the City has conducted an extensive public process which included many interest groups and held numerous public hearings and meetings to discuss the protection of sensitive lands; and

WHEREAS, amendments to the Comprehensive Plan have been adopted which support amendments to the Park City Land Management Code and the amendments to the Code are consistent with the Comprehensive Plan for Park City;

NOW, THEREFORE BE IT ORDAINED that the Land Management Code of Park City is amended as follows:

SECTION 1. SENSITIVE AREA OVERLAY ZONE REGULATIONS AND MAP ADOPTED. The Sensitive Area Overlay Zone Regulations are hereby adopted and the Official Zoning Map of Park City, Utah is hereby amended to reflect the boundaries of the Sensitive Area Overlay Zone. A copy of the Regulations and Map are attached hereto and made a part of this Ordinance.

SECTION 2. AMENDMENTS TO THE LAND MANAGEMENT CODE:

The following revisions are hereby added as subsections in Chapter 1, General Provisions/Procedures, of the Land Management Code:

1.13(1) Sensitive Lands Review. If a conditional use approval is located within the Sensitive Area Overlay Zone, additional requirements and regulations may apply. See the Sensitive Lands Provisions.

1.14(c) Sensitive Lands Review. If a master planned development is located within the Sensitive Area Overlay Zone,

additional requirements and regulations may apply. See the Sensitive Lands Provisions.

The following additions and deletions are hereby made to the following subsections in Chapter 3, Planning Commission, of the Land Management Code:

3.14((d)(1) conditional user permits;

3.14(1) Sensitive Lands Review. Any project falling within the Sensitive Lands Area Overlay Zone may be subject to additional requirements and regulations as outlined in the Sensitive Area Overlay Zone Regulations.

The following is hereby added as a subsection in Chapter 8, Supplementary Regulations, of the Land Management Code:

8.26. SENSITIVE LANDS REVIEW. Any project falling within the Sensitive Lands Area Overlay Zone may be subject to additional requirements and regulations as outlined in the Sensitive Area Overlay Zone Regulations.

The following is hereby added as a subsection in Chapter 9, Architectural Review, of the Land Management Code:

9.9. SENSITIVE LANDS REVIEW. Any project falling within the Sensitive Lands Area Overlay Zone may be subject to additional requirements and regulations as outlined in the Sensitive Area Overlay Zone Regulations.

The following revisions are hereby made to the following subsections in Chapter 10, Master Planned Developments, of the Land Management Code:

10.3. LAND USE INTENSITY ALLOWANCE. The density and type of development permitted on a given site will be finally determined as a result of impact and site plan analysis, the following table for absolute maximum densities in Master Planned Developments is provided:

GROSS DENSITY ALLOWED
(Total Site)

Zone	Maximum Allowable Density
Residential Development (RD)	Density up to 5 unit equivalents per acre
Residential Development, Medium Density (RDM)	Density up to 8 unit equivalents per acre

Sensitive Area Overlay Zone	Density established by Sensitive Area Overlay Zone regulations
All other zones	Density established by Chapter 7

10.6. THE APPLICATION. The Master Planned Development application must be submitted with a completed application form on a form supplied by the City. Additional application requirements may apply for projects within the Sensitive Area Overlay Zone. The application shall be supported by the following (seven sets required).

10.9. GENERAL CRITERIA FOR REVIEW. A Master Planned Development shall implement the purposes of this ordinance and of this section ~~and~~. Any project falling within the Sensitive Lands Area Overlay Zone may be subject to additional requirements and regulations as outlined in The Sensitive Area Overlay Zone Regulations. ~~i~~In addition, Master Planned Developments shall meet the following standards and requirements.

10.17 SENSITIVE LANDS REVIEW. Any project falling within the Sensitive Lands Area Overlay Zone may be subject to additional requirements and regulations as outlined in the Sensitive Area Overlay Zone Regulations.

The following revisions are hereby made to the following subsections in Chapter 15, Subdivision Regulations, of the Land Management Code:

15.2.1.

(c)1. It is the intent of these regulations that subdivision review be carried out simultaneously with the review of Master Planned Developments. Required applications shall be submitted in a form to satisfy both the requirements of the subdivision regulations and master planned development provisions of the Land Management Code. Any project falling within the Sensitive Lands Area Overlay Zone may be subject to additional requirements and regulation as outlined in the Sensitive Area Overlay Zone Regulations.

3.(ii) Referral Back for Zoning Approval. The Planning Department and city staff shall thereupon refer the sketch plat and preliminary plat with its recommendation of approval, conditional approval, or disapproval, together with such recommendations and reviews of use, density and bulk standards as it was required to make under the master planned development and Sensitive Area Overlay Zone regulations of the Land Management Code, to the Planning Commission as authorized under the Land Management Code to approve the application. Application

shall then be made to the Planning Commission and City Council for final plat approval. No building permits or certificates of occupancy shall be issued for the project until the zoning application for the MPD has been finally approved and final subdivision plat approval has been given and the subdivision plat is recorded with the County Recorder.

15.4.1.
(a)2. The Land Management Code, Sensitive Area Overlay Zone, Uniform Building and related Codes, and all other applicable laws of the appropriate jurisdictions.

15.4.10 Preservation of Natural Features and Amenities.

(a) General. Existing features which add value to the community shall be retained. Buildings shall be sited in a manner that preserves significant views. Ridges should be protected from development which would be visible on the sky line from prominent areas in Park City. Existing vegetation should also be retained as much as possible. Vegetation protection shall be required during construction so that disturbance is limited. Existing features such as water courses, wetlands, historic sites, critical meadowlands, important vistas, and other irreplaceable assets shall be preserved in the design of the subdivision. All trees on the plat required to be retained shall be preserved, and all trees where required shall be welled and protected against change of grade. The sketch plat shall show the number, size, and location of existing trees as required by these regulations and shall further indicate all those marked for retention, and the location of all proposed trees along the street side of each lot. Any project falling within the Sensitive Lands Area Overlay Zone may be subject to additional requirements and regulations as outlined in The Sensitive Area Overlay Zone Regulations.

SECTION 3. EFFECTIVE DATE. This Ordinance shall take effect immediately.

PASSED AND ADOPTED this 24th day of September, 1992.

PARK CITY MUNICIPAL CORPORATION

Bradley A. Olch

Attest:

Anita L. Sheldon, City Recorder

PARK CITY SUMMIT COUNTY UTAH
CORPORATE
Seal
MARCH 1, 1884

PARK CITY
1884

Legal Department

September 22, 1992

Michael E. Sweeney
2280 S. 2300 East
Salt Lake City, Utah 84109

Re: Status of Sweeney Master Plan

Dear Mike:

I'm in receipt of your letter of September 21st which we received by telefax this morning. In an effort to provide you a timely and succinct response, here are our answers to your three questions:

1. Will the Sensitive Lands Overlay Zone apply to the Sweeney property's master plan hillside portion (Treasure Hill)? Yes. However, Land Management Code § 3.14(c)(2) Length of Approval, provides, in pertinent part, "Zone changes occurring while the approval is in effect shall not effect the approval. Changes in the master plan requested by the developer will be reviewed and approved as a revision to the master plan by the Planning Commission. A change will be defined as any change in concept, unit type, configuration or number. At that time, the Planning Commission shall review the entire MPD, even if only one parcel or phase is involved in the modification, under the regulations in effect at the time of review. Modifications shall act as an extension of the approval." The Sensitive Lands Ordinance is being adopted in the form of an overlay zone, and so would not, by itself, affect the approved Sweeney Master Plan. If, however, a change in the master plan is requested, as defined in the LMC, the provisions of the Sensitive Lands Ordinance would be applied.

2. Is the Sweeney Master Plan in full effect? At this time, Park City is reviewing information being submitted by Pat Sweeney with regard to the progress made to date under the MPD approval to determine compliance with the MPD phasing and the terms of the Land Management Code relating to extension of the approval.

3. Is the City bound by the conceptual approval of the Town Lift project passed by the City Council on September 19, 1991? No. The Town Lift project conceptual approval was granted in order to give guidance to the developer as to what types of applications would be favorably reviewed by the City in the future. Neither the applicants nor the City, however, are bound by the conceptual approval. The City has, however, approved the plat for Phase I of the project, and is bound by that approval.

I hope this information is responsive to your request. Please give me a call if you need further information or clarification.

Very truly yours,

James W. Carter
City Attorney

From: Rebecca Ward <rebecca.ward@parkcity.org>
Sent: Friday, February 9, 2024 9:47 AM
To: Caitlyn Tubbs
Subject: FW: [External] 220 King Road

-----Original Message-----
From: Alexandra Ananth <alexandra.ananth@parkcity.org>
Sent: Monday, February 5, 2024 12:47 PM
To: David Bennett <[redacted]com>
Cc: Rebecca Ward <rebecca.ward@parkcity.org>; Caitlyn Tubbs <caitlyn.tubbs@parkcity.org>
Subject: RE: [External] 220 King Road

Thank you for your comment. We will add it to the public record.

-----Original Message-----
From: David Bennett <[redacted]com>
Sent: Monday, February 5, 2024 12:45 PM
To: Alexandra Ananth <alexandra.ananth@parkcity.org>
Subject: [External] 220 King Road

Warning: Replies to this message will go to [redacted] If you are unsure this is correct please contact the helpdesk.
[CAUTION] This is an external email.

While I am a long time resident of Park Meadows, I spend time in old town and am flabbergasted at the proposed house at 220 King Road.

The Oliver/Olson historical design review is an excellent, professionally prepared document outlining all of the technical issues why this current proposal should be denied.

The above referenced report states, "…the size, scale, and proportions of the residence and its component elements, including the shed roof and cantilevered flat roof, are reminiscent of a large-scale industrial building rather than a residential building, which is not compatible with the HR-1 zone."

Please reject the current proposal and direct the applicant to follow Park City's Design Guidelines.

Thank you

David

From: [redacted]
To: Alexandra Ananth
Cc: wbudge@swlaw.com
Subject: [redacted] 220 King Project
Date: Wednesday, February 7, 2024 7:59:44 PM
Attachments: sblf90_6bc45d17-4fb8-4569-a28a-8fb040c56588.png
ATT00001.txt
ATT00002.htm

Alexandra -

My family owns and spends a great deal of time at our home located at [redacted] Norfolk Avenue. Our home is adjacent to the 220 King property that is currently the subject of discussion involving proposed redevelopment by Matthew and Tatiana Prince). We know Matthew and Tatania and are aware of their plans for 220 King. We support these plans and look forward to the conversion of a part-time rental property to a single family residence. Further, we are familiar with the architectural plans for 220 King and think this new residence will be a welcome addition to our "neighborhood" in particular and community more generally.

Importantly, Matthew and Tatiana are thoughtful, responsible and engaged members of the Park City community (Matthew grew up in Park City and has returned to make Park City his home). The project at 220 King reflects their commitment to our town.

Please do not hesitate to contact me if you would like to discuss our strong support for this project in greater detail.

Sincerely,
Mark Bernstein
Rachel Bendit

Mark Bernstein
Attorney
Direct Phone: [redacted]
[redacted]
Office Fax: [redacted]

THE SAM BERNSTEIN LAW FIRM
EST. 1971

DETROIT LIONS
OFFICIAL PARTNER

[redacted]

[redacted]

www.callsam.com

Sam Bernstein is our founder, of counsel, and a retired shareholder.

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From: Nann Worel <nann.worel@parkcity.org>
Sent: Wednesday, February 7, 2024 5:01 PM
To: D Constable; jeremy.rubel@parkcity.org; Ryan Dickey; Tana Toly; Ed Parigian; Bill Ciraco; Rebeccaward@parkcity.org
Cc: D Constable
Subject: Re: 220 King Road

Thanks for taking the time to weigh in Patricia. I've missed seeing you at City Council meetings!

Emails sent to the Council are not entered into the public record unless requested by the author. Would you this this email to be included in the record for the February 14 Planning Commission meeting?

Warm regards,

Nann Worel
she, her, hers
Mayor
Park City Municipal Corporation
www.parkcity.org
445 Marsac Avenue, PO Box 1480
Park City, UT 84060
o: 435.615.5010 | c: 435.513.9955

From: D Constable <[redacted]>
Sent: Wednesday, February 7, 2024 12:45:37 PM
To: Nann Worel <nann.worel@parkcity.org>; jeremy.rubel@parkcity.org <jeremy.rubel@parkcity.org>; Ryan Dickey <ryan.dickey@parkcity.org>; Tana Toly <tana.toly@parkcity.org>; Ed Parigian <ed.parigian@parkcity.org>; Bill Ciraco <bill.ciraco@parkcity.org>; Rebeccaward@parkcity.org <Rebeccaward@parkcity.org>
Cc: D Constable <[redacted]>
Subject: [External] 220 King Road

Warning: Replies to this message will go to [redacted]. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

Honorable Planning Director & City Council,

My husband David and I have recently become aware of the project that Matt Prince is planning to build at 220 King Road, an HR-1 zoned historical district. As we live on McHenry Avenue and would be impacted by this project day and night, we are alarmed by it's apparent disregard of the HR-1 standards set in the PC land management code. We support the Historic Design Review done by Anne Oliver, Principal Architectural Historian and Christina Olsen, Lead Architectural Historian, SWCA Enviromental Consultants, SLC, UT.

Respectably,
David & Patricia Constable
[redacted] McHenry Ave., Park City

From: Rebecca Ward <rebecca.ward@parkcity.org>
Sent: Friday, February 9, 2024 1:37 PM
To: Caitlyn Tubbs
Subject: FW: [External] 220 King

-----Original Message-----
From: Jim Doilney <[redacted]
Sent: Friday, February 9, 2024 1:36 PM
To: Alexandra Ananth <alexandra.ananth@parkcity.org>
Cc: Rebecca Ward <rebecca.ward@parkcity.org>; Max Doilney [redacted]
Subject: [External] 220 King

Warning: Replies to this message will go to [redacted] If you are unsure this is correct please contact the helpdesk.
[CAUTION] This is an external email.

PLEASE treat this application the same as that of any resident.

The applicant has seemingly BOUGHT preferential treatment for his request. A $1,000,000 contribution got him our mining history advocates support! He bought the Park Record to manage his media profile. As an Old Town Parkite and former council member I am extremely upset to think our town's soul is seemingly being sold.

Please treat him like everyone else.

Jim Doilney

Money should never put anyone above the law.
Sent from my iPhone

From: planning <planning@parkcity.org>
Sent: Friday, February 9, 2024 9:23 AM
To: Caitlyn Tubbs; Rebecca Ward
Subject: FW: [External] 220 King Road

From: Ed Axtell <[redacted]>
Sent: Thursday, February 8, 2024 9:39 PM
To: planning <planning@parkcity.org>
Subject: [External] 220 King Road

Warning: Replies to this message will go to [redacted]. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

As a long time Old Town resident, I am writing to ask the Planning Commission to support the Staff Report's long list of revisions required for the structure at 220 King Road to conform to the Historic Residential District municipal code. I often wonder why we spend so much taxpayer time and money making and writing down the codes if we don't adhere to them consistently.

Ed Axtell
[redacted]
Park City

From: [redacted]
To: Alexandra Ananth
Subject: [External] Matthew and Tatiana Prince (220 King Project)
Date: Friday, February 9, 2024 5:00:04 AM

Warning: Replies to this message will go to [redacted]. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

Alexandra,

Let me introduce myself. I along with my wife Viki are the owners of [redacted] Norfolk Ave located in Old Town. We are also neighbors of Matthew and Tatiana Prince, the owners of 220 King which is located directly above our home.

Matthew has shared his plan to remove 2 existing homes and replace with 1 single family home. We have no concerns and in fact have no doubt that the Prince's plan will not only have a positive impact for our immediate neighborhood but also Park City and the county as well . This project will obviously be a very significant investment by the Prince's and we applaud their continued commitment and support to the Park City community.

I am available if I can provide any further information or assistance.

Regards,
Greg Grimme (PC221, LLC)

Caitlyn Tubbs

From: planning <planning@parkcity.org>
Sent: Friday, February 9, 2024 11:52 AM
To: Caitlyn Tubbs; Rebecca Ward
Subject: FW: 220 King Road

From: Eric R. Hermann [redacted]
Sent: Friday, February 9, 2024 11:41 AM
To: planning <planning@parkcity.org>
Subject: [External] 220 King Road

Warning: Replies to this message will go to [redacted]. If you are unsure this is correct please contact the helpdesk.

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February 9, 2024

VIA EMAIL

Park City Municipal Corporation
Park City Planning Commission
PO Box 1480
Park City, Utah 84060

Re: 220 King Road Plat Amendment, Conditional Use Permit, and Steep Slope Conditional Use Permit

Dear Planning Commission,

We are the owners of several Old Town Properties neighboring 220 King Road (Parcel No. THILL-2-AM) including the land at 200 King Road (Parcel No. THILL-1) and our home at 205 Norfolk Avenue (201-NA-SUB-2), both of which abut the property at 220 King Road. We have called Old Town home for many years and treasure the unique character of our community. We try hard to be good neighbors and to live and let live. The last thing we would ever embrace is conflict with a neighbor. We wish our neighbors, the Princes, every good thing as they grow their family, and we support their right to build a home. Nevertheless, the surprisingly deferential language in the recent Planning Department Staff Report and deferential questioning by the Commissioners in Work Sessions have forced us to weigh in, ruefully, on a neighbor's business.

First, the atmospherics in the Work Sessions have been unfair to the previous owners of 220 King Road who were our neighbors for 14 years. They used one of their homes for personal use and rented the other through Park City Lodging, a respected property management company. The renters were almost invariably vacation skiers, not wild partiers. Second, the issue is not whether the community and authorities should support

construction of a private family residence (versus nightly rentals), but whether *this particular* residence should be built. Finally, we recognize that many projects, including those in the Sweeney estate lots, have negotiated flexibility with certain aspects of HR-1 and the LMC, but we know of no approvals that have obtained the massive waivers sought here.

We well remember the many compromises made when we built in Old Town that were required to comply with the applicable building codes and regulations specific to our Old Town properties. In light of our appreciation of all of the rules to which we adhered and the character of Old Town which they preserve; we must express our sincere concerns regarding the applications submitted for the redevelopment of 220 King Road. We very much hope that the Applicant will be able to make the significant revisions required to build a family home that complies with Old Town rules and regulations.

Specifically, we are concerned that the application for 220 King Road fails to comply with the guidelines established by the Sweeney Master Planned Development (the "Sweeney MPD") and the underlying Land Management Code (the "LMC"). We therefore request and expect that the Planning Commission will act prudently to require compliance with the well-established guidelines and code in order to preserve the unique character of our street and Old Town in general.

In the most recent Planning Commission Staff Report dated January 24, 2024 (the "Staff Report"), there were several issues stated to be a priority for discussion and determination. In this letter, we will focus on the following issues:

1) Whether the proposed changes to the Plat are consistent with the Sweeney MPD (as amended) and the LMC, and do not result in increased Building Height, visibility or impacts to the environmentally sensitive site;
2) Whether the proposed development is consistent with the scale of existing residences in the Historic District;
3) Whether the proposed shift to the Building Area Limits does not result in increased visibility or impacts to Sensitive Land Overlay (the "SLO"); and
4) Whether the design of the new structure(s) including how building height is measured is consistent with the LMC and Historic District Guidelines for Infill Development.

Each of these issues is addressed individually below.

1. The proposed changes to the Plat are inconsistent with the Sweeney MPD, as amended, and the LMC.

The Applicant's plans as submitted to date do not comply with the express regulations of either the MPD or LMC because the proposed structure does not meet building height requirements, building footprint limitations, or roof form limitations.

a) Building Height:

The MPD was approved in 1985. A copy of the Staff Report for the MPD from 1985 sets forth ten (10) different "Development Parameters and Conditions," one of which states, in part:

> 5. "Building heights **shall** be limited to the maximum envelope described on the Restrictions and Requirements Exhibit. At the time of the conditional use approval, projects **shall** be reviewed for conformance with the heights prescribed thereon, and the following:

(a). The various parcels located within the Historic Residential (HR-1) zone district **shall** abide by the Land Management Code and **no height exceptions will be considered.** Maximum building height on the single family lots shall be limited to 25' in order to reduce potential visibility" MPD COA 5 (emphasis added).

The 1985 Staff Report further reveals that the MPD applied to a number of different parcels and categorizes the various parcels of land into four categories, one of which is entitled "Miscellaneous Properties." The Staff Report correctly notes that the 220 King Road parcel was one of these properties which was subject to the following condition:

"Development would be restricted to single-family homes with no greater than 3500 square foot footprints and maximum building heights of 25 feet." (*See* 1985 Staff Report, page 9).

In 1997, the previous owners of 220 King Road filed an application to amend the Plat to relocate the building pad several feet from its originally platted location. The amended Plat for 220 King Road was approved and incorporated the previous plat height restrictions with some variances allowed for roof shape and interior home features:

"The building height shall be measured from existing grade to the top of the flat roofs and the ridge of the pitched roofs. The maximum height, in general, shall be twenty five (25) feet for flat roofs and thirty (30) feet for pitched roofs. A maximum height of twenty eight (28) feet for flat roofs and thirty three (33) feet for pitched roofs shall be permitted for the expressed purpose of accommodating access, i.e. stairwells and/or elevators between floor levels. (*See* Plat Note 4 First Amended Record of Survey Map Lot 2, Phase 1, Treasure Hill Subdivision).

Under the LMC, the property is within the Historic Residential District (HR-1) which purpose is defined to: "(A) preserve present land Uses and character of the Historic Residential Areas of Park City; (B) encourage the preservation of Historic Buildings and/or Structures; (C) encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods; (D) define Development parameters that are consistent with the General Plan policies for the Historic core; and (E) establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment." LMC 15-2.2-1. The LMC defines "building height" as "the vertical distance under any roof or roof element to Existing Grade." LMC 15-15. For HR-1 zoning, building height is limited to 27 feet from Existing Grade with a maximum height of 35 feet "measured from the lowest finished floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters." LMC 15-2.2-5.

The Staff Report notes that the MPD and Plat are more restrictive than the LMC by design and agreement (*See* Staff Report, pg. 7). Thus, the property is subject to the more restrictive regulations of the MPD and Plat. Applicant's exterior building height is compliant with the MPD, Plat, and LMC; however, the interior building height measures 53.5 feet which clearly does not comply with the MPD, Plat Notes, or the LMC. Applicant contended in the last session that it would leave 5900 square feet unfinished to bring it in to compliance; however, none of the applicable regulations make any exceptions for "unfinished space" (and one full story of the unfinished space could easily be finished at a later date). As submitted, the interior building height is not compliant with the MPD or the underlying Code.

b) Building Footprint

As referenced above, the 1985 Staff Report for the MPD included limitations for the building footprint at a maximum of 3500 square feet. The 1997 Plat also includes Plat Note 1 which states:

"The maximum footprint, calculated from the outside face of walls and subject to the massing requirements of Note 7, shall be three thousand five hundred (3500) square feet including garages. The following shall not count towards the footprint calculations: (a) Decks which are open on at least two sides (but which may have railings as required), covered or uncovered, and which do not have above grade living space below or above them; (b) exterior walkways; (c) exterior stairs; (d) driveways." *See* Plat Note 1, First Amended Record of Survey Map Lot 2, Phase 1, Treasure Hill Subdivision.

The LMC defines "Building Footprint," as "the total area of the foundation of the Structure, or the furthest exterior wall of the Structure projected to Natural Grade, not including exterior stairs, patios, decks and Accessory Buildings listed on the Park City Historic Structures Inventory that are not expanded, enlarged or incorporated in to the Main Building." LMC 15-15. Under the LMC, the maximum building footprint is 4,500 square feet for lots which are over 18,750 square feet. *See* LMC 15-2.2-3(E).

The site is subject to the more stringent building footprint of 3500 square feet set out in the MPD and Plat. This restriction "was established to ensure the scale of projects in keeping with the scale of existing residences and to minimize the visual impact of development on the Historic District." From the submissions from the Applicant, it is difficult to determine the "total area of the foundation of the Structure" or the "furthest exterior wall of the Structure projected to Natural Grade." Applicant claims the footprint is not over 3500 square feet but it has not provided measurements for every floor of the proposed structure. Moreover, Applicant's representation as to the Building Footprint is not supported by the renderings and plans it showed in the last work session. In those demonstratives, the footprint of the proposed structure fully encapsulated the existing home and guest house and the entire area between the two. The footprint of the existing buildings alone captures the full 3500 square feet. In applying the LMC calculation to the actual building footprint submitted by Applicant, **staff calculated the building footprint to be 11,300 square feet (*See* January 24, 2024 Staff Report Figure 6). This number is more than three times the allowed footprint under the Sweeney MPD standards.** It also does not include "ancillary structures" which are a significant part of the project.

Applicant requests an amendment to Plat Note 1 to make its footprint "compliant." However, this would go against the stated purpose of not only the MPD but the Park City Land Management Code with its stated intention of preserving the integrity and uniqueness of the historic district of Old Town as well as HR-1 guidelines intended to restrict size and mass of individual structures. Moreover, expansion of the footprint by excluding areas such as the garage, which will require massive amounts of excavation, is inconsistent with the purpose of the MPD and the Code's intent to conserve sensitive hillside sites.

c) Roof

The MPD provides that its purpose is to "deal with the general concept of the proposed development and defer or relegate the very detailed project review elements to the conditional use stage of review." The MPD did not give guidance for roof restrictions, so we turn to the regulations of the underlying Code for applicable HR-1 zoning.

As noted previously, one of the purposes of the HR-1 district is to "encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods." LMC 15-2.2-1(C). Requirements for "roof pitch" in the HR-1 zone require that a "Structure's Contributing Roof Form shall be between seven: twelve (7:12) and twelve: twelve (12:12) and shall occupy a minimum horizontal distance of 20 feet measured from the primary façade to the rear of the building, as viewed from the primary public right-of-way." LMC 15-2.2-5. For new residential construction in the historic district, the LMC specifically states that "[e]xterior elements—roofs, entrances, eaves, chimneys, porches,

windows, doors, steps, garages, etc.—of the new infill residential building shall be of human scale and shall be compatible with neighboring historic structures." LMC 15-13-8(A)(6).

The proposed primary roof structure is a 2:12 pitch and is approximately 117 feet in width, spanning nearly the width of 5 traditional Old Town lots. Applicant's roof is clearly not complying with the express provisions of the LMC nor the declared purpose for the underlying HR-1 zoning.

d) Windows

The 1985 staff report recognized that much of the land under the MPD would be developed at a future date and contemplated that the "Planning Commission shall review projects for compliance with the adopted codes and ordinances in effect at the time, in addition to ensuring conformance with the approved Master Plan." *See* 1985 Staff Report, page 3. The report went on to state that the MPD "attempts to deal with the general concept of the proposed development and defer or relegate the very detailed project review elements to the condition use state of review." *Id*., page 9.

LMC 15-13-8(B)(2)(d)(1) states that "[l]arge expanses of glazing are inappropriate on residential structures. Large glass surfaces shall be divided into smaller windows that are in scale with those seen historically." And the "general rule is the height shall be twice the dimension of the width (commonly referred to as a 2:1 ratio)." *Id*. d(4).

Here, the Applicant's proposed windows are 1:2 and 1:3, in other words, floor to ceiling windows. These non-historic windows will be highly visible from all areas of Old Town and surrounding neighborhoods. When lit up at night, this row of solid windows will result in a veritable hundred plus foot bar of light overlooking Main Street.

2. The proposed development is not consistent with the scale of existing residences in the Historic District.

The MPD's conditions for development are a result of "staff's recommended conditions" specifically "directed toward minimizing the potential conflicts related to neighborhood compatibility considerations." *See* Park City Planning Department Revised Staff Report dated 12 18, 1985. One condition is to "minimize the amount of grading necessary." Another recommends seeking "a concept that results in considerably less site clearing and grading" striking a "balance between site disturbance and scale/visibility."

As noted above the purpose of the HR-1 zoning is to "encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District" and to "establish Development review criteria for new development on Steep Slopes." LMC 15-2.2-1.

The Applicant is proposing to shift the building envelope into the Sensitive Lands Overlay and is seeking to disturb an expansive area. It is unclear exactly how much of the hillside the Applicant is seeking to remove and grade, but it is not a "minimal" area.

3. The proposed shift to the Building Area Limits impacts the Sensitive Land Overlay (the "SLO") area and Applicant has not met Code requirements for a Site Suitability Determination.

Under the LMC, the purpose of the Sensitive Land Overlay Zone is to "prohibit Development on Ridge Line Areas, Steep Slopes and wetland, and protect and preserve environmentally sensitive land." LMC 15-2.21-1. There are four steps that an Applicant must comply with for any proposed development that falls within an SLO Zone, one of which includes a Sensitive Lands Analysis. LMC 15-2.21-2(A). The Analysis must be performed by a "Qualified Professional" who identifies and depicts the following: i) visual assessment, ii)

slope/topographic map; iii) if property is within "steep slopes or with very steep slopes within fifty feet (50') of the property" additional requirements include a soil investigation report, geotechnical report, and additional slope information; iv) ridge line areas; v) vegetative cover; vi) designated vantage points; vii) wetlands; viii) stream corridors, canals, irrigation ditches; and ix) wildlife habitat areas.

Further, staff must review the Sensitive Lands Analysis for a Site Development Suitability Determination. LMC 15-2.21-2 (C). Building and site design shall respect the existing topography, the character-defining site features, including existing trees and vegetation, and shall minimize cut, fill and use of retaining walls." LMC 15-13-8(A)(5).

In addition to the main structure, the uphill ancillary structures appear to require significant excavation within the SLO Zone.

Here, the Applicant has not provided any of the foregoing materials required for the Sensitive Lands Analysis, thus no formal determination on this issue is feasible as required under the Code. For this reason alone, the Applicant's application should be denied.

4. The design of the new structure(s) including the proposed building height is inconsistent with the LMC and Historic District Guidelines for Infill Development.

The purpose of the HR-1 District is to "encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District." The Code specifically identifies the type of individual who should provide an opinion on historical compatibility. That person is a "Qualified Historic Preservation Professional." The code defines such a professional as "[a] professional with a combination of education in a closely related field of study plus work experience to meet the Secretary of the Interior's Historic Preservation Qualification Standards. The qualifications define minimum education and experience required to perform identification, evaluation, registration, and treatment activities. The standards are set for history, archaeology, architectural history, architecture, and historic architecture."

Here, Staff wisely sought the opinion of a Qualified Historic Preservation Professional as to whether the proposed structure was consistent with the Historic District Guidelines for Infill Development in the HR-1 Zone. That opinion is found in Exhibit J to Staff's January 24, 2024 Staff Report. Exhibit J is a "Technical Memorandum" provided by Anne Oliver, Principal Architectural Historian, and Christina Olson, Lead Architectural Historian at SWCA Environmental Consultants. **The SWCA report is the only evidence in the record as to whether the Applicant's proposed structure complies with the LMC and Historic District Guidelines for Infill Development.**

The Report specifically details the LMC Design Guidelines for New Residential Infill Construction in Historic Districts LMC15-13-8. It outlines several of the "Universal Guidelines" and "Specific Guidelines" for new infill residential buildings and exterior elements. For example, SWCA notes that "the size, scale, and proportions of the residence and its component elements, including the shed roof and cantilevered flat roof are reminiscent of large-scale industrial building rather than a residential building, which is not compatible with the HRE -1 Zone and the surrounding Historic District, not a full-scale industrial building such as the Silver King Mill Building." Similarly, Staff stated in its January 24, 2024 report that "the proposed Structure seems overscale when compared to the surrounding Mining Boom Era Residences Thematic District and existing development pattern in the Historic Resdiential-1 Zoning District."

For these and other reasons, SWCA ultimately concludes that "**the guidelines are clear regarding requirements for residential massing and scale and the proposed design does not comply."**

In sum, we strongly support the Applicant's desire to construct a primary residence for his family in Old Town, but it must be significantly revised (notably, downsized) to fit into Old Town Park City. We expect the Planning Commission to enforce the restrictions of the MPD and Park City Code to preserve the unique character of Old Town.

Sincerely,

Eric R. Hermann
Susan T. Fredston-Hermann
[redacted]
Park City, UT 84060

From: planning <planning@parkcity.org>
Sent: Friday, February 9, 2024 9:23 AM
To: Caitlyn Tubbs; Rebecca Ward
Subject: FW: 220 King Road

From: Dennis Hranitzky <[redacted]
Sent: Friday, February 9, 2024 5:28 AM
To: planning <planning@parkcity.org>
Subject: [External] 220 King Road

Warning: Replies to this message will go to [redacted] If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

Dear Commissioners

I reside at [redacted] Sandridge Road. Along with my immediate Old Town neighbors and the residents of Rossi Hill, I have a direct view of 220 King Road. I am concerned that the proposed structure at 220 King Road stands out as dramatically larger than other residences in Old Town. The January 24 Planning Staff Report estimates that the proposed structure is 130 feet wide (5 old town lots!), that the roof is 117 feet wide, and states that it is four and a half stories high. In some areas, floor to ceiling windows will reflect the rising sun each morning. Although some of those stories are "basement levels" there are four levels of windows which the Applicant states echo fenestration of industrial mining structures. These are not typical Old Town residential windows or fenestration that has ever been allowed in the historical district. Of even more concern than morning light is nighttime light pollution. The Prince family states that this will be their primary residence, which means much of the structure is likely to be lit at night much of the year. I hope the Planning Commission will adhere to HR-1/LMC guidelines and prevent the creation of a huge bar of bright light looming over Old Town each night. I note that the Applicant has provided no nighttime rendering of the proposed structure.

In general, the Staff Report indicates that the main proposed structure does not comply with code regarding: height, footprint, mass, windows, roof, etc. Also of concern, the proposed ancillary structures are located on Very Steep Slope and Sensitive Lands Overlay. I hope the Planning Commission will ensure that the proposed structure conforms to all the codes and approval processes that the rest of us in Old Town must abide by. I personally worked diligently with my architect and the Planning Department to obtain approval of a remodel of my home in conformance with the relevant code requirements.

Sincerely,

Dennis Hranitzky
[redacted]

[redacted]

[redacted]

[redacted]

From: planning <planning@parkcity.org>
Sent: Friday, February 9, 2024 9:23 AM
To: Caitlyn Tubbs; Rebecca Ward
Subject: FW: 220 King Road

From: Dennis Hranitzky <dennishranitzky@quinnemanuel.com>
Sent: Friday, February 9, 2024 5:28 AM
To: planning <planning@parkcity.org>
Subject: [External] 220 King Road

Warning: Replies to this message will go to dennishranitzky@quinnemanuel.com. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

Dear Commissioners

I reside at 218 Sandridge Road. Along with my immediate Old Town neighbors and the residents of Rossi Hill, I have a direct view of 220 King Road. I am concerned that the proposed structure at 220 King Road stands out as dramatically larger than other residences in Old Town. The January 24 Planning Staff Report estimates that the proposed structure is 130 feet wide (5 old town lots!), that the roof is 117 feet wide, and states that it is four and a half stories high. In some areas, floor to ceiling windows will reflect the rising sun each morning. Although some of those stories are "basement levels" there are four levels of windows which the Applicant states echo fenestration of industrial mining structures. These are not typical Old Town residential windows or fenestration that has ever been allowed in the historical district. Of even more concern than morning light is nighttime light pollution. The Prince family states that this will be their primary residence, which means much of the structure is likely to be lit at night much of the year. I hope the Planning Commission will adhere to HR-1/LMC guidelines and prevent the creation of a huge bar of bright light looming over Old Town each night. I note that the Applicant has provided no nighttime rendering of the proposed structure.

In general, the Staff Report indicates that the main proposed structure does not comply with code regarding: height, footprint, mass, windows, roof, etc. Also of concern, the proposed ancillary structures are located on Very Steep Slope and Sensitive Lands Overlay. I hope the Planning Commission will ensure that the proposed structure conforms to all the codes and approval processes that the rest of us in Old Town must abide by. I personally worked diligently with my architect and the Planning Department to obtain approval of a remodel of my home in conformance with the relevant code requirements.

From: [redacted]
To: Alexandra Ananth; [redacted]
Subject: [External] Support of Prince design
Date: Thursday, October 19, 2023 9:14:05 AM

[CAUTION] This is an external email.

Hi Alexandra,

Sue Barsamian and I wanted to drop you an email to voice our support for the house design proposed by Matthew and Tatiana Prince.

While it is always difficult to build new structures in a historic area, we feel this design has taken design cues from old mining structures and merged them with a modern aesthetic. It is not an easy task to maintain sensitivity to structures of the past, but this design will improve the city's skyline without a stark contrast to the historic houses below on the hill.

Hope this is helpful in your review and thanks for all you do keeping Park City special.

———————————————

Bill Romans
[redacted]

Sue Barsamian
[redacted]

From: Robert Sfire [redacted]
Sent: Thursday, February 8, 2024 4:13 PM
To: Planning_Mail
Subject: [External] Fwd: Jan.27 issue re:220 King RD Pamela Manson

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: Replies to this message will go to bobsfire@gmail.com. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

re: 220 King Rd. request for planning approval

---------- Forwarded message ---------
From: **Robert Sfire** [redacted]
Date: Sun, Feb 4, 2024 at 2:10 PM
Subject: Jan.27 issue re:220 King RD Pamela Manson
To: [redacted], <planning@parkcity.com>

Pamela,
I am certainly in favor of the Princes building a single personal residence for themselves. I am the previous owner of those homes and I had been telling the city council for years that this property will probably get redeveloped as a larger single home.

I built those homes and only the larger home was ever rentet. Park City Lodging, Rhonda Sideris, was the only company that ever managed them. They were never marketed as party houses. PCL is a top quality property management company-40 years in PC. The rental house has 5 bedrooms and sleeps 14 max, often rented by 2 or 3 families.

The Sweeney family developed the Treasure Hill subdivision. Since Pat Sweeney is in approval of this proposed change the city should approve it.

Good day,
Bob Sfire

--
Take a deep breath,

Bob

From: [redacted]
To: Alexandra Ananth
Subject: [External] 220 King Road
Date: Thursday, February 8, 2024 5:11:31 PM

Warning: Replies to this message will go to [redacted]. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

Please include in packet.

Greetings.

I was surprised to see a project at 220 King Road requiring a Plat Amendment, a Conditional Use Permit, and a Steep Slope Conditional Use Permit in order to build.

Why would anyone want to build a house so far out of the range of compatibility in this Historic Old Town neighborhood?

I am confident the Planning Commission will deny the plat amendment and CUPs, keeping the integrity of Historic Old Town Park City intact.

Respectfully,

Carol Sletta
[redacted] Sampson Avenue
(50 year Old Town resident)

February 8, 2024

Rebecca Ward, Planning Director
Alexandra Ananth, Senior Planner
Caitlyn Tubbs, Historic Preservation Senior Planner
Park City Municipal Corporation
445 Marsac Avenue
Park City, Utah 84060
Re: 220 King Road Plat Amendment, Conditional Use Permit, and Steep Slope Conditional Use Permit

Dear Rebecca, Alexandra, and Caitlyn,

This letter follows my previous two letters dated January 24, 2024, and February 1, 2024, copies of which are appended immediately below for convenience. Regarding the Application and the relevant Staff Report, I want to specifically address further No. 3 in the second letter. Please provide a copy of this letter to the Planning Commission and put a copy in the related public comments.

The Staff Report states, "the LMC also limits interior Building Height to 35 feet.[8] The Planning Department calculates the interior Building Heigh[t] at 53.5 feet as measured from the lowest finish floor plane to the top of the topmost wall plate." The relevant footnote cites "§ 15-2.2-3" of the LMC. We believe there is a typo and it should be § 15-2.2-5, as -3 talks about "Lot and Site Requirements" and -5 "Building Height." When searched, the only reference to "thirty five feet" in the LMC is found in 15-2.2-5. 15-2 is specific to the HRL, Historic Residential-Low Density zone. 220 King Road is not in this zone. 220 King Road is in the HR-1 zone on the current website plat map. There is no such restriction in the HR-1 zone. Regardless, the correct zone for 220 King Road is HR-1 / MPD, a zone peculiar to the Sweeney Properties Master Plan, adopted unanimously by the City Council on August 2,1990. In the associated staff report dated August 1, 1990, Suzanne McIntyre, Project Planner, states: "The Master Plan was approved after considerable study of more than eight different development scenarios for the area and numerous concepts for each of the smaller development parcels within the area. The Plan spells out the densities and development parameters for each of the parcels, and includes a provision that each be zoned according to the Master Plan." She goes on to state: "The Planning Staff believes the requested rezones are consistent with the approved Master Plan, and that they help formalize the agreement between MPE Inc. and the citizens of Park City." See attached Exhibit G.

[redacted]

Simply put, there is no interior building height restrictions. History bears this out in the Master Plan, the associated HR-1and Estate / MPD zones, the resulting plat notes, small scale master plan / CUP approvals that have followed these, and in the structures built to date on Lots 2, 3, 4, 5, 6, and 7. As an example, the green house built on Lot 3 located off Upper Norfolk in the late nineties has a basement located completely below reestablished grade and a maximum height from finished floor to highest top plate of approximately 55 feet. This allows a functional connection between multiple levels on a steep slope and creates very valuable below grade space. This space makes life better for the owners and their guests. At the same time, such functional space located underground is less impactful than similar space above ground. Parking underground, in particular, helps keep vehicles off adjacent streets. The only thing that nearby neighbors experience regarding this space and similar space located on Lot 4, the white house, is the open space and public ski runs and bike trails serving upper Old Town which surround these homes.

Sincerely,

Pat Sweeney

Pat Sweeney

Manager of Sweeney Land Company LLC
President MPE INC
Manager Brothers III LLC
Personally for Mike, Pat and Ed Sweeney

cc: Matt Dias, Mark Harrington, Margaret Plane, Matthew Prince, Heinrich Deters, Chick Hill

January 24, 2024

Rebecca Ward, Planning Director
Alexandra Ananth, Senior Planner
Caitlyn Tubbs, Historic Preservation Senior Planner
Park City Municipal Corporation
445 Marsac Avenue
Park City, Utah 84060
Re: 220 King Road Plat Amendment, Conditional Use Permit, and Steep Slope Conditional Use Permit

Dear Rebecca, Alexandra, and Caitlyn,

As you know, I reached out to Matt Dias, City Manager, a couple of days ago and was directed to you to air my concerns regarding the 220 application specifically with respect to the draft staff report. I appreciate the opportunity to talk with Rebecca that day and to meet with the three of you yesterday to explain those concerns. This is the brief letter I mentioned regarding those concerns generally. I will followup with specifics.

No word can better explain how the Sweeney entities and the three brothers personally (together "Sweeneys") feel about the Master Plan than the term "master" meaning "CONTROLLING" and "most important." We are currently fully engaged with Heinrich Deters, Trails and Open Space Manager, in a two year plus process to further protect the open space on Treasure Hill from being eroded over time. The 42 acre Lot 5 is part of this open space. The Sweeneys are equally passionate about preserving rights related to the 7 single family lots, Lots 1, 2, 3, 4, 6, 7, and 8, regarding the owners having the right to build and enjoy large homes on these. The open space would not exist with out the single family lots and visa versa. Both need to be respected equally.

The Sweeneys look forward to sharing our thoughts with the Planning Commission directly when procedurally appropriate. Please put this letter in the comments.

Sincerely,

Pat Sweeney

Pat Sweeney

Manager of Sweeney Land Company LLC
President MPE INC
Manager Brothers III LLC
Personally for Mike, Pat and Ed Sweeney

cc: Matt Dias, Matthew Prince, Heinrich Deters, Chick Hill

[redacted]

February 1, 2024

Rebecca Ward, Planning Director
Alexandra Ananth, Senior Planner
Caitlyn Tubbs, Historic Preservation Senior Planner
Park City Municipal Corporation
445 Marsac Avenue
Park City, Utah 84060
Re: 220 King Road Plat Amendment, Conditional Use Permit, and Steep Slope Conditional Use Permit

Dear Rebecca, Alexandra, and Caitlyn,

This letter contains more specifics promised in my previous letter dated January 24, 2024, copy attached immediately below, regarding the pending 220 applications (together "Application") and the relevant Staff report ("Staff Report"). It is separated into one general comment followed by 7 specific comments.

General. Park City Municipal Corporation ("City") in effect entered into a contract with the Sweeneys which contract can't be changed with subsequent zoning, irrelevant codes, or other concerns which in effect lays waste to the contract. Tom Clyde, City Attorney, said in a letter to Ed Sweeney dated June 26, 1985: "Having filed your development proposal and paid the fees with the Planning Department, your zoning rights with respect to this particular project and application are vested under the existing zoning and would not be affected by subsequent zone changes." Joel Paterson, Project Planner, referred to the process in a letter to Pat Sweeney dated July 18, 1985 as a "contract zone." The first recorded plat notes concerning the Sweeney Properties Master Plan (historically "SPMP"; in the Staff Report "Sweeney MPD"; also "Master Plan") conclude on Page 3 with: "9. PRECEDENCE. The above special restrictions are consistent with the Sweeney Master Plan approved by the Park City Municipal Corporation on October 16, 1986 and as subsequently amended on October 14, 1987 and December 30, 1992. Final house design shall be reviewed under the Small Scale Master Plan Process in accordance with the Sweeney Master Plan." This language is repeated three times in ensuing years with respect to amendments and the platting of Lots 6, 7, and 8. The common accepted meaning of "in accordance with" is "IN AGREEMENT WITH, in conformity with, in line with, commensurate with, in compliance with, true to, in fulfillment of, in obedience to, in the spirit of, following, honoring, heeding, observing." See attached Exhibits A-C. *Simply put, the City can't reduce the amount of use expected from the Sweeney MPD terms and related plats for the 7 single family lots, Lots 1, 2, 3, 4, 6, 7, and 8 and the Sweeneys can't reduce the amount of open space in Lot 5 nor the amount of deed restricted open space in Lot 8.*

[redacted]

1. The Sensitive Land Overlay zone ("SLO") does not apply to the Application. According to the minutes of the Planning Commission Meeting of August 11, 2004, page 25, concerning an application for the un-platted portion of the Sweeney MPD located on Treasure Hill at the time: "Commissioner O'Hara asked if the Sensitive Lands Ordinance applies to any portion of this review. Director Putt replied that the SLO does not apply specifically to this application." In the staff report, dated June 8, 2016, Page 52, related to the same application, Francisco Astorga, Senior Planner says: "Project predates the SLO therefore SLO does not specifically apply in terms of a density determination and site suitability analysis." See attached Exhibits D and E.

2. Historic District Guidelines at the time of the Sweeney MPD approval emphasize historic proportions and materials, avoiding replication, and the design being a contemporary expression. The Application accomplishes this. There are no further essential requirements. Regarding scale, the size of the single family homes were clearly expected to be larger than nearby historically small Park City homes. In subsequent Historic District review processes and related approvals scale difference was bridged in and structures subsequently built on Lots 3, 4, 6, 7, and 8 with comparisons to larger historic buildings in scale such as schools, churches, and boarding houses, and mine structures, for example, the Silver King Mine. As recently as April 20, 2020 this approach was deemed acceptable for an addition on Lot 8 with the staff report finding on Page 53 "substantial compliance with the intention of the Historic District Design Guidelines" and the Planning Commission approving the CUP finding the design on Page 3 "to substantially comply with LMC 15-13-8." See attached Exhibit F containing the staff report and Planning Commission CUP approval.

3. Interior space limitations don't exist regarding the intent and letter of the Master Plan, related plats and approvals. Explained further, the application of more restrictive codes in the Staff Report contradicts statement of the City attorney at the time of initial MPD application and the initial Project Planner who characterized the process as a contract. Simply put, interior space limitations don't exist. This is demonstrated by existing approvals on Lots 3, 4, 6, 7, and 8 and resultant construction which includes access exceptions, space that does not count against the 3,500 square feet footprint, and basements without limitations. See attached Exhibit F for a recent example on Lot 8.

4. With respect to lot restrictions, the application complies with the 3,500 square feet footprint and 30 feet height restriction for sloped roofs. This is demonstrated by the existing approvals on Lots 3, 4, 6, 7, and 8 and resultant construction under the same restrictions. Site access improvements, underground parking, and underground occupied space do not count against the 3,500 square feet footprint. This is demonstrated by the existing prior approvals on Lots 3, 4, 6, 7, and 8 and resultant construction. Access improvements and parking located outside of the 3,500 square feet footprint minimize impacts on adjacent

streets and neighbors and provide fire and safety access. The effectiveness of these types of improvements, in this regard, has been demonstrated on Lots 3, 4, 6, 7, and 8 over many years. See attached Exhibit F for a recent example on Lot 8.

5. There is good cause for the plat amendment and clarification notes. With respect to the 3,500 square feet footprint, these notes are consistent to similar clarifications provided on the more recent plat for Lot 8 and are consistent with existing prior approvals on Lots 3, 4, 6, 7, and 8, application of the notes, and resultant construction. The proposed Building Area Limits adjustment (which includes less area) makes sense for a more functional design and is consistent with similar plat amendments approved for Lots 3, 4, and 8.

6. The accessory space located uphill of the main house elements is below preexisting grade and has deck or landscaping above. It is consistent with similar space recently approved and constructed on Lot 8 which was not counted against the 3,500 square feet footprint. See attached Exhibit F for a recent example on Lot 8.

7. All reasonably anticipated impacts have been mitigated.

Because of the above and other thoughtful design details, the Application merits approval.

The above comments reflect how we have lived with the Master Plan for almost 40 years. There is no legitimacy in using the Application to reinvent the Master Plan terms. Rather, the Application should reaffirm its terms.

The Sweeneys look forward to sharing the above with the Planning Commission directly when procedurally appropriate. Please provide a copy of this letter to the Planning Commission and put a copy in the related public comments. The following link contains the Exhibits A through F: [redacted]

Sincerely,

Pat Sweeney

Pat Sweeney

Manager of Sweeney Land Company LLC
President MPE INC
Manager Brothers III LLC
Personally for Mike, Pat and Ed Sweeney

cc: Matt Dias, Mark Harrington, Matthew Prince, Heinrich Deters, Chick Hill

EXHIBIT G

PARK CITY PLANNING DEPARTMENT
STAFF REPORT

TO: PLANNING COMMISSION
FROM: PLANNING STAFF
DATE: AUGUST 1, 1990
Re: SWEENEY MPD REZONES

==========

I. PROJECT STATISTICS:

Applicant:	MPE Inc.
Project Address:	Hillside West of Historic Dist.
Request:	Rezones Consistent w/MPD
Zoning:	As Described Below
Adjacent Land Uses:	Open Space, Historic Residential
Date of Application:	April 30, 1990
Date of Staff Report:	July 27, 1990
Project Planner:	Suzanne McIntyre
Staff Recommendation:	**FORWARD A POSITIVE RECOMMENDATION**

II. BACKGROUND INFORMATION:

The Sweeney Master Plan was approved by the City Council in October, 1986. The Master Planned area involves 125 acres of the hillside adjacent to the Historic District and the Park City Ski Area, to the west of the Main Street area.

The Master Plan was approved after considerable study of more than eight different development scenarios for the area and numerous concepts for each of the smaller development parcels within the area. The Plan spells out the densities and development parameters for each of the parcels, and includes a provision that each be zoned according to the Master Plan. Those zones are described below.

This request is being processed concurrently with MPE's request to subdivide two of the single family development parcels: the King Road 2-Lot Single Family Subdivision, and the Upper Norfolk 2-Lot Subdivision. The subdivisions are being reviewed in a separate Staff Report and are not directly tied to this request for the rezones.

III. PROJECT DESCRIPTION:

The requested rezones are for the following parcels:

1. **HILLSIDE PARCEL:** 109 acres
   Current Zoning: Estate
   Proposed Zoning: Recreation Open Space

2. **UPPER NORFOLK SINGLE FAMILIES:** 2 SFUs
   Current: HR-1
   Proposed: HR-1 - MPD

3. **KING ROAD SINGLE FAMILIES:** 2 SFUs
   Current: HR-1
   Proposed: HR-1 - MPD

4. **5TH STREET SINGLE FAMILIES:** 2 SFUs
   Current: HR-1
   Proposed: HR-1 - MPD

5. **SHEEN SINGLE FAMILY:** (adjacent to the Rush Bed & Breakfast) 1 SFU
   Current: HR-1
   Proposed: HR-1 - MPD

6. **TOWN LIFT MIDSTATION:** 3.75 acres
   39 Unit Equivs
   35.5 ues hotel/condominium
   3.5 ues support commercial
   Current: HR-1
   Proposed: Estate - MPD

7. **CREOLE GULCH:** 7.75 acres
   177 Unit Equivs
   161.5 ues hotel/condominium
   15.5 ues support commercial
   Current: Estate
   Proposed: Estate - MPD

8. **COALITION WEST:** (SW Corner of 8th St. & Park Ave.) .543 Acres
   16 Unit Equivs
   hotel/condo/commercial
   Current: HRC
   Proposed: HRC - MPD

9. **COALITION EAST:** (East Side of Park Ave. at 8th St.) 1.157 acres
   40 Unit Equivs
   hotel/condo/commercial
   Current: HRC
   Proposed: HCB - MPD

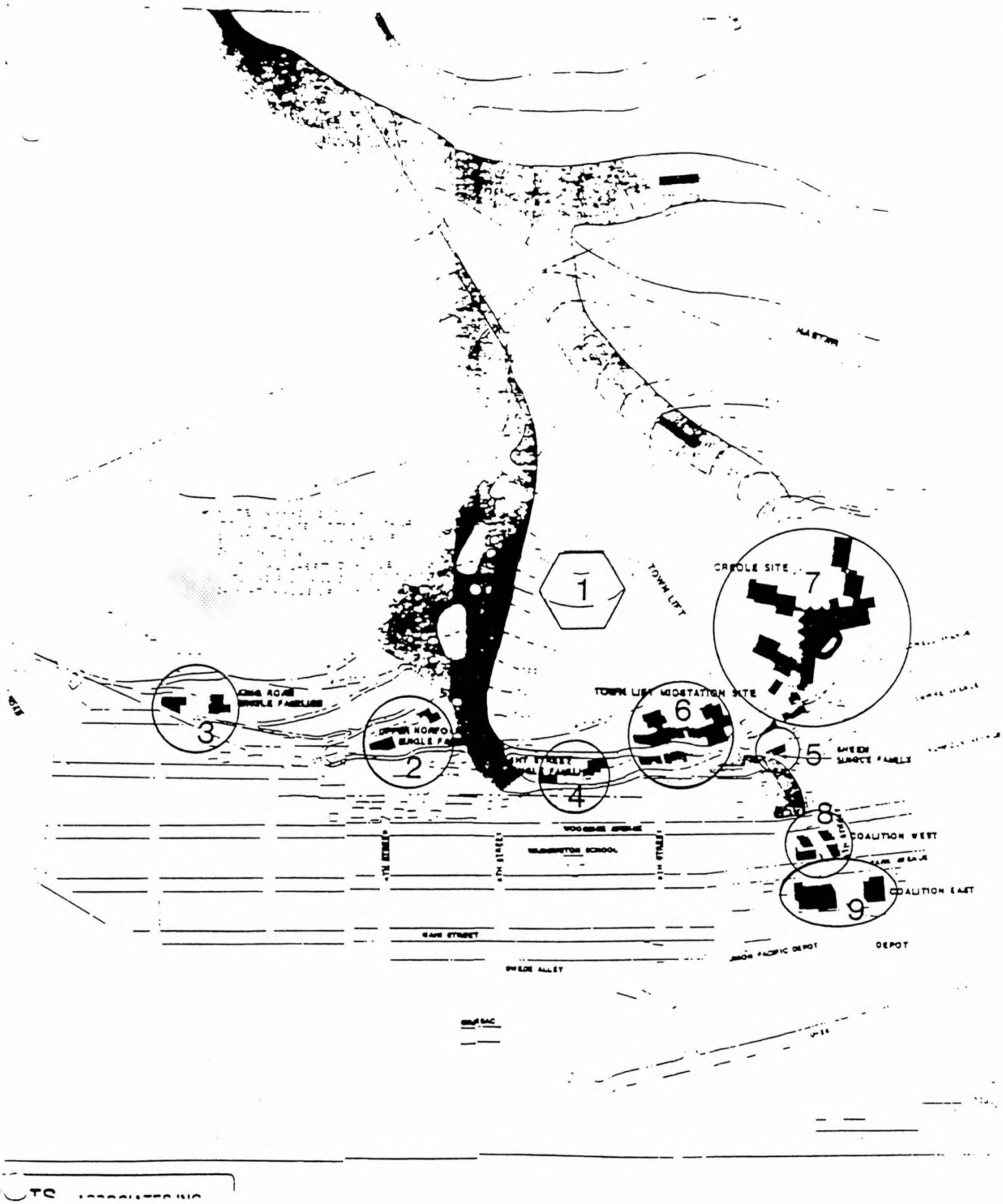
IV. ISSUES FOR DISCUSSION:

The Planning Staff believes the requested rezones are consistent with the approved Master Plan, and that they help formalize the agreement between MPE Inc. and the citizens of Park City. In addition, MPE Inc. and the City Attorney are working on an agreement or some form of conservation easement which will guarantee the ROS Hillside Area remain as open space in perpetuity.

PUBLIC INPUT STATEMENT: The Planning Staff has received numerous phone calls from people requesting information, but no specific comments.

V. STAFF RECOMMENDATION:

The Planning Staff reccomends that the Planning Commission forward a POSITIVE recommendation to the City Council on the requested rezones.


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TOWN LIFT
CREOLE SITE
TOWN LIFT SUBSTATION SITE
COALITION WEST
COALITION EAST
DEPOT

Mr. Olch stated that this will be taken under consideration this winter when golf rates are reviewed.

III PUBLIC HEARINGS

1. FY 1990-91 final budget and certified tax rate - The Finance Director explained the budget review process and the requirements for adoption. Council adopted a tentative budget in June which included a $206,000 increase. A "tax increase" is defined as an increase from the previous year in dollars from tax revenues. Property owners have been notified by the county regarding the proposed tax rates. The modifications in the tentative budget include an increase of $6,927 reflecting the property taxes from Wasatch County, adjustments in the revised pay plan, and transfers in the City and MBA budgets to reflect the $1.1 water/property transaction.

Kent Parker explained that the taxing jurisdictions include the School District, Weber Water Basin, Summit County, Fire District, Sewer District, and the City. The City's portion of the tax assessment last year was 27.5% and the proposed tax rate for FY 90-91, the City's portion will decrease to 26.1%. Property taxes primarily fund debt service (17.7%) and the balance to the general operations of the City (82.3%). Last year the tax rate was .004872; the proposed rate is .004783, which is 1.8% less than FY 89-90. The Finance Director discussed the practice of bonding for delinquent property taxes over the years. Because collection has increased, funding from this source will not be available and Mr. Parker noted the 4% inflation rate all contributing to the recommendation to adopt this budget for the additional $200,000.

Teri Whitney - Snowflower Condominium manager, stated her confusion with the verbiage in the legal notice.

Kent Parker clarified that the School District is the only jurisdiction that has a rate increase from the prior year. The Finance Director agreed that the notice indicates an 18.6% increase, however, of that 18.6%, 63% was from new growth which the City would receive anyway without a tax increase. He also noted that taxes will be affected by increases in assessed valuations.

With no further comments or questions, the public hearing was closed.

2. Rezone portions of the Historic District; specifically 109 acres of hillside on Treasure Mountain from Estate to Recreation Open Space and several development parcels, specifically; two Fifth Street single family lots from HR1 to HR1-MPD; and two upper Norfolk (approximately 400 Upper Norfolk) single

family lots from HR1 to HR1-MPD; and two King Road (approximately 200 King Road) single family lots from HR1 to HR1-MPD; and one Lower Norfolk Avenue (approximately 700 Lower Norfolk) single family lot from HR1 to HR1-MPD; and a 3.75 acre condominium/commercial lot at the Town Lift Midstation from HR1 to Estate-MPD; and a 7.75 are hotel/condo/commercial lot at the Creole Gulch site from Estate to Estate-MPD; and a .543 acre hotel/condo/commercial lot at the Coalition West Site at approximately 775 Park Avenue from HRC to HRC-MPD; and a 1.57 acre hotel/condo/commercial site at approximately 770 Park Avenue from HRC to HCB-MPD - Suzanne McIntyre reported that the Sweeney Master Plan was approved in October 1986 and involves 125 acres of a hillside, commonly referred to as Treasure Mountain. The Master Plan was approved after extensive study of numerous concepts and spells out the densities and development parameters for each of the parcels and includes a provision that each be zoned according to the Master Plan. This request is being processed concurrently with a request for two two-lot single family subdivision. The subdivision plats were preliminary approved by the Planning Commission on August 8 and final plat approval is pending.

Ms. McIntyre described the nine development areas by illustration of a map, more specifically detailed in the heading. The rezones are essentially attaching master plan designations to the subject sites which would require a more thorough review process. The Planning Commission has forwarded a positive recommendation.

Jim Tatora - Stated his concern with changing the zoning in Old Town for development.

Jim Carter reiterated that the MPD designation is a more restrictive zone providing the City will more control. With no further comment, the public hearing was closed.

IV MINUTES OF MEETING OF AUGUST 2, 1990

Jim Santy, "I move approval". Ruth Gezelius seconded. Motion unanimously carried.

V COMMUNICATIONS FROM COUNCIL AND STAFF

1. MBA acquisition - Jim Carter reported that the acquisition of 350 acre feet of water, property, and vehicles closed last week. The Legal Department is in the process of preparing a change application to allow the City to use the newly acquired water right in the Treasure Mountain Middle School Well.

2. Initiative Petition finding - The City Attorney continued that the Utah Supreme Court affirmed the City Recorder's

to call-up the approval action of the Planning Commission last night on Lots 16 and 17 in Evergreen Subdivision, 6774 and 6808 Silver Lake Drive for the purpose of discussion of set-backs and scale of neighborhood". Ray Johnson seconded. Motion carried.

Sally Elliott	Aye
Ruth Gezelius	Aye
Ray Johnson	Aye
Bob Richer	Nay
Jim Santy	Aye

VI REPORTS FROM COMMISSIONS AND BOARDS

Parks, Recreation, and Beautification Advisory Board - Chairman Joram Lichtenstein advised Council of the resignation of Scott Becker and Bruce Manning. He urged Council to make the appointments as soon as possible because of a planned Board retreat in October.

VII ORDINANCES

1. An Ordinance repealing Ordinance 83-16, as amended, and enacting revised beer and liquor regulations and licenses - Ruth Gezelius, "I move approval of the Ordinance repealing Ordinance 83-16, as amended". Bob Richer seconded. Motion unanimously carried.

Because of the extent of the amendments to Ordinance 83-16, it will be repealed in its entirety. The set-up license becomes "extinct" as of January 1, 1990, thus the City will lose approximately $2,600 in renewals in this category. The current restaurant liquor license will most likely convert into the new restaurant liquor category. Most likely, some of the restaurants with current set-up licenses will apply for a restaurant liquor license in January 1991. This may offset some of the lost revenue from above.

Under the on-premise beer/tavern category, there are currently five licenses. Off-premise licenses currently total 12, and the on-premise (all others) make up the largest group with a current total of 57 licenses.

The definition of "nuisance" in Section 2.08 has been amended to include violations of any city, county, state or federal law or ordinance. The hearing procedure in 7.01 has been amended to limit the licensed hearing examiner to making finding of fact, reserving to the Council the power and authority to make conclusions of law, and enter an order, accordingly.

2. An Ordinance rezoning portions of the Historic District; specifically 109 acres of hillside on Treasure Mountain from Estate

to Recreation Open Space and several development parcels, specifically; two Fifth Street single family lots from HR1 to HR1-MPD; and two upper Norfolk (approximately 400 Upper Norfolk) single family lots from HR1 to HR1-MPD; and two King Road (approximately 200 King Road) single family lots from HR1 to HR1-MPD; and one Lower Norfolk Avenue (approximately 700 Lower Norfolk) single family lot from HR1 to HR1-MPD; and a 3.75 acre condominium/commercial lot at the Town Lift Midstation from HR1 to Estate-MPD; and a 7.75 are hotel/condo/commercial lot at the Creole Gulch site from Estate to Estate-MPD; and a .543 acre hotel/condo/commercial lot at the Coalition West Site at approximately 775 Park Avenue from HRC to HRC-MPD and from HR-1 to HR-1 MPD; and a 1.57 acre hotel/condo/commercial site at approximately 770 Park Avenue from HRC to HCB-MPD; and amending the Official Zoning Map of Park City, Utah - See public hearing commentary of August 16, 1990. Ruth Gezelius, "I move approval of the Ordinance rezoning portions of the Historic District, as outlined in the agenda and corrected by staff". Bob Richer seconded. Motion unanimously carried.

VIII ADJOURNMENT

With no further business, the regular meeting of the City Council was adjourned and a Redevelopment Agency meeting convened.

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 3:45 p.m. Members in attendance were Mayor Brad Olch, Sally Elliott, Ruth Gezelius, Ray Johnson, Bob Richer, and Jim Santy. Staff present were Toby Ross, City Manager; and Jim Carter, City Attorney. Ruth Gezelius, "I move to close the meeting to discuss property acquisition". Bob Richer seconded. Motion unanimously carried.

The meeting opened at approximately 4:20 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.

Prepared by Janet M. Scott

PARK CITY SUMMIT COUNTY UTAH CORPORATE MARCH 1, 1884

Janet M. Scott
Deputy City Recorder

From: Rebecca Ward <rebecca.ward@parkcity.org>
Sent: Friday, February 9, 2024 9:46 AM
To: Caitlyn Tubbs
Subject: FW: [External] Comments Regarding 220 King Road for the 2/14/24 Planning Commission Meeting
Attachments: bbab0217-0b73-4f5c-8316-f7607e216470 exhibit J 220 King.pdf

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From: John Vrabel [redacted]
Sent: Thursday, February 8, 2024 5:36 PM
To: Alexandra Ananth <alexandra.ananth@parkcity.org>
Cc: Rebecca Ward <rebecca.ward@parkcity.org>
Subject: [External] Comments Regarding 220 King Road for the 2/14/24 Planning Commission Meeting

Warning: Replies to this message will go to [redacted]. If you are unsure this is correct please contact the helpdesk.
[CAUTION] This is an external email.

C/O Alexandra Ananth & Rebecca Ward:

The above is a Historic Design Review done by Anne Oliver, Principal Architectural Historian and Christine Olsen, Lead Architectural Historian, SWCH Environmental Consultants,
SLC, UT.

Dear Honorable Planning Commissioners:

I am a 56 year resident of [redacted] Upper Norfolk Avenue, in Old Town Park City. My residence is approximately 115 yards from Mr. Prince's 220 King Road project.

I include the above Olsen/Oliver review because the quality, detail and accuracy describing Mr. Prince's project is, in my opinion, beyond reproach.

It then begs the question, "Why dose Mathew Prince deserve special treatment?"
He doesn't! At least not in the historic district of Old Town. Mr. Prince is quoted as saying: "All we want is to be good neighbors, turn two party houses into a single-family home that we can be proud of."
Mr. Prince then should go be proud in the Colony, where this size dwelling is allowed.

For many years I along with the residents of Park City have watched our Planning Department fight the good fight and deal with troublesome development in a kind and orderly manor.
Examples include the Peg development in the PCMR parking lot, where they (Peg) proposed a terrible plan that only benefited themselves. The planners offered several options for improvement but Peg

refused to budge and ultimately departed. (Thank you Planners!)
Next was the Kimball Art Center's 'Monument-to-the-World' plan which (they thought) was so magnificent, that no Planning over-site was even needed! Not so fast! And when they didn't get their way they packed up and moved. (Thank you Planners!)
Next was the original Alice Claim project in Woodside Gulch where the developer had some 13 homesites spread everywhere. The developer refused to change a really bad plan, and waited until the very last day before his permit expired and finally agreed to a sensible plan for a very sensitive, canyon area. 9 home sites were then aligned along the only road, and a difficult problem was solved. (Thank you Planners!)
In closing is 'The Sweeney' project. This was a unique and complex project as there were so many aspects involved, including an unusually long time span, which added another element to the difficulty. Our Planners showed great patience over a long and difficult period. It is my opinion that both the Planning Commission and the City Council are to be commended for their final resolution.

If Mathew Prince really wants to be a good neighbor he would follow the direction of our town's professional planners and help them to maintain the high quality of our town's historic residential neighborhood, an outcome that we can all be proud of.
Thank you!
Respectfully,
John Vrabel
Resident.

Sent from my iPhone

SWCA
ENVIRONMENTAL CONSULTANTS
Sound Science. Creative Solutions.®

257 East 200 South, Suite 200
Salt Lake City, Utah 84111
Tel 801.322.4307 Fax 801.322.4308
www.swca.com

TECHNICAL MEMORANDUM

To: Gretchen Milliken, Planning Director
Park City Municipal Corporation, Planning Department
445 Marsac Avenue
Park City, Utah 84060

From: Anne Oliver, Principal Architectural Historian, and Christina Olson, Lead Architectural Historian, SWCA Environmental Consultants

Date: April 26, 2023

Re: **Historic District Design Review for 220 King Road**

OVERVIEW

Historic character is one of four core values outlined in the *Park City General Plan* (Park City Planning Department 2014). Park City's historic character derives from more than 400 historic sites, including two National Register Historic Districts (Park City Planning Department 2023). The Main Street Historic District was listed in the National Register of Historic Places in 1979, and the Mining Boom Era Residences Thematic District, which comprises historically significant residential structures built during the mining boom period of 1872 to 1929, was listed in 1984 (Park City Planning Department 2023).

Park City Municipal Corporation has pursued protection of the City's historic resources through local designations on its Historic Site Inventory and through application of the Design Guidelines for Historic Districts and Historic Sites (Design Guidelines), initially adopted in 1983. In 2009, Park City completed a total update of the regulating documents for the historic districts, including an updated Historic Site Inventory, new Design Guidelines, and amendments to the Land Management Code (LMC). The Design Guidelines were updated again and adopted by Ordinance 2019-06 into the LMC in 2019 and are intended to fulfill policy directives provided in the LMC (Park City Planning Department 2023).

As requested by the Park City Planning Department, SWCA Environmental Consultants has prepared this memorandum to assist the City's Design Review Team in evaluating the proposed new residence at 220 King Road, in the Historic Residential (HR-1) zone, for compliance with the Design Guidelines (Figures A-1 and A-2). Specific LMC requirements associated with building height (LMC 15-2.2-5) and development on steep slopes (LMC 15-2.1-6) relevant to the HR-1 district and the proposed residence at 220 King Road, are outside the purview of the Design Guidelines and are being addressed separately by the Planning Department.

HISTORIC DISTRICT DESIGN GUIDELINES REVIEW

Park City's Design Guidelines are intended to protect the historic character of Park City. As identified in LMC 15-2.2-1, the purpose of the HR-1 zone regarding residential infill is to:

- preserve present land uses and character of the Historic Residential Areas of Park City;

- encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods;
- encourage single family Development on combinations of 25' x 75' Historic Lots;
- define Development parameters that are consistent with the General Plan policies for the Historic core; and
- establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment. (Park City 2000)

Concerns with the proposed residence at 220 King Road relate primarily to the "construction of Historically Compatible Structures that contribute to the character and scale of the Historic District," particularly the scale of the residence and its component elements. While the Design Guidelines support the proposed industrial design aesthetic inspired by the Silver King Mine buildings, the guidelines are clear regarding requirements for residential scale and do not support the construction of industrial-scale residential buildings within residential districts. The compliance of proposed massing and glazing patterns with the Design Guidelines is an additional concern. Each Design Guideline pertinent to these concerns is provided below, followed by an analysis of the design compatibility of 220 King Road.

15-13-8 Design Guidelines for New Residential Infill Construction in Historic Districts

A. Universal Guidelines

15-13-8 A-4: *New infill residential buildings shall differentiate from historic structures but be compatible with historic structures in materials, features, size, scale and proportion, and massing to protect the integrity of the Historic District as a whole. The massing of the new infill residential buildings shall be further broken up into volumes that reflect the original massing of historic buildings; larger masses shall be located at the rear of the lot.*

The proposed materials and features of the residence at 220 King Road are compatible with industrial designs in and around Park City. However, the size, scale, and proportions of the residence and its component elements, including the shed roof and cantilevered flat roof, are reminiscent of a large-scale industrial building rather than a residential building, which is not compatible with the HR-1 zone. While projecting portions of the building on the downslope elevation provide some modulation of mass, additional size reduction or modulation of the building mass itself (as well as its roofs) is required to reflect the size and massing of historic residential buildings, which were typically built on 25-foot-wide lots in this zone (see Figures A-1 and A-2).

15-13-8 A-6: *Exterior elements – roofs, entrances, eaves, chimneys, porches, windows, doors, steps, garages, etc. – of the new infill residential building shall be of human scale and shall be compatible with neighboring Historic Structures.*

The proposed residence at 220 King Road will span multiple lots, with a single shed roof also spanning multiple lots. While the use of an industrial mining aesthetic is encouraged, the scale of the roof and eaves should be compatible to the scale of historic residences in the HR-1 zone, not to an industrial mining building. To comply with this guideline, the wide shed roof would need to be divided into three to five modules to achieve the appropriate residential scale and the cantilevered flat roof would need to be reduced in size.

15-13-8 A-7: *Scale and height of new infill residential buildings shall follow the predominant pattern and respect the architecture of the Streetscape or character area with special consideration given to Historic Sites.*

The proposed infill references the industrial buildings of the Silver King Mine but the guidelines require that infill residential buildings maintain a historic residential scale appropriate to the historic district or zone in which they are being constructed. The proposed residence at 220 King Road will be on a relatively isolated site and will not be directly adjacent to any Historic Sites. In the absence of a streetscape lined by other buildings, the predominant pattern of the historic district or residential zone applies. The proposed design does not comply with this guideline.

15-13-8 A-8: *Size and mass of a structure shall be compatible with the size of the site so that lot coverage, building bulk, and mass are compatible with Historic Sites within the Streetscape or character area.*

The proposed residential building at 220 King Road will span multiple lots and, while its size is compatible with the size of the lot, its building bulk and mass are not compatible with Historic Sites just downslope in the HR-1 zone. Further reduction or modulation of massing, both of the residence and its shed and cantilevered flat roofs, is required to be compatible with the building bulk and mass of historic residences in the HR-1 zone.

15-13-8 A-10: *New infill residential buildings shall reinforce visual unity within the context of the Streetscape or character area. The specific context of each Streetscape or character area is an important feature of the Historic District. The context of each Streetscape or character area shall be considered in its entirety, as one would see it when standing on the street viewing both sides of the street for the entire length of the Streetscape or character area. Special consideration should be given to adjacent and neighboring Historic Sites in order to reinforce existing rhythms and patterns.*

The proposed residence sits on the hillside above much of the HR-1 zone, in a setting where industrial buildings were once common. An industrial design aesthetic is appropriate in this area; however, this and many other Design Guidelines explicitly require that new infill residential buildings be compatible in mass and scale with historic residential buildings to reinforce visual unity in the historic district and/or residential zone. The prominent and highly visible location of 220 King Road only increases the importance of complying with this and other guidelines to reinforce visual unity and maintain existing rhythms and patterns of the nearby streetscapes. Because the guidelines are so clear on this point, a variance from the Board of Adjustment would be required to permit the design as proposed.

B. Specific Guidelines (Primary Structures)

Mass, Scale, and Height

15-13-8 B-2a (1): *The size and mass of a new residential infill building in relation to open spaces, shall be visually compatible with adjacent historic buildings and historic structures in the surrounding Streetscape or character area.*

The proposed residence at 220 King Road is sited on an open slope above much of the HR-1 zone. This provides some flexibility in allowing greater size because of the building's relation to more open space. However, the size of the building and its component elements must be broken into distinct masses more reminiscent of the size and mass of historic buildings in the zone to achieve visual compatibility.

15-13-8 B-2a (3): *Historic height, width, and depth proportions that are important in creating compatible infill and maintaining the historic mass and scale of the Streetscape or character area.*

The height, width, and depth of the proposed residence at 220 King Road are of an industrial scale and not compatible with the residential streetscapes in Park City's historic districts. As noted above, while the large lot and open hillside allow for greater building size, it is necessary to break up the massing and roof forms to be more similar to historical residential massing and scale to achieve compatible infill.

15-13-8 B-2a (5): *The perceived scale of new buildings shall respect the scale established by historic buildings in the character zone. Abrupt change of scale in the character zone is inappropriate, especially when a new, larger building would directly abut smaller historic buildings.*

Both the actual and perceived scale of the proposed residence is significantly greater than a typical historic residence in the HR-1 zone and there are no historic large-scale industrial buildings nearby or anywhere in the zone that establish a precedent for large-scale infill. As stated above, the reference to the industrial aesthetic of the Silver King Mine buildings is encouraged in the design of the structure, but those historic mining buildings are neither in the HR-1 zone nor visible from it. For these reasons, the perceived scale should reflect that of a historic residential building rather than a historic industrial building. Because the proposed residence does not directly abut any historic buildings, and because it is sited on a large lot surrounded by open space, its greater size can be accommodated within the HR-1 zone. However, to comply with other guidelines, the perception of that size must be managed by dividing the building into modules that reflect the massing of a typical historic residence on a 25-foot-wide lot. Breaking up the roof form in a similar fashion would also be necessary.

15-13-8 B-2a (6): *A larger building shall be divided into 'modules' that reflect the mass, scale, proportions, and size of historic buildings within the Streetscape or character area. Modules shall be clearly expressed throughout the entire building and a single form shall remain the dominant element so the overall mass does not become too fragmented. To minimize the scale perceived from the primary public right-of-way, stepping down the mass of a larger building shall be considered.*

See above discussion under multiple guidelines about using modules to break up large masses and manage the perception of scale for residences larger than seen historically. Stepping the mass of these modules back into the hillside, rather than projecting their mass forward from a recessed basement level as currently proposed, can also help manage the perception of scale.

15-13-8 B-2a *(7): Larger-scaled projects shall also include variations in roof height in order to break up the form, mass and scale of the overall structure.*

The proposed design for the residence at 220 King Road incorporates two flat roofs (one that serves as a deck and one that is cantilevered over that deck) and one expansive shed roof. While these roofs vary in height, which helps to break up the form, mass, and scale of the residence, the modules they create are still over-scaled relative to historic residences in the HR-1 zone. Further reduction or modulation of massing, of both the residence and its shed and cantilevered flat roofs, is required to meet this guideline.

15-13-8 B-2a (8): *Buildings constructed on lots greater than 25 feet wide shall be designed so that the facades visible from the primary public right-of-way reinforce the rhythm along the street in terms of traditional building width, depth, and patterns within the façade.*

No renderings of the proposed residence as viewed from the primary public right-of-way (King Road) have been provided for this review. It is expected, however, that the modules created to address mass and scale on the downslope (rear) side of the residence will carry through to the opposite (front) side and vice versa.

15-13-8 B-2a (9): *Regardless of lot frontage, the primary façade shall be compatible with the width of surrounding historic buildings. The greater width of a building shall be set back significantly from the plane of the primary façade. The width of a new building shall not appear to be visibly greater than historic buildings in the Streetscape or character area. Modules on a primary façade should generally not exceed eleven (11) feet to twenty-five (25) feet in width.*

No renderings of the proposed residence as viewed from the primary public right-of-way (King Road) have been provided for this review. It is expected, however, that historically sized modules of approximately 11’ to 25’ in width, with attendant setbacks from the primary wall plane of the façade, will be created on the uphill (front) side of the residence and carried through to the downslope (rear) side.

15-13-8 B-2a (10): *When the overall length of a new structure is greater than seen historically, the design shall employ methods—changes in wall plane, roof heights, use of modules, etc. to diminish the visual impact of the overall building mass, form and scale.*

The proposed residence at 220 King Road will span multiple lots and its overall length is much greater than seen historically. Therefore, further variation in wall planes and roof heights to create more historically sized modules is required to diminish the visual impact of the overall building mass, form, and scale.

Windows

15-13-8 B-2d (1): *Ratios of solid-to-void that are compatible with surrounding historic buildings shall be used. Large expanses of glazing are inappropriate on residential structures. Large glass surfaces shall be divided into smaller windows that are in scale with those seen historically. To maximize views, non-historic window patterns may be considered on tertiary facades; however, the overall ratio of solid-to-glass shall still be respected.*

The large, multi-pane windows and fenestration patterns of the proposed design reference historic mine buildings, which incorporated significant amounts of glazing to maximize natural light and illuminate interior workspaces (Figures A-3 and A-4). Typically, long, nearly continuous, relatively narrow bands of windows were present in clerestories that were separated by pitched roofs; glazing in the exterior corrugated-metal walls was also extensive. Hence, the use of an industrial mining aesthetic allows for a greater proportion of void to solid in the proposed residence than would be appropriate with a more traditional residential design. However, glazing in historic exterior walls always had a base of solid wall and never consisted of floor to ceiling windows. In the proposed design, the metal panels at some window bases recreate this pattern, but the floor-to-ceiling windows present elsewhere are inconsistent with industrial patterns and create an incompatible solid-to-void ratio.

15-13-8 B-2d (2): *Windows shall be historic size and shall relate to the human scale of the Historic District. Windows shall be proportional to the scale and style of the building and shall be compatible with the historical buildings in the Historic District.*

See above analysis. With the exception of the floor-to-ceiling windows, the larger-scaled windows are appropriate to the scale and style of the building.

15-13-8 B-2d (3): *The placement and grouping of windows shall be similar to those seen historically.*

See above analysis. With the exception of the floor-to-ceiling windows, the placement and grouping of windows is similar to that seen on historic mining buildings in Park City.

Roofs

15-13-8 B-1e (1): *Roofs of new residential infill buildings shall be visually compatible with roof shapes and orientation of surrounding Historic Sites and adjacent buildings that contribute to the character of the Historic District. Sloping of roof forms, such as gable, hip, and shed, should be the dominant roof shapes. Roofs composed of a combination of roof planes, but simple in form, are also encouraged. Roofs shall be in scale with those on historic structures.*

The roof shapes (flat and shed) and their orientations are generally compatible with surrounding Historic Sites, as are their simple forms. However, the guidelines are clear that the perceived scale of larger residential buildings (on lots wider than 25') should be managed by breaking them into smaller masses or modules that reflect historic residential massing, including their roofs. There is no precedent for exceptions when an industrial aesthetic is used for a residence, or for residences that may be in historically industrial areas. To comply with the guidelines, the roof could be broken into a horizontally stepped series of shed roofs (3 to 5 of them, with differences in roof height of a few feet or more to create shadow lines) that shelter their corresponding modules, or a mix of shed and flat. The cantilevered flat roof would also need to be reduced in scale.

CONCLUSION

In summary, while the Design Guidelines support the industrial aesthetic of the proposed residence at 220 King Road, which was inspired by the Silver King Mine buildings, the guidelines are clear regarding requirements for residential massing and scale, and the proposed design does not comply. The proposed floor-to-ceiling windows are also out of compliance. Recommendations for revisions to achieve a design more compatible with the guidelines are incorporated in the above analyses.

REFERENCES CITED

Historic American Engineering Record (HAER)

1971 *MINE SHAFT BLDG FROM W. - Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City, Summit County, UT (Photos from Survey HAER UT-22-A).* Available at: https://www.loc.gov/resource/hhh.ut0090.photos/?sp=2. Accessed April 21, 2023.

Park City Planning Department

2000 Municipal Code 15 Land Management Code. Available at: https://parkcity.municipalcodeonline.com/book?type=ordinances#name=15-13_Design_Guidelines_For_Historic_Districts_And_Historic_Sites. Accessed April 21, 2023.

2014 *Park City General Plan*. Available at: https://www.parkcity.org/departments/planning/general-plan. Accessed April 21, 2023.

2017 Municipal Code 15-13 Design Guidelines for Historic Districts and Historic Sites. Available at: https://parkcity.municipalcodeonline.com/book?type=ordinances#name=15_Land_Management_Code. Accessed April 21, 2023.

2023 Historic District. Available at: https://www.parkcity.org/departments/historic-district. Accessed April 21, 2023.

ATTACHMENT A

Figures



Figure A-1. Rendering of proposed residence at 220 King Road, downslope (rear) elevation, dated April 18, 2023.



Figure A-2. Rendering of proposed residence at 220 King Road, oblique view (left side and rear elevations), dated April 18, 2023.

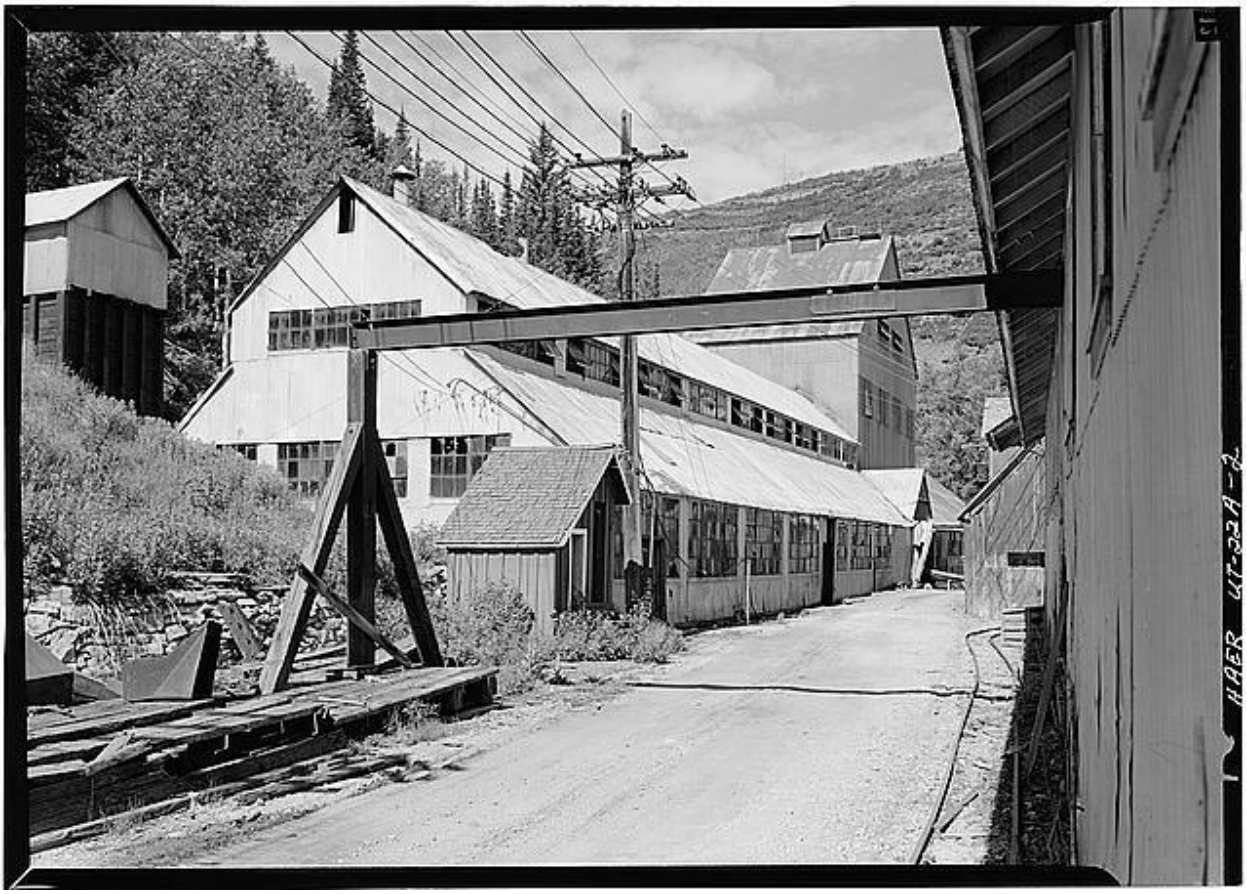


Figure A-3. Silver King Mine Hoist House (view from west), Woodside Gulch, Park City, Summit County, UT (HAER 1971). Note the complex massing of the building and its stepped and varied roofs over the component masses, as well as the multi-pane steel windows, window heights, proportion of solid wall to window openings.



Figure A-4. Example of industrial glazing pattern, Silver King Mine building. Note multi-pane steel windows, window heights, and proportion of solid wall to window openings.

February 8, 2024

Rebecca Ward, Planning Director
Alexandra Ananth, Senior Planner
Caitlyn Tubbs, Historic Preservation Senior Planner
Park City Municipal Corporation
445 Marsac Avenue
Park City, Utah 84060
Re: 220 King Road Plat Amendment, Conditional Use Permit, and Steep Slope Conditional Use Permit

Dear Rebecca, Alexandra, and Caitlyn,

This letter follows my previous two letters dated January 24, 2024, and February 1, 2024, copies of which are appended immediately below for convenience. Regarding the Application and the relevant Staff Report, I want to specifically address further No. 3 in the second letter. Please provide a copy of this letter to the Planning Commission and put a copy in the related public comments.

The Staff Report states, "the LMC also limits interior Building Height to 35 feet.[8] The Planning Department calculates the interior Building Heigh[t] at 53.5 feet as measured from the lowest finish floor plane to the top of the topmost wall plate." The relevant footnote cites "§ 15-2.2-3" of the LMC. We believe there is a typo and it should be § 15-2.2-5, as -3 talks about "Lot and Site Requirements" and -5 "Building Height." When searched, the only reference to "thirty five feet" in the LMC is found in 15-2.2-5. 15-2 is specific to the HRL, Historic Residential-Low Density zone. 220 King Road is not in this zone. 220 King Road is in the HR-1 zone on the current website plat map. There is no such restriction in the HR-1 zone. Regardless, the correct zone for 220 King Road is HR-1 / MPD, a zone peculiar to the Sweeney Properties Master Plan, adopted unanimously by the City Council on August 2,1990. In the associated staff report dated August 1, 1990, Suzanne McIntyre, Project Planner, states: "The Master Plan was approved after considerable study of more than eight different development scenarios for the area and numerous concepts for each of the smaller development parcels within the area. The Plan spells out the densities and development parameters for each of the parcels, and includes a provision that each be zoned according to the Master Plan." She goes on to state: "The Planning Staff believes the requested rezones are consistent with the approved Master Plan, and that they help formalize the agreement between MPE Inc. and the citizens of Park City." See attached Exhibit G.

[redacted]

Simply put, there is no interior building height restrictions. History bears this out in the Master Plan, the associated HR-1and Estate / MPD zones, the resulting plat notes, small scale master plan / CUP approvals that have followed these, and in the structures built to date on Lots 2, 3, 4, 5, 6, and 7. As an example, the green house built on Lot 3 located off Upper Norfolk in the late nineties has a basement located completely below reestablished grade and a maximum height from finished floor to highest top plate of approximately 55 feet. This allows a functional connection between multiple levels on a steep slope and creates very valuable below grade space. This space makes life better for the owners and their guests. At the same time, such functional space located underground is less impactful than similar space above ground. Parking underground, in particular, helps keep vehicles off adjacent streets. The only thing that nearby neighbors experience regarding this space and similar space located on Lot 4, the white house, is the open space and public ski runs and bike trails serving upper Old Town which surround these homes.

Sincerely,

Pat Sweeney

Pat Sweeney

Manager of Sweeney Land Company LLC
President MPE INC
Manager Brothers III LLC
Personally for Mike, Pat and Ed Sweeney

cc: Matt Dias, Mark Harrington, Margaret Plane, Matthew Prince, Heinrich Deters, Chick Hill

January 24, 2024

Rebecca Ward, Planning Director
Alexandra Ananth, Senior Planner
Caitlyn Tubbs, Historic Preservation Senior Planner
Park City Municipal Corporation
445 Marsac Avenue
Park City, Utah 84060
Re: 220 King Road Plat Amendment, Conditional Use Permit, and Steep Slope Conditional Use Permit

Dear Rebecca, Alexandra, and Caitlyn,

As you know, I reached out to Matt Dias, City Manager, a couple of days ago and was directed to you to air my concerns regarding the 220 application specifically with respect to the draft staff report. I appreciate the opportunity to talk with Rebecca that day and to meet with the three of you yesterday to explain those concerns. This is the brief letter I mentioned regarding those concerns generally. I will followup with specifics.

No word can better explain how the Sweeney entities and the three brothers personally (together "Sweeneys") feel about the Master Plan than the term "master" meaning "CONTROLLING" and "most important." We are currently fully engaged with Heinrich Deters, Trails and Open Space Manager, in a two year plus process to further protect the open space on Treasure Hill from being eroded over time. The 42 acre Lot 5 is part of this open space. The Sweeneys are equally passionate about preserving rights related to the 7 single family lots, Lots 1, 2, 3, 4, 6, 7, and 8, regarding the owners having the right to build and enjoy large homes on these. The open space would not exist with out the single family lots and visa versa. Both need to be respected equally.

The Sweeneys look forward to sharing our thoughts with the Planning Commission directly when procedurally appropriate. Please put this letter in the comments.

Sincerely,

Pat Sweeney

Pat Sweeney

Manager of Sweeney Land Company LLC
President MPE INC
Manager Brothers III LLC
Personally for Mike, Pat and Ed Sweeney

cc: Matt Dias, Matthew Prince, Heinrich Deters, Chick Hill

[redacted]

February 1, 2024

Rebecca Ward, Planning Director
Alexandra Ananth, Senior Planner
Caitlyn Tubbs, Historic Preservation Senior Planner
Park City Municipal Corporation
445 Marsac Avenue
Park City, Utah 84060
Re: 220 King Road Plat Amendment, Conditional Use Permit, and Steep Slope Conditional Use Permit

Dear Rebecca, Alexandra, and Caitlyn,

This letter contains more specifics promised in my previous letter dated January 24, 2024, copy attached immediately below, regarding the pending 220 applications (together "Application") and the relevant Staff report ("Staff Report"). It is separated into one general comment followed by 7 specific comments.

General. Park City Municipal Corporation ("City") in effect entered into a contract with the Sweeneys which contract can't be changed with subsequent zoning, irrelevant codes, or other concerns which in effect lays waste to the contract. Tom Clyde, City Attorney, said in a letter to Ed Sweeney dated June 26, 1985: "Having filed your development proposal and paid the fees with the Planning Department, your zoning rights with respect to this particular project and application are vested under the existing zoning and would not be affected by subsequent zone changes." Joel Paterson, Project Planner, referred to the process in a letter to Pat Sweeney dated July 18, 1985 as a "contract zone." The first recorded plat notes concerning the Sweeney Properties Master Plan (historically "SPMP"; in the Staff Report "Sweeney MPD"; also "Master Plan") conclude on Page 3 with: "9. PRECEDENCE. The above special restrictions are consistent with the Sweeney Master Plan approved by the Park City Municipal Corporation on October 16, 1986 and as subsequently amended on October 14, 1987 and December 30, 1992. Final house design shall be reviewed under the Small Scale Master Plan Process in accordance with the Sweeney Master Plan." This language is repeated three times in ensuing years with respect to amendments and the platting of Lots 6, 7, and 8. The common accepted meaning of "in accordance with" is "IN AGREEMENT WITH, in conformity with, in line with, commensurate with, in compliance with, true to, in fulfillment of, in obedience to, in the spirit of, following, honoring, heeding, observing." See attached Exhibits A-C. *Simply put, the City can't reduce the amount of use expected from the Sweeney MPD terms and related plats for the 7 single family lots, Lots 1, 2, 3, 4, 6, 7, and 8 and the Sweeneys can't reduce the amount of open space in Lot 5 nor the amount of deed restricted open space in Lot 8.*

[redacted]

1. The Sensitive Land Overlay zone ("SLO") does not apply to the Application. According to the minutes of the Planning Commission Meeting of August 11, 2004, page 25, concerning an application for the un-platted portion of the Sweeney MPD located on Treasure Hill at the time: "Commissioner O'Hara asked if the Sensitive Lands Ordinance applies to any portion of this review. Director Putt replied that the SLO does not apply specifically to this application." In the staff report, dated June 8, 2016, Page 52, related to the same application, Francisco Astorga, Senior Planner says: "Project predates the SLO therefore SLO does not specifically apply in terms of a density determination and site suitability analysis." See attached Exhibits D and E.

2. Historic District Guidelines at the time of the Sweeney MPD approval emphasize historic proportions and materials, avoiding replication, and the design being a contemporary expression. The Application accomplishes this. There are no further essential requirements. Regarding scale, the size of the single family homes were clearly expected to be larger than nearby historically small Park City homes. In subsequent Historic District review processes and related approvals scale difference was bridged in and structures subsequently built on Lots 3, 4, 6, 7, and 8 with comparisons to larger historic buildings in scale such as schools, churches, and boarding houses, and mine structures, for example, the Silver King Mine. As recently as April 20, 2020 this approach was deemed acceptable for an addition on Lot 8 with the staff report finding on Page 53 "substantial compliance with the intention of the Historic District Design Guidelines" and the Planning Commission approving the CUP finding the design on Page 3 "to substantially comply with LMC 15-13-8." See attached Exhibit F containing the staff report and Planning Commission CUP approval.

3. Interior space limitations don't exist regarding the intent and letter of the Master Plan, related plats and approvals. Explained further, the application of more restrictive codes in the Staff Report contradicts statement of the City attorney at the time of initial MPD application and the initial Project Planner who characterized the process as a contract. Simply put, interior space limitations don't exist. This is demonstrated by existing approvals on Lots 3, 4, 6, 7, and 8 and resultant construction which includes access exceptions, space that does not count against the 3,500 square feet footprint, and basements without limitations. See attached Exhibit F for a recent example on Lot 8.

4. With respect to lot restrictions, the application complies with the 3,500 square feet footprint and 30 feet height restriction for sloped roofs. This is demonstrated by the existing approvals on Lots 3, 4, 6, 7, and 8 and resultant construction under the same restrictions. Site access improvements, underground parking, and underground occupied space do not count against the 3,500 square feet footprint. This is demonstrated by the existing prior approvals on Lots 3, 4, 6, 7, and 8 and resultant construction. Access improvements and parking located outside of the 3,500 square feet footprint minimize impacts on adjacent

streets and neighbors and provide fire and safety access. The effectiveness of these types of improvements, in this regard, has been demonstrated on Lots 3, 4, 6, 7, and 8 over many years. See attached Exhibit F for a recent example on Lot 8.

5. There is good cause for the plat amendment and clarification notes. With respect to the 3,500 square feet footprint, these notes are consistent to similar clarifications provided on the more recent plat for Lot 8 and are consistent with existing prior approvals on Lots 3, 4, 6, 7, and 8, application of the notes, and resultant construction. The proposed Building Area Limits adjustment (which includes less area) makes sense for a more functional design and is consistent with similar plat amendments approved for Lots 3, 4, and 8.

6. The accessory space located uphill of the main house elements is below preexisting grade and has deck or landscaping above. It is consistent with similar space recently approved and constructed on Lot 8 which was not counted against the 3,500 square feet footprint. See attached Exhibit F for a recent example on Lot 8.

7. All reasonably anticipated impacts have been mitigated.

Because of the above and other thoughtful design details, the Application merits approval.

The above comments reflect how we have lived with the Master Plan for almost 40 years. There is no legitimacy in using the Application to reinvent the Master Plan terms. Rather, the Application should reaffirm its terms.

The Sweeneys look forward to sharing the above with the Planning Commission directly when procedurally appropriate. Please provide a copy of this letter to the Planning Commission and put a copy in the related public comments. The following link contains the Exhibits A through F: [redacted]

Sincerely,

Pat Sweeney

Pat Sweeney

Manager of Sweeney Land Company LLC
President MPE INC
Manager Brothers III LLC
Personally for Mike, Pat and Ed Sweeney

cc: Matt Dias, Mark Harrington, Matthew Prince, Heinrich Deters, Chick Hill

PARK CITY PLANNING DEPARTMENT
STAFF REPORT

TO: PLANNING COMMISSION
FROM: PLANNING STAFF
DATE: AUGUST 1, 1990
Re: SWEENEY MPD REZONES

==========

I. PROJECT STATISTICS:

Applicant:	MPE Inc.
Project Address:	Hillside West of Historic Dist.
Request:	Rezones Consistent w/MPD
Zoning:	As Described Below
Adjacent Land Uses:	Open Space, Historic Residential
Date of Application:	April 30, 1990
Date of Staff Report:	July 27, 1990
Project Planner:	Suzanne McIntyre
Staff Recommendation:	**FORWARD A POSITIVE RECOMMENDATION**

II. BACKGROUND INFORMATION:

The Sweeney Master Plan was approved by the City Council in October, 1986. The Master Planned area involves 125 acres of the hillside adjacent to the Historic District and the Park City Ski Area, to the west of the Main Street area.

The Master Plan was approved after considerable study of more than eight different development scenarios for the area and numerous concepts for each of the smaller development parcels within the area. The Plan spells out the densities and development parameters for each of the parcels, and includes a provision that each be zoned according to the Master Plan. Those zones are described below.

This request is being processed concurrently with MPE's request to subdivide two of the single family development parcels: the King Road 2-Lot Single Family Subdivision, and the Upper Norfolk 2-Lot Subdivision. The subdivisions are being reviewed in a separate Staff Report and are not directly tied to this request for the rezones.

III. PROJECT DESCRIPTION:

The requested rezones are for the following parcels:

1. **HILLSIDE PARCEL:** 109 acres
   Current Zoning: Estate
   Proposed Zoning: Recreation Open Space

2. **UPPER NORFOLK SINGLE FAMILIES:** 2 SFUs
   Current: HR-1
   Proposed: HR-1 - MPD

3. **KING ROAD SINGLE FAMILIES:** 2 SFUs
   Current: HR-1
   Proposed: HR-1 - MPD

4. **5TH STREET SINGLE FAMILIES:** 2 SFUs
   Current: HR-1
   Proposed: HR-1 - MPD

5. **SHEEN SINGLE FAMILY:** (adjacent to the Rush Bed & Breakfast) 1 SFU
   Current: HR-1
   Proposed: HR-1 - MPD

6. **TOWN LIFT MIDSTATION:** 3.75 acres
   39 Unit Equivs
   35.5 ues hotel/condominium
   3.5 ues support commercial
   Current: HR-1
   Proposed: Estate - MPD

7. **CREOLE GULCH:** 7.75 acres
   177 Unit Equivs
   161.5 ues hotel/condominium
   15.5 ues support commercial
   Current: Estate
   Proposed: Estate - MPD

8. **COALITION WEST:** (SW Corner of 8th St. & Park Ave.) .543 Acres
   16 Unit Equivs
   hotel/condo/commercial
   Current: HRC
   Proposed: HRC - MPD

9. **COALITION EAST:** (East Side of Park Ave. at 8th St.) 1.157 acres
   40 Unit Equivs
   hotel/condo/commercial
   Current: HRC
   Proposed: HCB - MPD

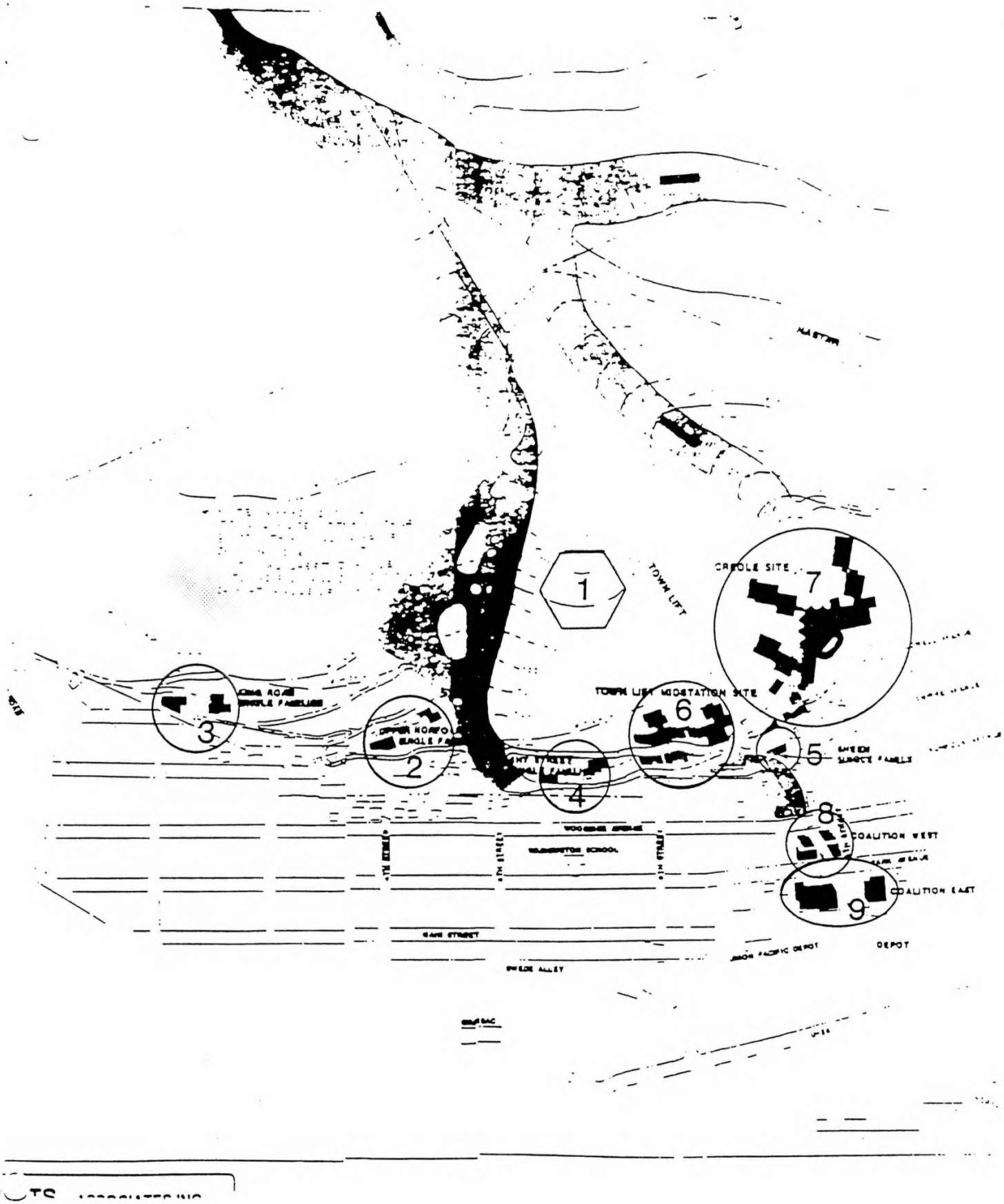
IV. ISSUES FOR DISCUSSION:

The Planning Staff believes the requested rezones are consistent with the approved Master Plan, and that they help formalize the agreement between MPE Inc. and the citizens of Park City. In addition, MPE Inc. and the City Attorney are working on an agreement or some form of conservation easement which will guarantee the ROS Hillside Area remain as open space in perpetuity.

PUBLIC INPUT STATEMENT: The Planning Staff has received numerous phone calls from people requesting information, but no specific comments.

V. STAFF RECOMMENDATION:

The Planning Staff reccomends that the Planning Commission forward a POSITIVE recommendation to the City Council on the requested rezones.


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TOWN LIFT
CREOLE SITE
TOWN LIFT SUBSTATION SITE
COALITION WEST
COALITION EAST
DEPOT

Mr. Olch stated that this will be taken under consideration this winter when golf rates are reviewed.

III PUBLIC HEARINGS

1. FY 1990-91 final budget and certified tax rate - The Finance Director explained the budget review process and the requirements for adoption. Council adopted a tentative budget in June which included a $206,000 increase. A "tax increase" is defined as an increase from the previous year in dollars from tax revenues. Property owners have been notified by the county regarding the proposed tax rates. The modifications in the tentative budget include an increase of $6,927 reflecting the property taxes from Wasatch County, adjustments in the revised pay plan, and transfers in the City and MBA budgets to reflect the $1.1 water/property transaction.

Kent Parker explained that the taxing jurisdictions include the School District, Weber Water Basin, Summit County, Fire District, Sewer District, and the City. The City's portion of the tax assessment last year was 27.5% and the proposed tax rate for FY 90-91, the City's portion will decrease to 26.1%. Property taxes primarily fund debt service (17.7%) and the balance to the general operations of the City (82.3%). Last year the tax rate was .004872; the proposed rate is .004783, which is 1.8% less than FY 89-90. The Finance Director discussed the practice of bonding for delinquent property taxes over the years. Because collection has increased, funding from this source will not be available and Mr. Parker noted the 4% inflation rate all contributing to the recommendation to adopt this budget for the additional $200,000.

Teri Whitney - Snowflower Condominium manager, stated her confusion with the verbiage in the legal notice.

Kent Parker clarified that the School District is the only jurisdiction that has a rate increase from the prior year. The Finance Director agreed that the notice indicates an 18.6% increase, however, of that 18.6%, 63% was from new growth which the City would receive anyway without a tax increase. He also noted that taxes will be affected by increases in assessed valuations.

With no further comments or questions, the public hearing was closed.

2. Rezone portions of the Historic District; specifically 109 acres of hillside on Treasure Mountain from Estate to Recreation Open Space and several development parcels, specifically; two Fifth Street single family lots from HR1 to HR1-MPD; and two upper Norfolk (approximately 400 Upper Norfolk) single

family lots from HR1 to HR1-MPD; and two King Road (approximately 200 King Road) single family lots from HR1 to HR1-MPD; and one Lower Norfolk Avenue (approximately 700 Lower Norfolk) single family lot from HR1 to HR1-MPD; and a 3.75 acre condominium/commercial lot at the Town Lift Midstation from HR1 to Estate-MPD; and a 7.75 are hotel/condo/commercial lot at the Creole Gulch site from Estate to Estate-MPD; and a .543 acre hotel/condo/commercial lot at the Coalition West Site at approximately 775 Park Avenue from HRC to HRC-MPD; and a 1.57 acre hotel/condo/commercial site at approximately 770 Park Avenue from HRC to HCB-MPD - Suzanne McIntyre reported that the Sweeney Master Plan was approved in October 1986 and involves 125 acres of a hillside, commonly referred to as Treasure Mountain. The Master Plan was approved after extensive study of numerous concepts and spells out the densities and development parameters for each of the parcels and includes a provision that each be zoned according to the Master Plan. This request is being processed concurrently with a request for two two-lot single family subdivision. The subdivision plats were preliminary approved by the Planning Commission on August 8 and final plat approval is pending.

Ms. McIntyre described the nine development areas by illustration of a map, more specifically detailed in the heading. The rezones are essentially attaching master plan designations to the subject sites which would require a more thorough review process. The Planning Commission has forwarded a positive recommendation.

Jim Tatora - Stated his concern with changing the zoning in Old Town for development.

Jim Carter reiterated that the MPD designation is a more restrictive zone providing the City will more control. With no further comment, the public hearing was closed.

IV MINUTES OF MEETING OF AUGUST 2, 1990

Jim Santy, "I move approval". Ruth Gezelius seconded. Motion unanimously carried.

V COMMUNICATIONS FROM COUNCIL AND STAFF

1. MBA acquisition - Jim Carter reported that the acquisition of 350 acre feet of water, property, and vehicles closed last week. The Legal Department is in the process of preparing a change application to allow the City to use the newly acquired water right in the Treasure Mountain Middle School Well.

2. Initiative Petition finding - The City Attorney continued that the Utah Supreme Court affirmed the City Recorder's

to call-up the approval action of the Planning Commission last night on Lots 16 and 17 in Evergreen Subdivision, 6774 and 6808 Silver Lake Drive for the purpose of discussion of set-backs and scale of neighborhood". Ray Johnson seconded. Motion carried.

Sally Elliott	Aye
Ruth Gezelius	Aye
Ray Johnson	Aye
Bob Richer	Nay
Jim Santy	Aye

VI REPORTS FROM COMMISSIONS AND BOARDS

Parks, Recreation, and Beautification Advisory Board - Chairman Joram Lichtenstein advised Council of the resignation of Scott Becker and Bruce Manning. He urged Council to make the appointments as soon as possible because of a planned Board retreat in October.

VII ORDINANCES

1. An Ordinance repealing Ordinance 83-16, as amended, and enacting revised beer and liquor regulations and licenses - Ruth Gezelius, "I move approval of the Ordinance repealing Ordinance 83-16, as amended". Bob Richer seconded. Motion unanimously carried.

Because of the extent of the amendments to Ordinance 83-16, it will be repealed in its entirety. The set-up license becomes "extinct" as of January 1, 1990, thus the City will lose approximately $2,600 in renewals in this category. The current restaurant liquor license will most likely convert into the new restaurant liquor category. Most likely, some of the restaurants with current set-up licenses will apply for a restaurant liquor license in January 1991. This may offset some of the lost revenue from above.

Under the on-premise beer/tavern category, there are currently five licenses. Off-premise licenses currently total 12, and the on-premise (all others) make up the largest group with a current total of 57 licenses.

The definition of "nuisance" in Section 2.08 has been amended to include violations of any city, county, state or federal law or ordinance. The hearing procedure in 7.01 has been amended to limit the licensed hearing examiner to making finding of fact, reserving to the Council the power and authority to make conclusions of law, and enter an order, accordingly.

2. An Ordinance rezoning portions of the Historic District; specifically 109 acres of hillside on Treasure Mountain from Estate

to Recreation Open Space and several development parcels, specifically; two Fifth Street single family lots from HR1 to HR1-MPD; and two upper Norfolk (approximately 400 Upper Norfolk) single family lots from HR1 to HR1-MPD; and two King Road (approximately 200 King Road) single family lots from HR1 to HR1-MPD; and one Lower Norfolk Avenue (approximately 700 Lower Norfolk) single family lot from HR1 to HR1-MPD; and a 3.75 acre condominium/commercial lot at the Town Lift Midstation from HR1 to Estate-MPD; and a 7.75 are hotel/condo/commercial lot at the Creole Gulch site from Estate to Estate-MPD; and a .543 acre hotel/condo/commercial lot at the Coalition West Site at approximately 775 Park Avenue from HRC to HRC-MPD and from HR-1 to HR-1 MPD; and a 1.57 acre hotel/condo/commercial site at approximately 770 Park Avenue from HRC to HCB-MPD; and amending the Official Zoning Map of Park City, Utah - See public hearing commentary of August 16, 1990. Ruth Gezelius, "I move approval of the Ordinance rezoning portions of the Historic District, as outlined in the agenda and corrected by staff". Bob Richer seconded. Motion unanimously carried.

VIII ADJOURNMENT

With no further business, the regular meeting of the City Council was adjourned and a Redevelopment Agency meeting convened.

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 3:45 p.m. Members in attendance were Mayor Brad Olch, Sally Elliott, Ruth Gezelius, Ray Johnson, Bob Richer, and Jim Santy. Staff present were Toby Ross, City Manager; and Jim Carter, City Attorney. Ruth Gezelius, "I move to close the meeting to discuss property acquisition". Bob Richer seconded. Motion unanimously carried.

The meeting opened at approximately 4:20 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.

Prepared by Janet M. Scott

PARK CITY SUMMIT COUNTY UTAH CORPORATE MARCH 1, 1884

Janet M. Scott
Deputy City Recorder

EXHIBIT A

PARK CITY
1884

Legal Department

RECEIVED
JUN 26 1985
BIELE, HASLAM & HATCH

Mr. Edward S. Sweeney
Beile, Haslam & Hatch
50 West Broadway, Suite 400
Salt Lake City, Utah 84101

Re: Sweeney Property

Dear Ed:

After our conversation on June 12th and subsequent conversation at the Public Hearing on the Comprehensive Master Plan, it appears that you and your family members have been somewhat misinformed on the nature of the Master Plan and its effect on your property. Having filed your development proposal and paid the fees with the Planning Department, your zoning rights with respect to this particular project and application are vested under the existing zoning and would not be affected by subsequent zone changes. This would only be true for the plan now on file or any Planning Commission approved modifications of that plan. If that plan ultimately is rejected or withdrawn, any new plan would have to be submitted under the zoning as it existed at that time.

There was apparently some concern that the adoption of the City's Master Plan constituted an adoption of a zoning map which changed the zone immediately. That is not the case. The Master Plan is intended to put the public and the City Staff on notice of the general direction of land use planning within the City. Subsequent zone changes should be made in furtherance of that Master Plan, but the actual zone district boundaries and specific requirements have not been worked out at this stage. Each of those changes would have to go through a formal publication and hearing process.

The City Staff has serious concerns about the development to HR-1 densities on your family's property that is currently zoned HR-1. With your current planning proposal, however, you have moved in the same general direction that the Master Plan is suggestion. That takes some of the urgency out of the zone change on the HR-1 property and the implementation plan will probably focus on some of the commercial areas first.

As long as the currently submitted plan is active, you do not need to be concerned about future zone changes. The Master Plan should put everyone on notice of the City's

intent to ultimately down zone the HR-1 area to something to the Estate zone. That should emphasize the importance of pursuing your current proposal through the approval stage. The initial reactions to the proposal have generally been favorable and it does seem to fit with the Master Plan. I would not anticipate any serious problems in getting that approval.

Sincerely,

Tom

Thomas E. Clyde
City Attorney

EXHIBIT B

Community Development/Engineering
Building and Planning Departments

July 18, 1985

Dr. Patrick J. Sweeney
MPE Incorporated
P.O. Box 2429
Park City, UT 84060

Dear Pat,

During our Staff Review meeting on July 16, 1985, the staff continued our general discussion on the proposed Sweeney Properties MPD and your letter dated July 1, 1985. The following is a summary of the response to your letter:

1. Development Concept. Subsequent to our field trip with both the Planning and Historic District Commissions, a number of the Commissioners expressed major concerns with the scope of development proposed primarily on the hillside sites. Although it is difficult for anyone to envision 200 plus "unit equivalents" and the form they may take, I believe their concerns at this point are very valid. The potential for that many condominiums or hotel rooms is truly staggering. I would anticipate that a number of poignant issues will undoubtedly be raised as they begin to hone in on the evolving concept.

   The staff will now need to review in greater detail how the various sites identified can be reasonably developed with minimal impact on the balance of the community. An analysis that demonstrates what could be physically (and realistically) be built under today's zoning contrasted to the proposed cluster concept would be invaluable.

2. Unit Equivalents. Project application fees are based on the total number of unit equivalents included in the application for the MPD. For Large Scale MPD's, a fee of $50.00 per unit equivalent is due at the time of application. Any unit equivalents that are not paid for will be deleted from the MPD. It is the City staff's position that fees are due on the five developed HR-1 units, if they are to be included in the MPD proposal.

3. Zoning. Through conventional means, the City cannot rezone the hillside property with the restrictions on the HR-1 (2 units per acre) and RC (18 unit equivalents per acre) districts that you are proposing without creating completely

new zoning districts. However, a concept know as contract zoning will be considered and should allow the City to accomplish this objective.

4. Utilities.

   a. Water System - The City Engineer, Eric DeHaan, still has some major concerns with the proposed water system. The present concept will create unacceptable impacts on the City water system. The City still encourages you to investigate the possibility of combining the proposed water tank with the Park City Village water tank.

   b. Storm Drainage - Eric DeHaan is also very concerned with the proposed storm drainage system, particularly with the detention ponds.

   c. Sanitary Sewer - The Snyderville Basin Sewer Improvement District encourages you to meet with them to discuss service needs and off-site improvements. Off-site improvements may require that you participate with other parties in upgrading lines. Timing of necessary sewer improvements may not coincide with the timeline that you have put forth.

5. Access.

   a. Maintenance of Lowell & Empire Avenues - Because of the long build-out period and phasing proposed for the development of this project, the construction impact on Lowell and Empire Avenues will be spread-out over a 20 year period. These streets may need to be reconstructed as many as three times because of construction impacts. The costs will be above and beyond the standard impact fees and the developer will be responsible for its continued maintenance and probably reconstruction.

   b. Fire Protection Access - The Fire District is very concerned with access, especially in Creole Gulch. Exterior access for fire protection will be very difficult during the winter. Proposed building heights also create serious fire protection concerns. The Fire District does not have the necessary equipment to access the roof of a 50' structure. We recommend that the Fire District be contacted to discuss fire protection issues for the hillside properties, as soon as practicable.

   c. Upper Norfolk - It is apparent that a hammerhead is necessary on Upper Norfolk to improve the circulation in this area. The City staff is agreeable with looking at forming a special improvement district to help pay for these improvements. Your contribution of land necessary to accomplish this end would enable us to seriously consider this possibility.

6. Hiking Trails - All proposed trails must conform with the Trails Master Plan. It is likely that additional trail connections and stairways will be required.

7. Process - The Sweeney Properties MPD will be scheduled for another work session on August 14, 1985 with the Planning Commission. Following this meeting, the Commission has the option of scheduling subsequent work sessions or begin the formal hearings on the applications.

The staff is looking forward to continue working closely with you on the evolution of this project.

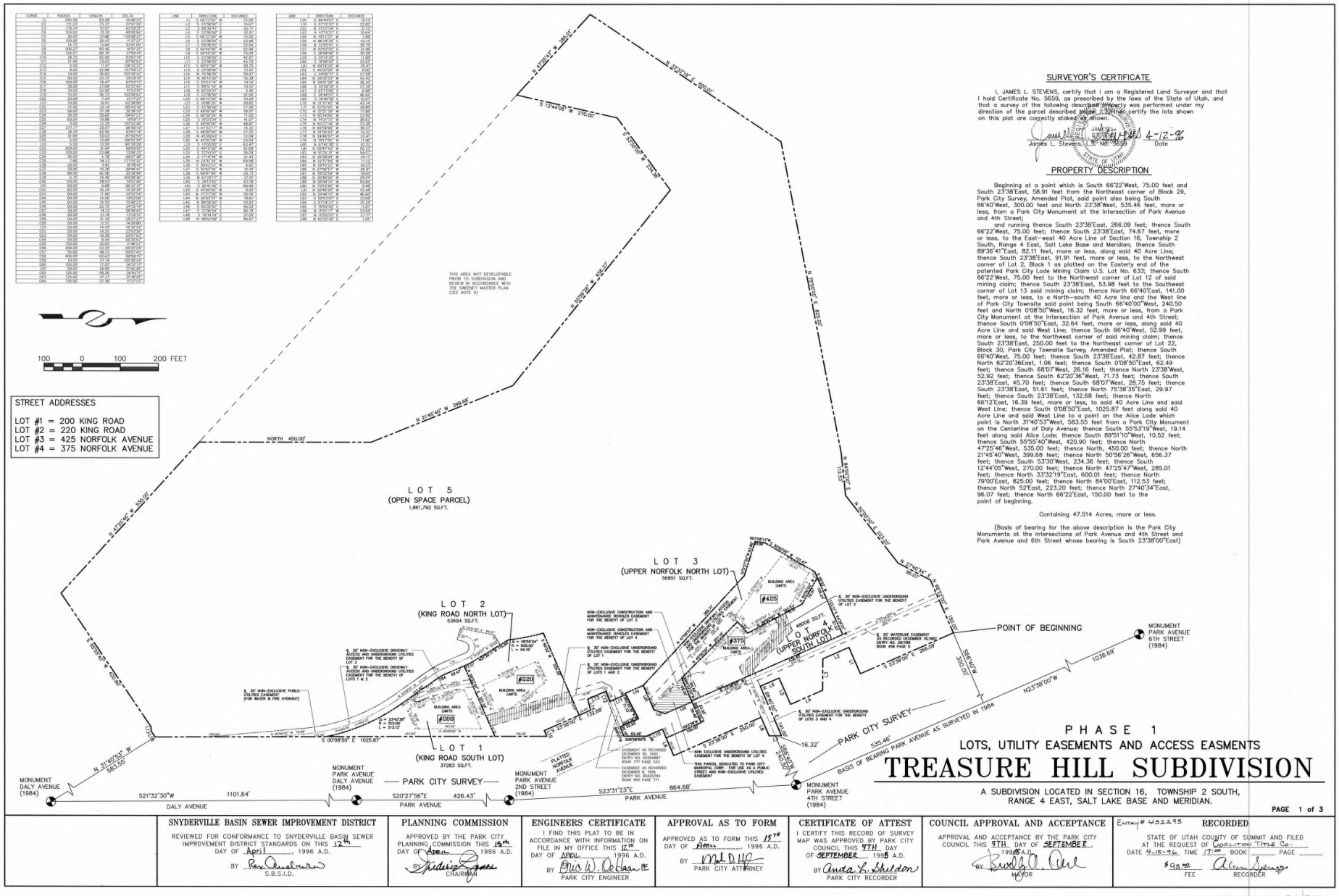
Sincerely,

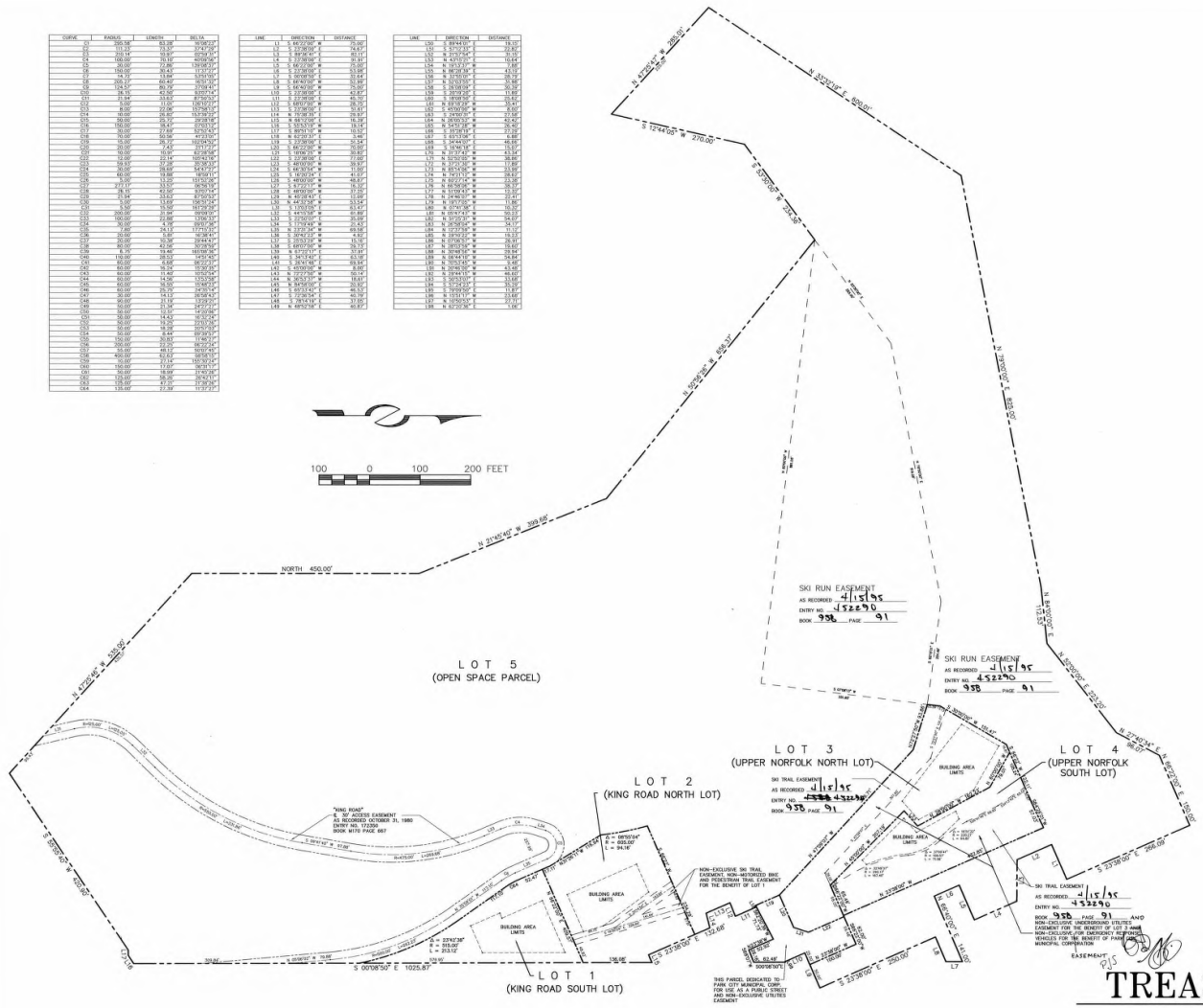
Joel G. Paterson

Joel G. Paterson
Project Planner

JGP:ew

EXHIBIT C1


SURVEYOR'S CERTIFICATE
I, JAMES L. STEVENS, certify that I am a Registered Land Surveyor and that I hold Certificate No. 5659, as prescribed by the laws of the State of Utah, and that a survey of the following described property was performed under my direction of the parcel described below. I further certify the lots shown on this plat are correctly staked as shown.
James L. Stevens, L.S. No. 5659
4-12-96
Date
PROPERTY DESCRIPTION
Beginning at a point which is South 66°22'West, 75.00 feet and South 23°38'East, 58.91 feet from the Northeast corner of Block 29, Park City Survey, Amended Plat, said point also being South 66°40'West, 300.00 feet and North 23°38'West, 535.46 feet, more or less, from a Park City Monument at the Intersection of Park Avenue and 4th Street;
and running thence South 23°38'East, 266.09 feet; thence South 66°22'West, 75.00 feet; thence South 23°38'East, 74.67 feet, more or less, to the East—west 40 Acre Line of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence South 89°36'41"East, 82.11 feet, more or less, along said 40 Acre Line; thence South 23°38'East, 91.91 feet, more or less, to the Northwest corner of Lot 2, Block 1 as platted on the Easterly end of the patented Park City Lode Mining Claim U.S. Lot No. 633; thence South 66°22'West, 75.00 feet to the Northwest corner of Lot 12 of said mining claim; thence South 23°38'East, 53.98 feet to the Southwest corner of Lot 13 said mining claim; thence North 66°40'East, 141.00 feet, more or less, to a North—south 40 Acre line and the West line of Park City Townsite said point being South 66°40'00"West, 240.50 feet and North 0°08'50"West, 16.32 feet, more or less, from a Park City Monument at the intersection of Park Avenue and 4th Street; thence South 0°08'50"East, 32.64 feet, more or less, along said 40 Acre Line and said West Line; thence South 66°40'West, 52.99 feet, more or less, to the Northwest corner of said mining claim; thence South 23°38'East, 250.00 feet to the Northeast corner of Lot 22, Block 30, Park City Townsite Survey, Amended Plat; thence South 66°40'West, 75.00 feet; thence South 23°38'East, 42.87 feet; thence North 62°20'36East, 1.06 feet; thence South 0°08'50"East, 62.49 feet; thence South 68°07'West, 26.16 feet; thence North 23°38'West, 52.92 feet; thence South 62°20'36"West, 71.73 feet; thence South 23°38'East, 45.70 feet; thence South 68°07'West, 28.75 feet; thence South 23°38'East, 51.61 feet; thence North 75°38'35"East, 29.97 feet; thence South 23°38'East, 132.68 feet; thence North 66°12'East, 16.39 feet, more or less, to said 40 Acre Line and said West Line; thence South 0°08'50"East, 1025.87 feet along said 40 Acre Line and said West Line to a point on the Alice Lode which point is North 31°40'53"West, 583.55 feet from a Park City Monument on the Centerline of Daly Avenue; thence South 55°53'19"West, 19.14 feet along said Alice Lode; thence South 89°51'10"West, 10.52 feet; thence South 55°55'40"West, 420.90 feet; thence North 47°25'46"West, 535.00 feet; thence North, 450.00 feet; thence North 21°45'40"West, 399.68 feet; thence North 50°56'26"West, 656.37 feet; thence South 53°30'West, 234.36 feet; thence South 12°44'05"West, 270.00 feet; thence North 47°25'47"West, 285.01 feet; thence North 33°32'19"East, 600.01 feet; thence North 79°00'East, 825.00 feet; thence North 84°00'East, 112.53 feet; thence North 52°East, 223.20 feet; thence North 27°40'34"East, 96.07 feet; thence North 66°22'East, 150.00 feet to the point of beginning.
Containing 47.514 Acres, more or less.
(Basis of bearing for the above description is the Park City Monuments at the intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38'00"East)
STREET ADDRESSES
LOT #1 = 200 KING ROAD
LOT #2 = 220 KING ROAD
LOT #3 = 425 NORFOLK AVENUE
LOT #4 = 375 NORFOLK AVENUE
LOT 5
(OPEN SPACE PARCEL)
1,861,792 SQ.FT.
LOT 3
(UPPER NORFOLK NORTH LOT)
56851 SQ.FT.
LOT 2
(KING ROAD NORTH LOT)
53694 SQ.FT.
LOT 4
(UPPER NORFOLK SOUTH LOT)
48908 SQ.FT.
LOT 1
(KING ROAD SOUTH LOT)
37283 SQ.FT.
POINT OF BEGINNING
MONUMENT PARK AVENUE 6TH STREET (1984)
MONUMENT DALY AVENUE (1984)
MONUMENT PARK AVENUE DALY AVENUE (1984)
MONUMENT PARK AVENUE 2ND STREET (1984)
MONUMENT PARK AVENUE 4TH STREET (1984)
PARK CITY SURVEY
BASIS OF BEARING PARK AVENUE AS SURVEYED IN 1984
DALY AVENUE
PARK AVENUE
PHASE 1
LOTS, UTILITY EASEMENTS AND ACCESS EASEMENTS
TREASURE HILL SUBDIVISION
A SUBDIVISION LOCATED IN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.
PAGE 1 of 3
SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS 12th DAY OF April, 1996 A.D.
BY S.B.S.I.D.
PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 15th DAY OF April, 1996 A.D.
BY CHAIRMAN
ENGINEERS CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 12th DAY OF April, 1996 A.D.
BY PARK CITY ENGINEER
APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 15th DAY OF April, 1996 A.D.
BY PARK CITY ATTORNEY
CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 9TH DAY OF SEPTEMBER, 1995 A.D.
BY PARK CITY RECORDER
COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 9TH DAY OF SEPTEMBER, 1995 A.D.
BY MAYOR
RECORDED
Entry# 452295
STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF Coalition Title Co.
DATE 4-15-96 TIME 17:00 BOOK ____ PAGE ____
$ 95.00 FEE
RECORDER
TREASURE HILL SUB 95500



CURVE	RADIUS	LENGTH	DELTA
C1	330.58'	63.28'	10°58'03"
C2	111.00'	73.33'	37°49'59"
C3	210.14'	10.93'	02°58'31"
C4	210.14'	62.53'	17°02'59"
C5	50.00'	71.86'	110°18'27"
C6	150.00'	30.41'	11°37'01"
C7	14.72'	13.84'	53°51'00"
C8	205.23'	60.45'	16°51'32"
C9	205.23'	40.00'	11°10'00"
C10	34.15'	40.56'	68°03'14"
C11	21.94'	33.63'	87°50'43"
C12	5.00'	11.01'	126°10'57"
C13	8.00'	22.06'	157°58'51"
C14	50.00'	26.61'	15°13'39"
C15	150.00'	25.11'	09°35'58"
C16	50.00'	27.69'	31°43'51"
C17	30.00'	27.84'	53°10'53"
C18	70.00'	50.06'	41°43'50"
C19	15.00'	35.12'	133°59'10"
C20	20.00'	7.43'	21°17'27"
C21	50.00'	24.45'	28°01'14"
C22	12.00'	22.14'	105°42'58"
C23	109.50'	37.28'	20°36'23"
C24	30.00'	28.69'	54°47'17"
C25	60.00'	19.88'	18°59'21"
C26	5.00'	11.01'	126°10'57"
C27	277.17'	53.51'	10°58'03"
C28	28.15'	42.55'	93°07'14"
C29	21.94'	33.63'	87°50'43"
C30	5.00'	13.69'	156°51'24"
C31	30.00'	27.84'	53°10'53"
C32	200.00'	31.94'	09°08'50"
C33	100.00'	22.88'	13°06'37"
C34	30.00'	4.19'	08°00'28"
C35	7.89'	24.11'	177°13'31"
C36	20.00'	6.31'	18°04'41"
C37	80.00'	43.26'	30°59'04"
C38	80.00'	43.26'	30°59'04"
C39	16.00'	19.46'	165°09'38"
C40	110.00'	28.53'	14°51'45"
C41	1.00'	6.68'	382°22'31"
C42	60.00'	16.74'	15°30'35"
C43	60.00'	16.74'	15°30'35"
C44	160.00'	14.56'	5°13'08"
C45	60.00'	16.00'	15°46'13"
C46	60.00'	25.75'	24°35'14"
C47	30.00'	14.13'	26°58'43"
C48	50.00'	31.34'	35°54'53"
C49	50.00'	31.34'	35°54'53"
C50	56.00'	13.51'	14°20'36"
C51	50.00'	14.52'	16°37'24"
C52	50.00'	19.29'	22°05'35"
C53	50.00'	19.29'	22°05'35"
C54	50.00'	8.44'	09°39'57"
C55	150.00'	30.83'	11°46'37"
C56	250.00'	22.23'	05°05'54"
C57	55.00'	48.11'	50°07'45"
C58	400.00'	63.61'	9°06'42"
C59	150.00'	31.14'	11°53'59"
C60	150.00'	17.07'	06°31'11"
C61	50.00'	18.59'	21°17'53"
C62	125.00'	38.26'	26°42'11"
C63	125.00'	61.01'	11°37'26"
C64	135.00'	27.39'	11°37'27"

LINE	DIRECTION	DISTANCE
L1	S 66°22'05" W	75.00'
L2	S 23°38'05" E	74.51'
L3	S 89°38'41" E	80.11'
L4	S 66°38'05" W	75.00'
L5	S 66°38'05" W	75.00'
L6	S 23°38'05" E	53.98'
L7	S 00°08'50" E	33.64'
L8	S 66°40'05" W	52.98'
L9	S 66°38'05" W	42.00'
L10	S 66°38'05" W	42.00'
L11	S 23°38'05" E	46.70'
L12	S 68°57'55" W	28.25'
L13	S 23°38'05" E	50.61'
L14	N 75°38'39" E	29.57'
L15	N 66°53'05" E	16.18'
L16	S 23°38'05" E	16.04'
L17	S 89°53'19" W	10.52'
L18	N 62°00'35" E	3.48'
L19	S 23°38'05" E	50.34'
L20	S 66°22'05" W	70.00'
L21	N 23°38'05" W	70.00'
L22	S 23°38'05" E	77.66'
L23	S 48°03'05" W	39.57'
L24	S 66°38'05" W	11.00'
L25	S 16°03'24" E	41.67'
L26	S 66°38'05" W	16.00'
L27	S 87°21'17" W	19.12'
L28	S 48°03'05" W	37.70'
L29	N 40°28'43" E	12.09'
L30	N 44°53'28" W	53.54'
L31	S 66°38'05" W	53.54'
L32	S 44°53'28" E	60.82'
L33	S 23°38'05" E	35.69'
L34	S 17°54'48" W	23.43'
L35	S 23°38'34" W	69.58'
L36	S 28°42'23" W	4.92'
L37	S 66°38'05" W	16.00'
L38	S 68°03'05" W	70.13'
L39	S 61°03'17" E	57.81'
L40	S 34°15'42" E	63.18'
L41	S 28°34'48" E	59.54'
L42	S 45°03'05" W	8.00'
L43	S 45°03'05" W	8.00'
L44	N 26°53'17" W	18.61'
L45	N 84°58'05" E	20.82'
L46	S 69°23'43" E	46.53'
L47	S 12°38'34" E	40.78'
L48	S 28°34'48" E	59.54'
L49	N 68°12'06" E	40.89'

LINE	DIRECTION	DISTANCE
L50	S 88°44'07" E	19.10'
L51	S 57°07'35" E	22.82'
L52	N 31°57'54" E	35.16'
L53	N 58°02'06" W	15.00'
L54	N 16°13'37" W	13.84'
L55	N 88°28'38" E	43.13'
L56	N 23°05'05" W	20.76'
L57	N 32°03'05" W	31.86'
L58	S 32°03'05" E	31.86'
L59	S 16°03'05" E	11.83'
L60	S 18°08'50" E	22.82'
L61	N 83°51'28" W	35.41'
L62	S 45°00'28" W	8.60'
L63	S 24°50'12" E	27.58'
L64	N 25°01'31" W	42.42'
L65	N 23°38'05" W	27.39'
L66	S 15°28'13" E	27.28'
L67	S 65°13'08" E	6.88'
L68	S 24°44'53" E	46.85'
L69	S 16°46'18" E	15.57'
L70	N 73°13'42" E	38.00'
L71	N 50°30'05" W	68.85'
L72	N 17°21'30" W	17.88'
L73	N 85°41'06" W	33.99'
L74	N 79°21'11" W	28.62'
L75	N 66°38'05" W	38.37'
L76	N 66°38'05" W	58.37'
L77	N 51°09'43" W	12.33'
L78	N 24°46'31" W	22.41'
L79	N 18°17'05" W	11.86'
L80	N 66°38'05" W	16.00'
L81	N 09°47'43" W	100.33'
L82	N 31°22'31" W	34.62'
L83	N 26°58'04" W	34.11'
L84	N 13°37'28" W	11.12'
L85	N 18°42'21" W	16.33'
L86	N 66°38'05" W	26.91'
L87	N 18°03'05" W	28.87'
L88	N 24°48'31" W	29.94'
L89	N 66°44'15" W	54.84'
L90	N 15°53'45" W	5.48'
L91	N 32°46'05" W	43.48'
L92	N 32°46'05" W	43.48'
L93	S 52°53'01" E	53.83'
L94	S 57°24'23" E	35.28'
L95	S 78°09'50" E	11.87'
L96	N 15°51'11" W	23.68'
L97	N 12°50'12" E	7.77'
L98	N 51°20'36" E	1.00'

OWNER S DEDICATION AND CONSENT TO RECORD

The owners or their representatives, hereby irrevocably offer for dedication to the City of Park City all the streets, trails right-of-way, land for local government uses, easements, parks and required utilities and easements shown on the subdivision plat and construction plans in accordance with an irrevocable offer of dedication subject to easements, deeds of record and agreements of record.

IN WITNESS WHEREOF, the undersigned sets their hands this 4TH day of April, 1996

EDMUND J. BEAULIEU

CLYDE CARLIG

SWEENEY LAND COMPANY, a Utah general partnership

By Patrick J. Sweeney
Patrick J. Sweeney
Managing Partner

ACKNOWLEDGEMENT

STATE OF Utah)
: ss.
COUNTY OF Summit)

On this 4TH day of April, 1996, personally appeared before me EDMUND J. BEAULIEU, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

NOTARY PUBLIC
Residing at: Summit Co Utah

NOTARY PUBLIC
ROBERT C RODMAN
1700 PARKAVE, P.O BOX 2023
PARK I TY, UT 84060
My Commission Expires NOV 27 1997
State of Utah

My Commission Expires:
Nov 27, 1997

ACKNOWLEDGEMENT

STATE OF Utah)
: ss.
COUNTY OF Summit)

On this 4TH day of April, 1996, personally appeared before me CLYDE CARLIG, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

NOTARY PUBLIC
Residing at: Summit Co Utah

NOTARY PUBLIC
ROBERT C RODMAN
1700 PARKAVE, P.O BOX 2023
PARK I TY, UT 84060
My Commission Expires NOV 27 1997
State of Utah

My Commission Expires:
Nov 27, 1997

ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.
COUNTY OF SUMMIT)

On the 4TH day of April, 1996, personally appeared before me PATRICK J. SWEENEY, who being by me duly sworn, did say that he is the Managing General Partner of Sweeney Land Company, a Utah general partnership, and that the foregoing instrument was signed on behalf of said partnership, and said PATRICK J. SWEENEY acknowledged to me that said partnership executed the same.

NOTARY PUBLIC
Residing at: Summit Co Utah

NOTARY PUBLIC
ROBERT C RODMAN
1700 PARKAVE, P.O BOX 2023
PARK I TY, UT 84060
My Commission Expires NOV 27 1997
State of Utah

My Commission Expires:
Nov 27, 1997

PHASE 1
SKI TRAIL EASEMENTS

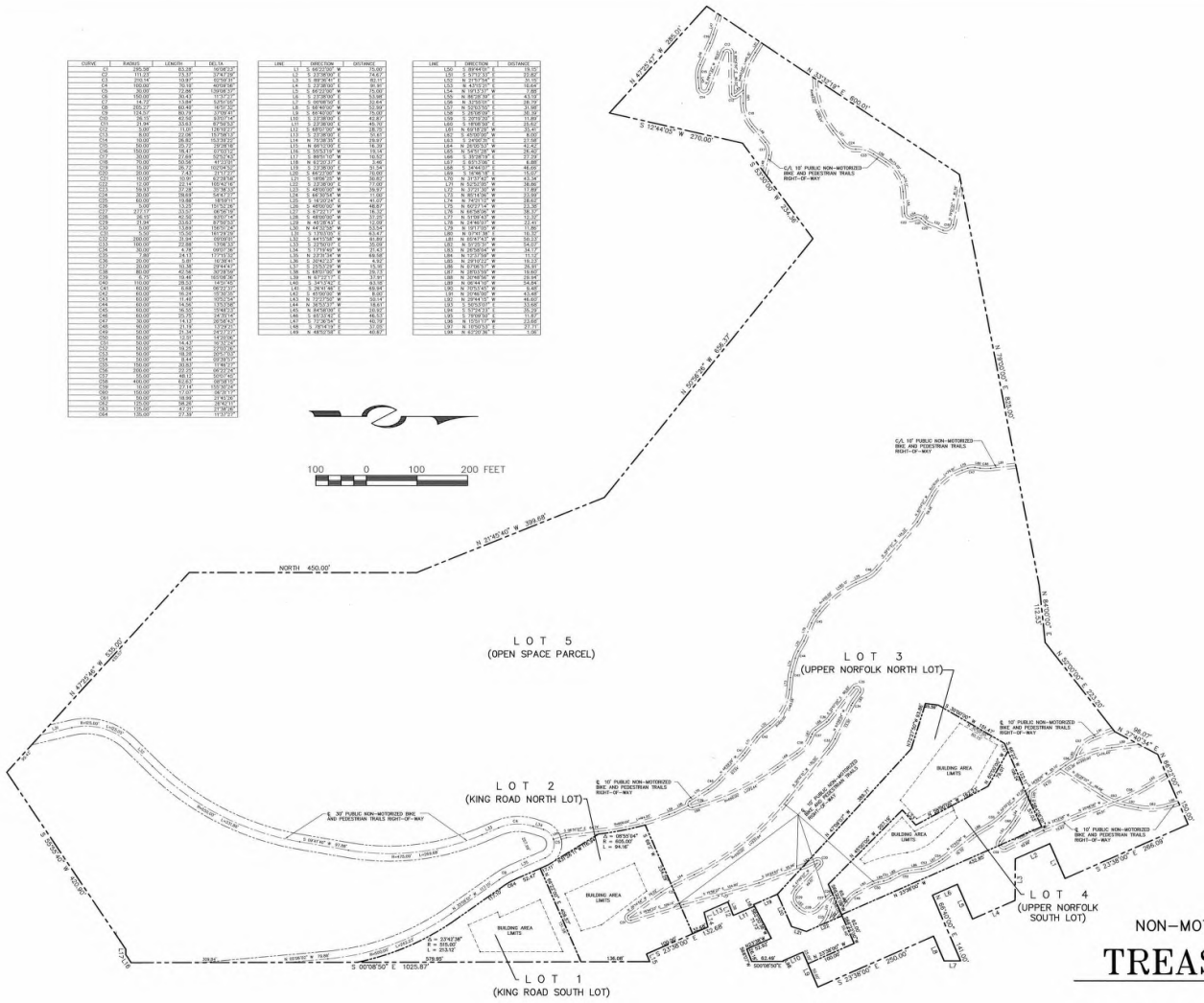
TREASURE HILL SUBDIVISION

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

PAGE 2 OF 3

ENTRY # 452295 RECORDED
STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF Coalition Title Co.
DATE 4-15-96 TIME 17:00 BOOK ____ PAGE ____
$9.00 FEE
RECORDER

TREASURE HILL SUB. 2 OF 3



SPECIAL RESTRICTIONS FOR SINGLE FAMILY HOMES TO BE CONSTRUCTED ON LOTS 1 THROUGH 4 SHOWN HEREON:

1. FOOTPRINT. The maximum footprint, calculated from the outside face of walls and subject to the massing requirements of Note 7, shall be three thousand five hundred (3500) square feet including garages. The following shall not count towards the foot print calculations:

   (a) Decks which are open on at least two sides (but which may have railings as required), covered or uncovered, and which do not have above grade living space below or above them;
   (b) Exterior walkways;
   (c) Exterior stairs;
   (d) Driveways.

2. BUILDING AREA LIMITS. Improvements, including fences and formal landscaping (unless otherwise permitted under easements or agreements of record or as shown on the Plat or as consistent with the approved construction drawings of the driveways, Upper Norfolk turnaround, King Road turnaround, ski bridge and utility plans) shall be limited to the Building Area Limits noted on the Plat. Notwithstanding the forgoing, flat areas located on the Ski Trail Easements where they cross Lots 3 and 4 and are directly adjacent to the Building Area Limits of Lots 3 and 4 may be landscaped with irrigated groomed grass.

3. CONSTRUCTION DISTURBANCE. Unless otherwise provided in agreements with Park City Municipal Corporation which are of record, temporary construction disturbance shall be limited to twenty (20) feet beyond the Building Area Limits or to adjoining-lot property lines which ever is closer. Such disturbed area shall be revegetated with native landscaping.

4. HEIGHT. The building height shall be measured from existing grade to the top of flat roofs and to the ridge of pitched roofs. The maximum height, in general, shall be twenty five (25) feet for flat roofs and thirty (30) feet for pitched roofs. A maximum height of twenty eight (28) feet for flat roofs and thirty three (33) feet for pitched roofs shall be permitted for the expressed purpose of accommodating access, i.e. stairwells and/or elevators, between floor levels.

5. FACADE HEIGHT, EASTERLY FACING. The maximum facade height for the Easterly facing facades without a step back of at least five (5) feet shall be twenty five (25) feet from existing or reestablished grade whichever is greater.

6. MASSING. House designs may be comprised of one or more connected or unconnected building masses. No one building mass within the 3500 square foot footprint referenced in Note 1 above, shall have a footprint that exceeds 1,500 square feet. Massing elements shall be separated by horizontal and/or vertical facade breaks.

7. SEWER LATERALS. Maintenance and replacement of sewer laterals shall be the responsibility of their respective owners and not that of the Snyderville Basin Sewer Improvement District.

8. FIRE SPRINKLING. Internal and external modified 13d fire sprinklers shall be provided for the homes. Wood roofing material shall be prohibited.

9. PRECEDENCE. The above special restrictions are consistent with the Sweeney Master Plan approved by the Park City Municipal Corporation on October 16, 1986 and as subsequently amended on October 14, 1987 and December 30, 1992. Final house design shall be reviewed under the Small Scale Master Plan Process in accordance with the Sweeney Master Plan.

PHASE 1
NON-MOTORIZED BIKE AND PEDESTRIAN TRAILS RIGHT-OF-WAY

TREASURE HILL SUBDIVISION

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

ENTRY# 452295 RECORDED
STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF COALITION TITLE CO.
DATE 4-15-96 TIME 12:00 BOOK ____ PAGE ____
$99.00 FEE
RECORDER

TREASURE HILL SUB. 3 of 3

SPECIAL RESTRICTIONS FOR SINGLE FAMILY HOMES TO BE CONSTRUCTED ON LOTS 1 THROUGH 4 SHOWN HEREON:

1. FOOTPRINT. The maximum footprint, calculated from the outside face of walls and subject to the massing requirements of Note 7, shall be three thousand five hundred (3500) square feet including garages. The following shall not count towards the foot print calculations:

   (a) Decks which are open on at least two sides (but which may have railings as required), covered or uncovered, and which do not have above grade living space below or above them;
   (b) Exterior walkways;
   (c) Exterior stairs;
   (d) Driveways.

2. BUILDING AREA LIMITS. Improvements, including fences and formal landscaping (unless otherwise permitted under easements or agreements of record or as shown on the Plat or as consistent with the approved construction drawings of the driveways, Upper Norfolk turnaround, King Road turnaround, ski bridge and utility plans) shall be limited to the Building Area Limits noted on the Plat. Notwithstanding the forgoing, flat areas located on the Ski Trail Easements where they cross Lots 3 and 4 and are directly adjacent to the Building Area Limits of Lots 3 and 4 may be landscaped with irrigated groomed grass.

3. CONSTRUCTION DISTURBANCE. Unless otherwise provided in agreements with Park City Municipal Corporation which are of record, temporary construction disturbance shall be limited to twenty (20) feet beyond the Building Area Limits or to adjoining-lot property lines which ever is closer. Such disturbed area shall be revegetated with native landscaping.

4. HEIGHT. The building height shall be measured from existing grade to the top of flat roofs and to the ridge of pitched roofs. The maximum height, in general, shall be twenty five (25) feet for flat roofs and thirty (30) feet for pitched roofs. A maximum height of twenty eight (28) feet for flat roofs and thirty three (33) feet for pitched roofs shall be permitted for the expressed purpose of accommodating access, i.e. stairwells and/or elevators, between floor levels.

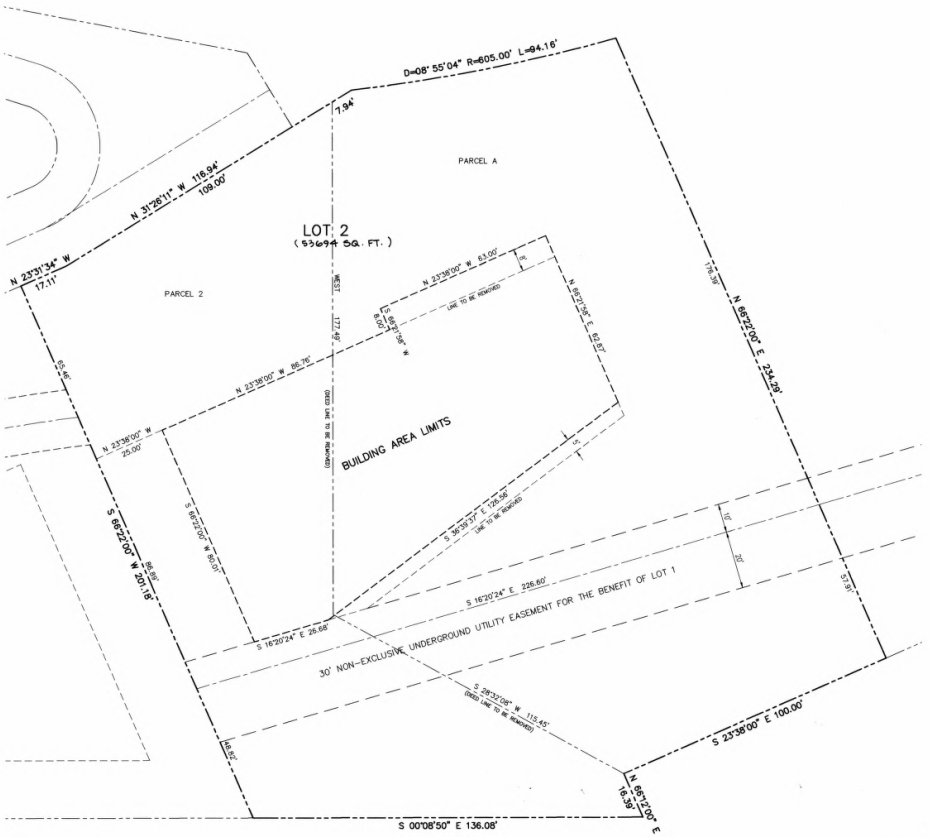
5. FACADE HEIGHT, EASTERLY FACING. The maximum facade height for the Easterly facing facades without a step back of at least five (5) feet shall be twenty five (25) feet from existing or reestablished grade whichever is greater.

6. MASSING. House designs may be comprised of one or more connected or unconnected building masses. No one building mass within the 3500 square foot footprint referenced in Note 1 above, shall have a footprint that exceeds 1,500 square feet. Massing elements shall be separated by horizontal and/or vertical facade breaks.

7. SEWER LATERALS. Maintenance and replacement of sewer laterals shall be the responsibility of their respective owners and not that of the Snyderville Basin Sewer Improvement District.

8. FIRE SPRINKLING. Internal and external modified 13d fire sprinklers shall be provided for the homes. Wood roofing material shall be prohibited.

9. PRECEDENCE. The above special restrictions are consistent with the Sweeney Master Plan approved by the Park City Municipal Corporation on October 16, 1986 and as subsequently amended on October 14, 1987 and December 30, 1992. Final house design shall be reviewed under the Small Scale Master Plan Process in accordance with the Sweeney Master Plan.



SURVEYOR'S CERTIFICATE

I, John Demkowicz, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 163931 as prescribed by the laws of the State of Utah, and that this plat amendment was prepared under my direction in accordance with the requirements of the Park City Municipal Corporation.

JOHN DEMKOWICZ, L.S. 163931 — DATE 7-11-97

REGISTERED LAND SURVEYOR No. 163931 JOHN DEMKOWICZ State of Utah

BOUNDARY DESCRIPTION

Lot 2 Treasure Hill Subdivision, according to the Official Plat thereof on file and of record in the office of the Summit County Recorder, and described as follows:

PARCEL A:

Beginning at a point which is South 66° 22' 00" West 21.67 feet and South 00° 08' 50" East 81.95 feet, more or less, from the Northeast Corner of Lot 32, Block 78, Millsite Reservation to Park City, Utah said point also being South 66° 40' 00" West 240.50 feet and South 00° 08' 50" East 599.26 feet from a Park City Monument at the Intersection of Park Avenue and Fourth Street; and running thence South 00° 08' 50" East 136.08 feet; thence South 66° 22' 00" West 201.18 feet; thence North 23° 31' 34" West 17.11 feet; thence North 31° 26' 11" West 109 feet to the point of beginning and running thence North 31° 26' 11" West 7.94 feet to a point on a 605 foot radius curve to the left (long chord bears North 11° 00' 00" West 94.07 feet); thence running northwesterly along the arc of said curve 94.16 feet (Delta = 08° 55' 04"); thence North 66° 22' 00" East 234.29 feet; thence South 23° 38' 00" East 100.00 feet; thence South 28° 32' 08" West 115.445 feet; thence West 177.49 feet to the point of beginning.

PARCEL 2:

Beginning at a point which is South 66° 22' 00" West 21.67 feet and South 00° 08' 50" East 81.95 feet, more or less, from the Northeast Corner of Lot 32, Block 78, Millsite Reservation to Park City, Utah said point also being South 66° 40' 00" West 240.50 feet and South 00° 08' 50" East 599.26 feet from a Park City Monument at the Intersection of Park Avenue and Fourth Street; and running thence South 00° 08' 50" East 136.08 feet; thence South 66° 22' 00" West 201.18 feet; thence north 23° 31' 34" West 17.11 feet; thence North 31° 26' 11" West 109.00 feet; thence East 177.49 feet; thence North 28° 32' 08" East 115.445 feet; thence North 65° 12' 00" East 16.39 feet to the point of beginning.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS; that the undersigned are the owners of the herein described tract of land, having caused the building limits to be changed, further consent to the recordation of this Record of Survey Map in accordance with Utah law.

In witness whereof the undersigned has executed this certificate this 23rd day of July, 1997.

By: Robert Sfire
Robert Sfire

By: Constance Sfire
Constance Sfire

ACKNOWLEDGMENT

State of Michigan)
: ss.
County of Macomb)

On this 23rd day of July 1997, personally appeared before me, the undersigned notary public in and for said state and county, Robert Sfire and Constance Sfire, being duly sworn, acknowledged to me that they are the co-owners of the herein described tract of land and that they signed the above Owner's Dedication and Consent to Record freely and voluntarily.

Sandra J. Williams
Notary public
My commission expires: 11/15/99

SANDRA J. WILLIAMS
NOTARY PUBLIC - MACOMB COUNTY, MI
MY COMMISSION EXPIRES 11/15/99

NOTES:

1. This map constitutes a replat of the Building Area Limits. All easements and dedications contained in the Phase I Treasure Hill Subdivisions are uneffected by this ammendment.

FIRST AMENDED RECORD OF SURVEY MAP

LOT 2, PHASE 1, TREASURE HILL SUBDIVISION

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

20 0 20 40 FEET

ADDRESS = 220 KING ROAD

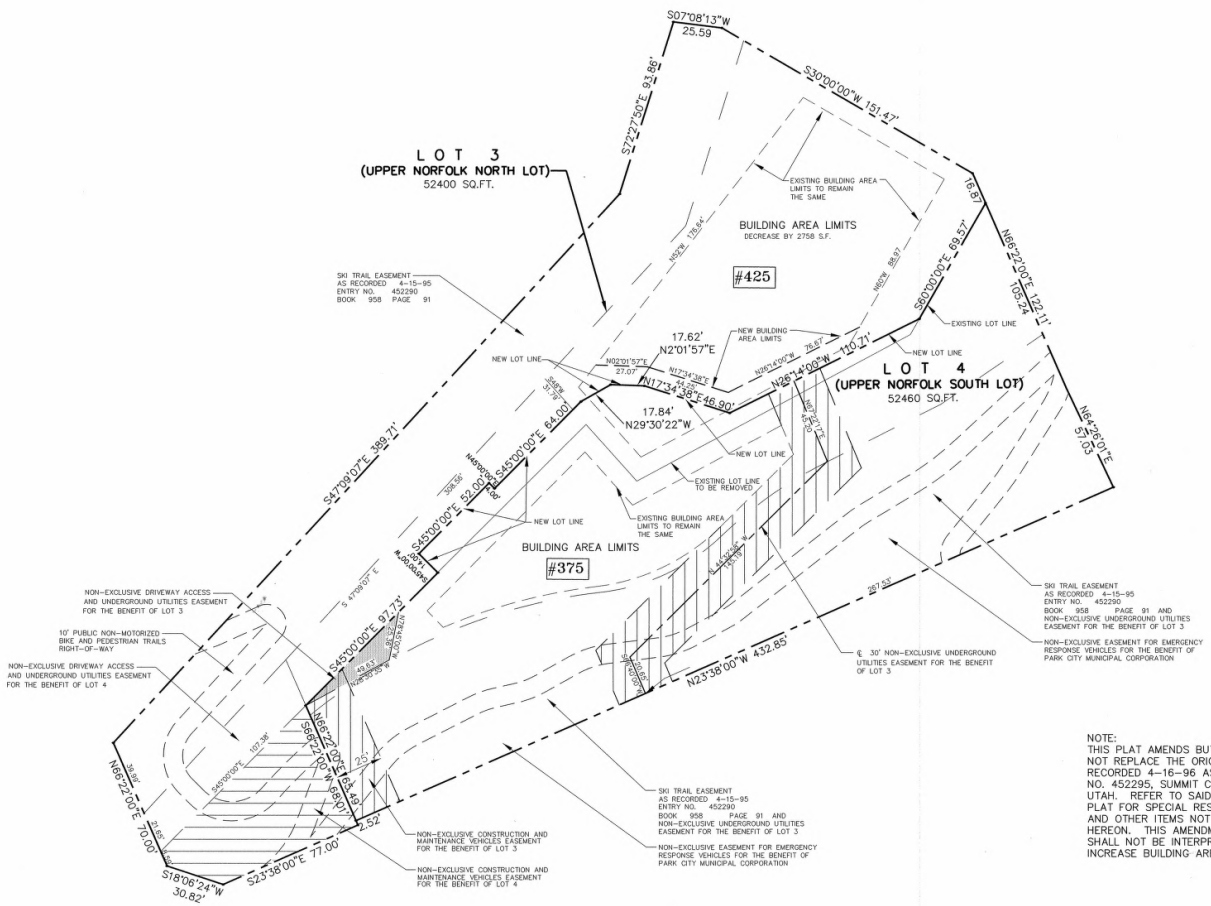
Alliance Engineering Inc.

JOB NO: 19-5-97 FILE: \SSH\D\P-L2RP1

PAGE 1 OF 1

ALLIANCE ENGINEERING INC.	SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT	PLANNING COMMISSION	ENGINEERS CERTIFICATE	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	COUNCIL APPROVAL AND ACCEPTANCE	# 484377 RECORDED
P.O. BOX 2664 323 MAIN STREET PARK CITY, UTAH 84060 (801) 649-9467	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS 29th DAY OF July, 1997 A.D. BY Paul Zimmer S.B.S.I.D.	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 6th DAY OF August, 1997 A.D. BY Tom Mackin CHAIRMAN	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 31st DAY OF July, 1997 A.D. BY Eric W. DeHaan PE PARK CITY ENGINEER	APPROVED AS TO FORM THIS 7th DAY OF August, 1997 A.D. BY Mark D. Harrington PARK CITY ATTORNEY	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 17th DAY OF April, 1997 A.D. BY Janet M. Scott PARK CITY RECORDER	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 17th DAY OF April, 1997 A.D. BY Bradley A. Olch MAYOR	STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF Coalition Title DATE 08-14-97 TIME 08:54A BOOK ___ PAGE ___ $ 5/00 FEE Barbara M. Evans - Deputy RECORDER

TREASURE HILL LOT 2



SURVEYOR'S CERTIFICATE

I, JAMES L. STEVENS, CERTIFY THAT I AM A REGISTERED LAN SURVEYOR AND THAT I HOLD CERTIFICATE NO. 5659, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT THIS LOT LINE AMENDMENT PLAT WAS PREPARED UNDER MY DIRECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE PARK CITY MUNICIPAL CORPORATION. I FURTHER CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE SURVEY PERFORMED BY ME.

JAMES L. STEVENS — No. 5659 — 7-14-99 DATE

LEGAL DESCRIPTION

ALL OF LOTS 3 AND 4 OF TREASURE HILL SUBDIVION PHASE 1 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, TREASURE HILL SUBDIVISION PHASE 1 LOT LINE AMENDMENT PLAT DO HEREBY CERTIFY THAT WE HAVE CAUSED THIS LOT LINE AMENDMENT PLAT TO BE PREPARED, AND WE, PATRICK J. SWEENEY AND WILTON D. HILL HEREBY CONSENT TO THE RECORDATION OF THIS LOT LINE AMENDMENT PLAT.

ALSO, THE OWNERS OR THEIR REPRESENTATIVE, HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE CITY OF PARK CITY ALL THE LAND FOR LOCAL GOVERNMENT USES, EASEMENTS AND REQUIRED UTILITIES AND EASEMENTS SHOWN ON THIS PLAT AND CONSTRUCTION DRAWINGS IN ACCORDANCE WITH AND IRREVOCABLE OF DEDICATION.

IN WITNESS WHEREOF, THE UNDERSIGNED SET THEIR HANDS THIS 2ND DAY OF AUGUST 1999.

PATRICK J. SWEENEY

WILTON D. HILL

Notary Public DIANE ZIMNEY 2200 Park Ave. #2-100 P.O. Box 2013 Park City, Utah 84060 My Commission Expires April 2, 2002 State of Utah

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SUMMIT

ON THIS 2ND DAY OF AUGUST, 1999, PATRICK J. SWEENEY AND WILTON D. HILL PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE SAID STATE AND COUNTY. HAVING BEEN DULY SWORN, PATRICK J. SWEENEY AND WILTON D. HILL, ACKNOWLEDGED TO ME THAT THEY ARE THE OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CONSENT TO RECORD FREELY AND VOLUNTARILY.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4/2/02

Notary Public DIANE ZIMNEY 2200 Park Ave. #2-100 P.O. Box 2013 Park City, Utah 84060 My Commission Expires April 2, 2002 State of Utah

NOTE:
THIS PLAT AMENDS BUT DOES NOT REPLACE THE ORIGINAL PLAT RECORDED 4-16-96 AS ENTRY NO. 452295, SUMMIT COUNTY, UTAH. REFER TO SAID ORIGINAL PLAT FOR SPECIAL RESTRICTIONS AND OTHER ITEMS NOT INCLUDED HEREON. THIS AMENDMENT SHALL NOT BE INTERPRETED TO INCREASE BUILDING AREA LIMITS.

LOT LINE AMENDMENT PLAT
TREASURE HILL SUBDIVISION, PHASE 1

A SUBDIVISION LOCATED IN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.
ORIGINAL PLAT RECORDER ENTRY NO. 452295, ON 4-16-96, STATE OF UTAH, COUNTY OF SUMMIT

SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT	ENGINEERS CERTIFICATE	APPROVAL AS TO FORM	COMMUNITY DEVELOPMENT DIRECTOR	RECORDED
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS 19th DAY OF AUGUST, 1999 A.D. BY S.B.S.I.D.	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 26TH DAY OF AUGUST, 1999 A.D. BY PARK CITY ENGINEER	APPROVED AS TO FORM THIS 7TH DAY OF SEPTEMBER, 1999 A.D. BY PARK CITY ATTORNEY	APPROVED BY ADMINISTRATIVE AUTHORITY BY THE PARK CITY COUNCIL THIS 25th DAY OF AUGUST, 1999 A.D. BY COMMUNITY DEVELOPMENT DIRECTOR	#548178 STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF Coalition Title DATE 9-7-99 TIME 9:51AM BOOK — PAGE — $32.00 FEE Alan Spriggs RECORDER

Lot Line Amended Plat
Treasure Hill Sub. Phase 1

EXHIBIT C2

TREASURE HILL SUBDIVISION PHASE II

A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN
PARK CITY, UTAH SUMMIT COUNTY

LOT DESCRIPTIONS

5th STREET SOUTH LOT 7

Beginning at a point which is South 66°22' West, 75.00 feet from the Southeast Corner of Block 28, Park City Survey, Amended Plat, said point also being South 23°38' East, 412.75 Feet and South 66°22' West, 300.00 feet from a Park City Monument at the intersection of Park Avenue and 6th Street; and running thence South 66°22' West, 75.00 feet; thence North 23°38' East, 30.00 feet; thence North 66°22' East, 75.00 feet; thence South 23°38' East, 58.91 feet; thence South 66°22' West, 150.00 feet; thence South 27°40'34" West, 96.08 feet; thence North 23°38' West, 241.94 feet; thence North 66°22' East, 224.99 feet; thence South 23°38 East, 42.50 feet; thence South 66°52' West, 25.00 feet; thence South 23°38' East 25.00 feet; thence North 66°52' East, 25.00 feet; thence South 23°38' East, 25.48 feet to the point of beginning.

Containing 0.93 Acres, more of less.

Subject to and together with any and all easements, right-of-ways and restrictions of record or enforceable a law or in equity.

(Basis of bearing for the above description is the Park City Monuments at the intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38' East.)

5th STREET NORTH LOT 6

Beginning at the point which is South 66°22' West, 75.00 feet and North 23°38' West, 92.97 feet from the Southeast corner of Block 28, Park City Survey, amended Plat, and said point also being South 23°38' East, 319.78 feet and South 66°22' West, 300.00 feet from a Park City Monument at the intersection of Park Avenue and 6th Street; and running thence South 66°22' West, 224.99 feet; thence North 23°38' West, 153.63 feet; thence North 66°22' East, 224.99 feet; thence South 23°38' East, 153.63 feet to the point of beginning.

Containing 0.79 Acres, more or less.

Subject to and together with any and all easements, right-of-way and restrictions of record or enforceable at law or in equity.

(Basis of bearing for the above description is the Park City Monuments at the intersections of Park Avenue and 4th Street and Park Avenue and 6th Street, whose bearing is South 23°38' East.)

5th Street Trail Easements

Beginning at a point which is South 66°22' West, 75.00 feet and South 23°38' East 30.00 feet from the Southeast Corner of Block 28, Park City Survey, Amended Plat, said point also being South 23°38' East, 442.75 feet and South 66°22' West, 300.00 feet from a Park City Monument at the intersection of Park Avenue and 6th Street;
and running thence South 23°38' East, 58.90 feet; thence South 66°22' West, 62.00 feet; thence North 23°38' West, 58.91 feet; thence North 66°22' East, 53.00 feet to the point of beginning.

Containing 0.08 Acres, more of less.

Also, Beginning at a point which is South 66°22' West, 57.00 feet from the Southeast Corner of Block 28, Park city Survey, Amended Plat, said point also being South 23°38' East, 412.75 feet and South 66°22' West, 300.00 feet from a Park City Monument at the intersection of Park Avenue and 6th Street;
and running thence South 66°22' West, 47.00 feet; thence North 23°38' West, 92.97 feet; thence North 32°08'52" West, 155.34 feet; thence North 66°22' East, 70.00 feet; thence South 23°38' East, 196.13 feet; thence South 66°52' West, 25.00 feet; thence South 23°38' East, 25.00 feet; thence North 66°52' East, 25.00 feet; thence South 23°38' East, 25.48 feet to the point of beginning.

Containing 0.29 Acres, more of less.

Also, Beginning at a point which is South 66°22' West, 225.00 feet and South 23°38' East, 88.91 feet from the Southeast Corner of Block 28, Park city Survey, Amended Plat, said point also being South 23°38' East, 501.66 feet and South 66°22' West, 450.00 feet from a Park City Monument at the intersection of Park Avenue and 6th Street;
and running thence South 27°40'34" West, 96.08 feet; thence North 23°38' West, 395.57 feet; feet; thence North 66°22' East, 74.99 feet; thence South 23°38' East, 335.51 feet to the point of beginning.

Containing 0.63 acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23 38' East.)

NOTES TO PURCHASERS

A. FOOTPRINT. The maximum footprint, calculated from the outside face of walls and subject to the massing requirements of Note F, shall be three thousand five hundred (3500) square feet including garages. The following shall not count towards the foot print calculations:

(a) Decks which are open on at least two sides (but which may have railings as required), covered or uncovered, and which do not have above grade living space below or above them;
(b) Exterior walkways;
(c) Exterior stairs;
(d) Driveways;

B. BUILDING AREA LIMITS. Improvements, including fences and formal landscaping (unless otherwise permitted under easements or agreements of record or as shown on the Plat or as consistent with the approved construction drawings of the driveway, tunnel and utility) plans shall be limited to the Building Area Limits noted on the Plat. Not withstanding the forgoing notes, flat areas located on the Ski Trail Easements directly adjacent to and East of the Building Area Limits of Lots 6 and 7 may be landscaped with irrigated grass.

C. CONSTRUCTION DISTURBANCE. Unless otherwise provided in agreements with Park City Municipal Corporation which are of record, temporary construction disturbance shall be limited to twenty (20') feet beyond the Building Area Limits or to adjoining lot property lines, which ever is closer. Such disturbed area shall be re-vegetated with native landscaping, and a guarantee for the cost of re-vegetation shall be posted with the City at the time of building permit issuance. The adjacent ski trails may be used for construction staging.

D. HEIGHT. The building height shall be measured from existing grade. The maximum height shall be twenty five (25') feet for roofs and roof elements that generally are parallel to natural grade and thirty (30') feet for roof ridges that are generally oriented (in the horizontal plane) perpendicular to existing contour lines, for example, dormers. The Planning Commission may, during the small-scale MPD approval process, grant height exceptions up to a maximum height of thirty three (33') feet for pitched roofs for the expressed propose of accommodating access, ie stairwells and/or elevators between floor levels.

E. FACADE HEIGHT, EASTERLY FACING. The maximum facade height for the Easterly facing facades, without a step back of at least five (5') feet shall be twenty-five (25') feet from existing or re-established grade, whichever is greater.

F. MASSING. House designs may be comprised of one or more connected or unconnected building masses. No one building mass within the 3,500 square foot footprint shall have a footprint that exceeds 1,500 square feet. Massing elements shall be separated by horizontal and/or vertical facade breaks. This requirement shall be interpreted to mean that there will be significant variation of roof heights for the different building masses.

G. ACCESS. The lots shall be accessed by a common underground driveway within the 5th Street right-of-way. Minimum vertical clearance in the tunnel shall be 14 feet.
The Historic District Commission shall review the design of the entrance onto Woodside and the driveway. The design shall include provisions for covering the driveway/parking structure with vegetation/sod to maintain as much as possible the current "green-open look" of 5th Street. HDC approval of this design is required prior to issuance of a building permit for the driveway.

H. UTILITIES. Utilities shall be extended from Norfolk Waterline and from Woodside Avenue. Where necessary, utilities for 501 Woodside (Lot 1, Block 28, Park City Survey) shall be replaced as part of the underground driveway at the expense of the developer of Lots 6 and 7.
Maintenance and replacement of wastewater laterals shall be the responsibility of their respective owners and not that of the Snyderville Basin Water Reclamation District. The approved plan shall include proposed methodology to minimize inconvenience to neighbors during construction.

I. FIRE SPRINKLERS. Residential fire sprinkling and/or other safety features shall be required at the determination of the Chief Building Official at the time of building permit issuance. Wood roofing material shall be prohibited.

J. STAIRWAY. A four foot wide stairway serving the ski run as well as the adjacent properties on Woodside shall be constructed as part of the driveway access construction for the lots in this subdivision.

K. EASEMENTS. These lots are subject to the Town Lift Easements as recorded in Book 01228, pages 213, Summit County Recorder's Office, Summit County, Utah and as shown on Sheet 14 of the SPMPD. These lots are subject to the Norfolk Waterline Easement as recorded in Book 458, pages 5-7, Summit County Recorder's Office, Summit County, Utah and the developer shall pay for any necessary rerouting of such and shall provide a new easement if necessary. These lots are subject to ski/pedestrian easements as described in the SPMPD, Section 4.4 of the Master Plan Summary and as shown on Sheets 1,2, and 4-9 of the SPMPD.

L. PRECEDENCE. The above special restrictions are covenants of and consistent with the Sweeney Properties Master Plan approved by the Park City Council on October 16, 1986 and as subsequently amended on October 14, 1987; December 30, 1992; and November 7, 1996. Final house design shall be reviewed under the Small Scale Master Plan process as a Conditional Use Permit, in accordance with the SPMPD. These lots shall not be further subdivided.

SURVEYOR'S CERTIFICATE

I, James V. Wehde, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 334551, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owner(s), I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land in lots and streets, hereafter to be known as

TREASURE HILL SUBDIVISION PHASE II

and that same has been correctly surveyed and staked on the ground as shown on this plat.

Date: May 13th, 2003

James V. Wehde, PLS.
License No. 334551

REGISTERED LAND SURVEYOR No. 334551 JAMES V. WEHDE 5-13-03 STATE OF UTAH

LEGAL DESCRIPTION

A part of the Southeast Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, more particulary described as follows:

Beginning at a point which is 75.00 feet South 66°22'00" West and 58.91 feet South 23°38" East from the Northeast corner of Block 29, Park City Survey, Amended Plat, said point of beginning also being 300.00 feet South 66°22'00" West and 537.02 feet North 23°38'00" West from a Park City Monument at the intersection of Park Avenue and 4th Street, said point also being the point of beginning of Treasure Hill Subdivision, as recorded in the Summit County Recorder's Office, and running thence South 66°22'00" West 150.00 feet along the Northerly line of said Treasure Hill Subdivision; thence continuing along said line South 27°40'34" West 96.08 feet; thence North 23°38'00" West 395.57 feet; thence North 66°22'00" East 224.99 feet; thence South 23°38'00" East 196.13 feet to the Southwest corner of Lot 5, Block 28, Park City Survey, Amended Plat; thence South 66°52'00" West 25.00 feet; thence South 23°38'00" East 25.00 feet; thence North 66°52'00" East 25.00 feet to the Northwest corner of Lot 1 of said Block 28; thence South 23°38'00" East 25.48 feet to the Southwest corner of said Lot 1; thence South 66°22'00" West 75.00 feet; thence South 23°38'00" East 30.00 feet; thence North 66°22'00" East 75.00 feet to the Northwest corner of Lot 19 of Block 29, Park City Survey, Amended Plat; thence South 23°38'00" East 58.91 feet to the point of beginning. Contains 1.719 acres, more or less.

BASIS OF BEARINGS

The basis of bearing is South 23°31'23" East along the Monument Line of Park Avenue between the Park City Monuments found at the intersections of 4th Street and 2nd Street.

OWNERS OFFER OF DEDICATION

The owners or their representatives, hereby irrevocably offer for dedication to the City of Park City all the streets, trails right-of-way, land for local government uses, easements, parks and required utilities and easements shown on the subdivision plat and construction plans in accordance with an irrevocable offer of dedication subject to easements, deeds of record and agreements of record.

IN WITNESS WHEREOF, the undersigned sets thier hands this _____ day of _____, 20__

EDMUND J. BEAULIEU

CLYDE CARLIG

SWEENEY LAND COMPANY, a Utah general partnership
By Patrick J. Sweeney
Patrick J. Sweeney
Managing Partner

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
: ss.
COUNTY OF COOK)

On this 13th day of June, 2003, personally appeared before me EDMUND J. BEAULIEU, the signer of the foregoing instrument, who duly acknowledged to me that he executedthe same.

My Commission Expires: 3/26/07

NOTARY PUBLIC
Residing at: 850 N. Milwaukee Vernon Hills

"OFFICIAL SEAL" D.M. ROMANI NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 03/26/2007

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
: ss.
COUNTY OF SAN JUAN)

On this 10th day of June, 2003, personally appeared before me CLYDE CARLIG, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

My Commission Expires: Jan 30, 2004

NOTARY PUBLIC
Residing at: Georgetown TX 78628

M. MOORMAN NOTARY PUBLIC STATE OF TEXAS My Comm. Exp. JAN. 30, 2004

ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.
COUNTY OF SUMMIT)

On this 9 day of July, 2003, personally appeared before me PATRICK J. SWEENEY, who being by me duly sworn, did say that he is the Managing General Partner of Sweeney Land Company, a Utah general partnership, and that the foregoing instrument was signed on behalf of said partnership, and said Patrick J. Sweeney acknowledged to me that said partnership executed the same.

My Commission Expires: Nov 29 2005

NOTARY PUBLIC
Residing at: Sunny Ca Utah

NOTARY PUBLIC Karen C. Daub Park City, Utah 84060 My Commission Expires November 29, 2005 STATE OF UTAH

SHEET 1 OF 2

PREPARED BY:

DOMINION Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

TREASURE HILL SUBDIVISION PHASE II

A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN
PARK CITY, UTAH SUMMIT COUNTY

NUMBER_____
ACCOUNT_____
SHEET 1
OF 2 SHEETS

P:\ct-sub\qt-plat2436.dwg 4/8/03 PLOT SCALE: 1"=30'

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 22nd DAY OF May, A.D. 2003.
BY _____ S.B.W.R.D.

PLANNING COMMISSION
APPROVED THIS 13th DAY OF August, A.D. 2003 BY THE PARK CITY PLANNING COMMISSION
BY _____ CHAIRMAN

ENGINEERS' CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 13TH DAY OF JULY, A.D. 2003.
BY _____ PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 17TH DAY OF AUGUST A.D. 2003
BY _____ PARK CITY ATTORNEY

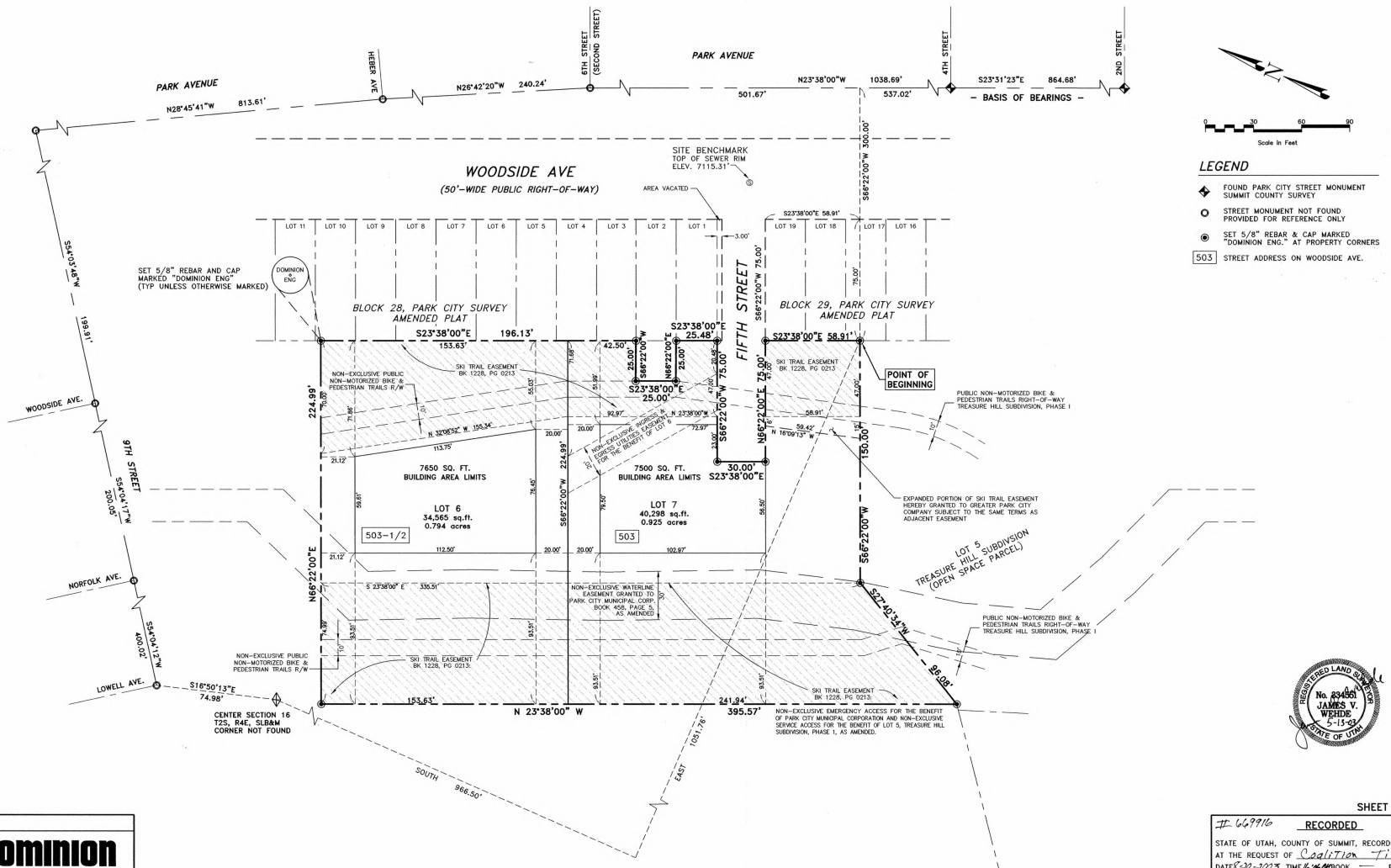
CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 15TH DAY OF JUNE, A.D. 2000
BY _____ PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 15TH DAY OF JUNE, A.D. 2000
BY _____ MAYOR

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF Coalition Title
DATE 8-20-2003 TIME 4:36 PM BOOK — PAGE —
FEE $62.00
BY _____ SUMMIT COUNTY RECORDER

TREASURE HILL SUBDIVISION PHASE II

A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN
PARK CITY, UTAH SUMMIT COUNTY



SHEET 2 OF 2

PREPARED BY:

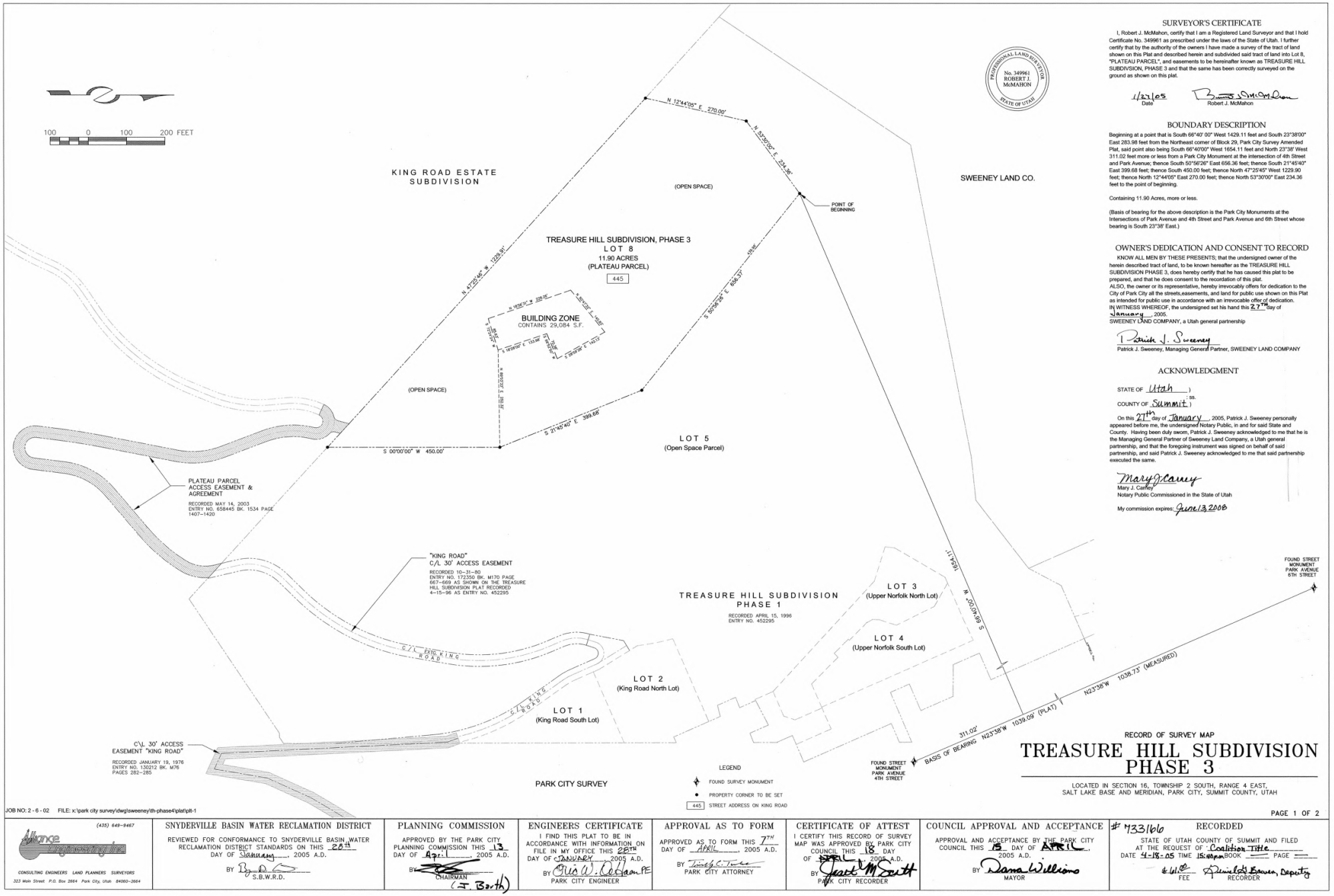
DOMINION Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

p:\qtaub\dl-plat2436.dwg rev. 01/02/03

669916 RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF Coalition Title
DATE 5-20-2003 TIME 4:06 PM BOOK — PAGE —
$62.00 FEE
Doreen M. Dunn - Deputy
SUMMIT COUNTY RECORDER

EXHIBIT C3



PROFESSIONAL LAND SURVEYOR
No. 349961
ROBERT J. McMAHON
STATE OF UTAH

SURVEYOR'S CERTIFICATE

I, Robert J. McMahon, certify that I am a Registered Land Surveyor and that I hold Certificate No. 349961 as prescribed under the laws of the State of Utah. I further certify that by the authority of the owners I have made a survey of the tract of land shown on this Plat and described herein and subdivided said tract of land into Lot 8, "PLATEAU PARCEL", and easements to be hereinafter known as TREASURE HILL SUBDIVISION, PHASE 3 and that the same has been correctly surveyed on the ground as shown on this plat.

1/27/05 Date — Robert J. McMahon

BOUNDARY DESCRIPTION

Beginning at a point that is South 66°40' 00" West 1429.11 feet and South 23°38'00" East 283.98 feet from the Northeast corner of Block 29, Park City Survey Amended Plat, said point also being South 66°40'00" West 1654.11 feet and North 23°38' West 311.02 feet more or less from a Park City Monument at the intersection of 4th Street and Park Avenue; thence South 50°56'26" East 656.36 feet; thence South 21°45'40" East 399.68 feet; thence South 450.00 feet; thence North 47°25'45" West 1229.90 feet; thence North 12°44'05" East 270.00 feet; thence North 53°30'00" East 234.36 feet to the point of beginning.

Containing 11.90 Acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38' East.)

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS; that the undersigned owner of the herein described tract of land, to be known hereafter as the TREASURE HILL SUBDIVISION PHASE 3, does hereby certify that he has caused this plat to be prepared, and that he does consent to the recordation of this plat.
ALSO, the owner or its representative, hereby irrevocably offers for dedication to the City of Park City all the streets,easements, and land for public use shown on this Plat as intended for public use in accordance with an irrevocable offer of dedication.
IN WITNESS WHEREOF, the undersigned set his hand this 27TH day of January, 2005.
SWEENEY LAND COMPANY, a Utah general partnership

Patrick J. Sweeney
Patrick J. Sweeney, Managing General Partner, SWEENEY LAND COMPANY

ACKNOWLEDGMENT

STATE OF Utah)
: ss.
COUNTY OF Summit)

On this 27th day of January, 2005, Patrick J. Sweeney personally appeared before me, the undersigned Notary Public, in and for said State and County. Having been duly sworn, Patrick J. Sweeney acknowledged to me that he is the Managing General Partner of Sweeney Land Company, a Utah general partnership, and that the foregoing instrument was signed on behalf of said partnership, and said Patrick J. Sweeney acknowledged to me that said partnership executed the same.

Mary J. Carney
Mary J. Carney
Notary Public Commissioned in the State of Utah

My commission expires: June 13 2008

RECORD OF SURVEY MAP

TREASURE HILL SUBDIVISION PHASE 3

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

JOB NO: 2 - 6 - 02 FILE: X:\park city survey\dwg\sweeney\th-phase4\plat\plt-1

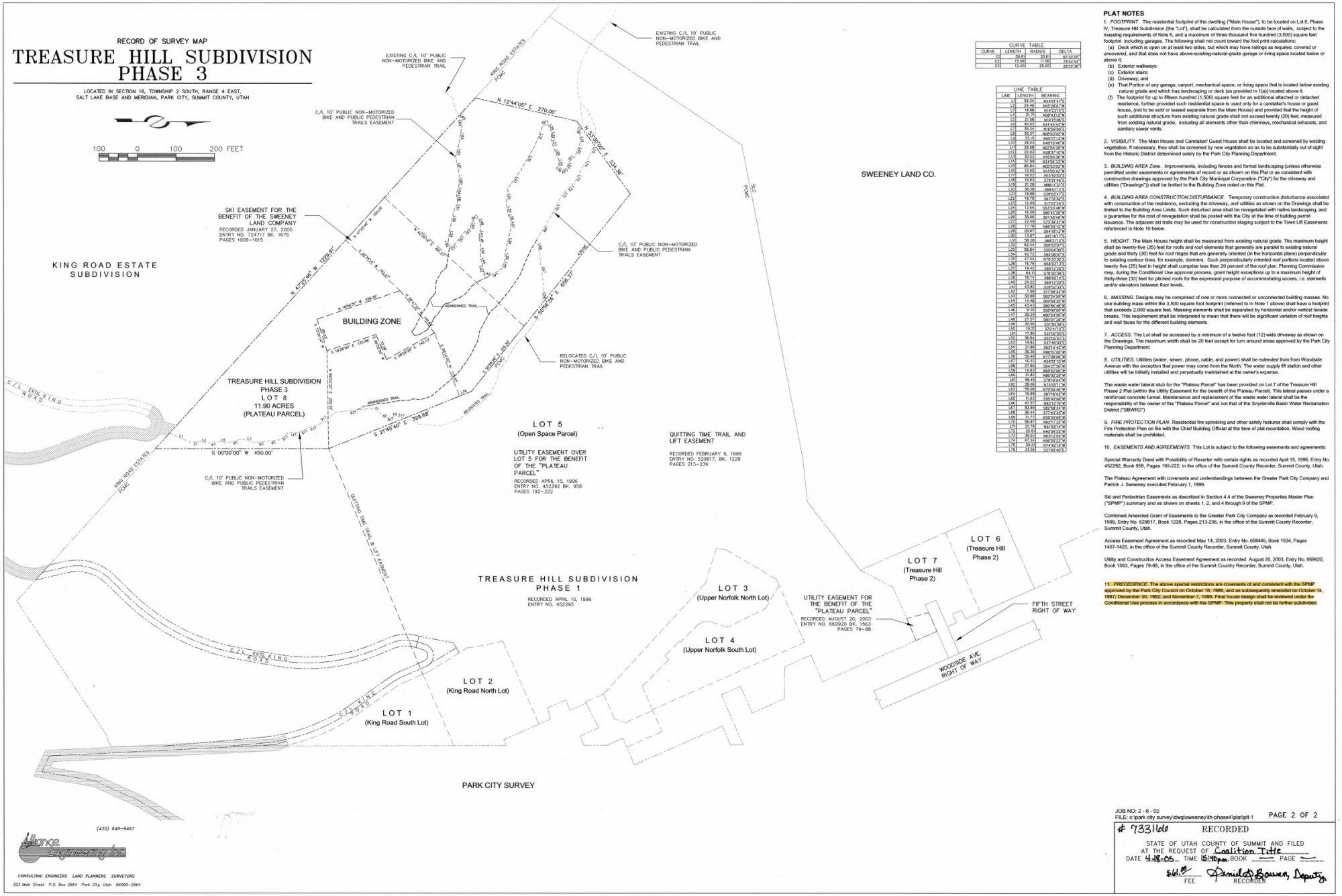
PAGE 1 OF 2

(435) 649-9467 Alliance Engineering Inc. 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 28th DAY OF January, 2005 A.D. BY S.B.W.R.D.	PLANNING COMMISSION: APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 13 DAY OF April, 2005 A.D. BY CHAIRMAN (T. Barth)	ENGINEERS CERTIFICATE: I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 28TH DAY OF JANUARY, 2005 A.D. BY Eric A. DeHaan PE PARK CITY ENGINEER	APPROVAL AS TO FORM: APPROVED AS TO FORM THIS 7TH DAY OF APRIL, 2005 A.D. BY Timothy C. Tuhr PARK CITY ATTORNEY	CERTIFICATE OF ATTEST: I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 18 DAY OF APRIL 2005 A.D. BY Janet M. Scott PARK CITY RECORDER	COUNCIL APPROVAL AND ACCEPTANCE: APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 18 DAY OF APRIL, 2005 A.D. BY Dana Williams MAYOR	RECORDED # 733166: STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF: Coalition Title DATE 4-18-05 TIME 15:48pm BOOK ___ PAGE ___ FEE $16.00 Pamela Glick Bauman, Deputy RECORDER

RECORD OF SURVEY MAP

TREASURE HILL SUBDIVISION PHASE 3

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



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C2	39.81	53.61	67°22'05"
C3	15.08	11.36	74°44'44"
C3	12.40	25.00	28°25'36"

LINE TABLE		
LINE	LENGTH	BEARING
L1	58.34	N24°01'47"E
L2	24.40	N55°28'01"W
L3	18.68	N14°23'12"E
L4	31.71	N38°42'12"W
L5	21.08	N15°15'36"E
L6	40.92	N14°45'43"W
L7	35.34	N16°56'00"E
L8	30.37	N08°53'02"W
L9	33.15	N65°17'13"W
L10	28.53	N40°10'46"W
L11	29.98	N62°50'35"W
L12	22.03	N28°37'10"W
L13	30.52	N15°56'26"W
L14	57.99	N34°56'33"W
L15	86.84	N55°53'33"W
L16	15.95	N13°09'42"W
L17	18.52	N51°19'53"E
L18	19.83	S79°21'46"E
L19	21.28	N88°11'37"E
L20	38.38	S89°01'12"E
L21	18.69	S26°03'47"E
L22	19.75	S87°31'32"E
L23	12.09	S17°29'24"E
L24	12.64	S53°23'46"W
L25	16.50	S86°42'20"W
L26	35.66	S67°48'46"W
L27	22.49	S73°39'31"W
L28	17.78	N85°50'12"W
L29	20.67	S64°58'12"W
L30	13.07	S07°46'17"E
L31	58.36	S68°21'12"E
L32	69.44	S59°33'07"E
L33	58.84	S55°04'36"E
L34	42.72	S84°08'07"E
L35	27.54	N79°53'32"E
L36	16.76	N66°03'13"E
L37	19.42	S89°12'20"E
L38	64.11	S76°20'39"E
L39	18.74	S89°56'14"E
L40	25.22	S89°12'20"E
L41	43.92	S22°52'33"E
L42	37.98	S17°28'24"W
L43	93.86	S82°24'56"W
L44	14.48	S69°50'35"W
L45	43.13	S89°56'46"W
L46	9.35	S58°09'50"W
L47	20.23	N80°20'56"W
L48	29.79	S80°07'28"W
L49	27.34	S31°50'39"E
L50	19.28	S72°41'13"E
L51	17.96	S32°50'20"E
L52	34.84	S52°02'37"E
L53	19.81	S37°45'01"E
L54	21.89	S83°14'42"E
L55	30.36	N80°31'36"E
L56	50.49	N77°09'06"E
L57	16.21	N88°31'12"E
L58	27.80	S84°27'36"E
L59	14.83	N68°42'36"E
L60	31.82	N86°16'28"E
L61	48.49	N89°56'28"E
L62	28.06	N75°05'17"E
L63	55.08	N79°55'46"E
L64	15.89	S87°16'13"E
L65	11.63	S26°46'08"E
L66	47.57	N82°12'14"E
L67	83.99	S82°58'34"E
L68	36.44	S77°43'35"E
L69	71.77	N58°09'08"E
L70	56.67	N62°13'32"E
L71	21.76	N51°59'14"E
L72	25.61	N40°04'35"E
L73	39.62	N63°24'39"E
L74	47.34	N56°26'23"E
L75	30.21	N74°42'13"E
L76	33.56	S21°43'42"E

PLAT NOTES

1. *FOOTPRINT*. The residential footprint of the dwelling ("Main House"), to be located on Lot 8, Phase IV, Treasure Hill Subdivision (the "Lot"), shall be calculated from the outside face of walls, subject to the massing requirements of Note 6, and a maximum of three thousand five hundred (3,500) square feet footprint including garages. The following shall not count toward the foot print calculations:
   (a) Deck which is open on at least two sides, but which may have railings as required, covered or uncovered, and that does not have above-existing-natural-grade garage or living space located below or above it;
   (b) Exterior walkways:
   (c) Exterior stairs;
   (d) Driveway; and
   (e) That Portion of any garage, carport, mechanical space, or living space that is located below existing natural grade and which has landscaping or deck (as provided in 1(a)) located above it.
   (f) The footprint for up to fifteen hundred (1,500) square feet for an additional attached or detached residence, further provided such residential space is used only for a caretaker's house or guest house, (not to be sold or leased separate from the Main House) and provided that the height of such additional structure from existing natural grade shall not exceed twenty (20) feet, measured from existing natural grade, including all elements other than chimneys, mechanical exhausts, and sanitary sewer vents.

2. *VISIBILITY*. The Main House and Caretaker/ Guest House shall be located and screened by existing vegetation. If necessary, they shall be screened by new vegetation so as to be substantially out of sight from the Historic District determined solely by the Park City Planning Department.

3. *BUILDING AREA Zone*. Improvements, including fences and formal landscaping (unless otherwise permitted under easements or agreements of record or as shown on this Plat or as consistent with construction drawings approved by the Park City Municipal Corporation ("City") for the driveway and utilities ("Drawings")) shall be limited to the Building Zone noted on this Plat.

4. *BUILDING AREA CONSTRUCTION DISTURBANCE*. Temporary construction disturbance associated with construction of the residence, excluding the driveway, and utilities as shown on the Drawings shall be limited to the Building Area Limits. Such disturbed area shall be revegetated with native landscaping, and a guarantee for the cost of revegetation shall be posted with the City at the time of building permit issuance. The adjacent ski trails may be used for construction staging subject to the Town Lift Easements referenced in Note 10 below.

5. *HEIGHT*. The Main House height shall be measured from existing natural grade. The maximum height shall be twenty-five (25) feet for roofs and roof elements that generally are parallel to existing natural grade and thirty (30) feet for roof ridges that are generally oriented (in the horizontal plane) perpendicular to existing contour lines, for example, dormers. Such perpendicularly oriented roof portions located above twenty five (25) feet in height shall comprise less than 20 percent of the roof plan. Planning Commission may, during the Conditional Use approval process, grant height exceptions up to a maximum height of thirty-three (33) feet for pitched roofs for the expressed purpose of accommodating access, i.e. stairwells and/or elevators between floor levels.

6. *MASSING*. Designs may he comprised of one or more connected or unconnected building masses. No one building mass within the 3,500 square foot footprint (referred to in Note 1 above) shall have a footprint that exceeds 2,000 square feet. Massing elements shall be separated by horizontal and/or vertical facade breaks. This requirement shall be interpreted to mean that there will be significant variation of roof heights and wall faces for the different building elements.

7. *ACCESS*. The Lot shall be accessed by a minimum of a twelve foot (12) wide driveway as shown on the Drawings. The maximum width shall be 20 feet except for turn around areas approved by the Park City Planning Department.

8. *UTILITIES*. Utilities (water, sewer, phone, cable, and power) shall be extended from from Woodside Avenue with the exception that power may come from the North. The water supply lift station and other utilities will be initially installed and perpetually maintained at the owner's expense.

The waste water lateral stub for the "Plateau Parcel" has been provided on Lot 7 of the Treasure Hill Phase 2 Plat (within the Utility Easement for the benefit of the Plateau Parcel). This lateral passes under a reinforced concrete tunnel. Maintenance and replacement of the waste water lateral shall be the responsibility of the owner of the "Plateau Parcel" and not that of the Snyderville Basin Water Reclamation District ("SBWRD").

9. *FIRE PROTECTION PLAN*. Residential fire sprinkling and other safety features shall comply with the Fire Protection Plan on file with the Chief Building Official at the time of plat recordation. Wood roofing materials shall be prohibited.

10. *EASEMENTS AND AGREEMENTS*. This Lot is subject to the following easements and agreements:

Special Warranty Deed with Possibility of Reverter with certain rights as recorded April 15, 1996, Entry No. 452292, Book 958, Pages 192-222, in the office of the Summit County Recorder, Summit County, Utah.

The Plateau Agreement with covenants and understandings between the Greater Park City Company and Patrick J. Sweeney executed February 1, 1999.

Ski and Pedestrian Easements as described in Section 4.4 of the Sweeney Properties Master Plan ("SPMP") summary and as shown on sheets 1, 2, and 4 through 9 of the SPMP.

Combined Amended Grant of Easements to the Greater Park City Company as recorded February 9, 1999, Entry No. 529817, Book 1228, Pages 213-236, in the office of the Summit County Recorder, Summit County, Utah.

Access Easement Agreement as recorded May 14, 2003, Entry No. 658445, Book 1534, Pages 1407-1420, in the office of the Summit County Recorder, Summit County, Utah.

Utility and Construction Access Easement Agreement as recorded August 20, 2003, Entry No. 669920, Book 1563, Pages 79-88, in the office of the Summit County Recorder, Summit County, Utah.

11. *PRECEDENCE*. The above special restrictions are covenants of and consistent with the SPMP approved by the Park City Council on October 16, 1986, and as subsequently amended on October 14, 1987; December 30, 1992; and November 7, 1996. Final house design shall be reviewed under the Conditional Use process in accordance with the SPMP. This property shall not be further subdivided.

(435) 649-9467

Alliance Engineering Inc

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

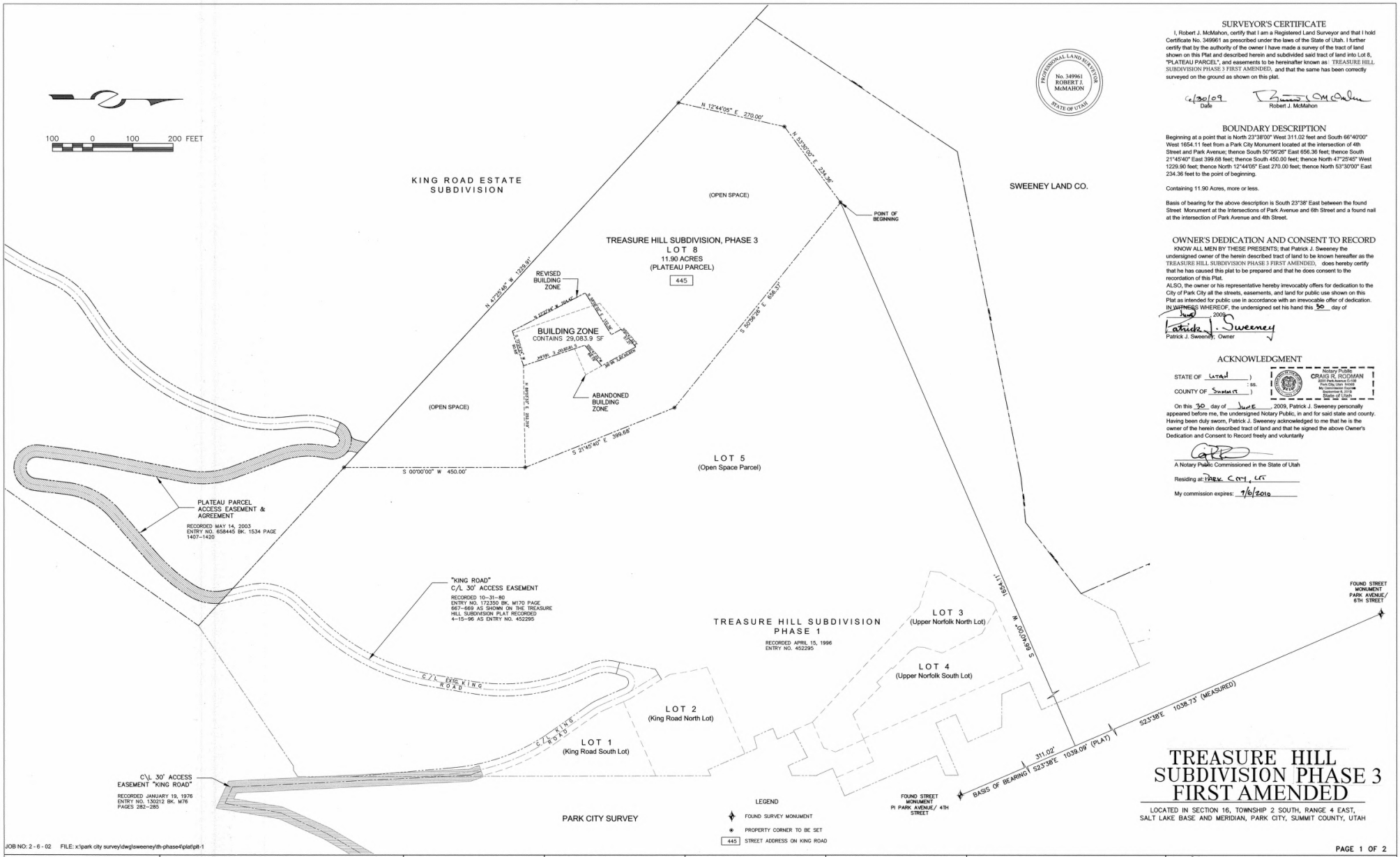
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

JOB NO: 2 - 6 - 02
FILE: x:\park city survey\dwg\sweeney\th-phase4\plat\plt-1

733166 RECORDED

STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF Coalition Title
DATE 4-18-05 TIME 15:40 pm BOOK ___ PAGE ___

$61.00 FEE Pamela Bowers, Deputy RECORDER



SURVEYOR'S CERTIFICATE

I, Robert J. McMahon, certify that I am a Registered Land Surveyor and that I hold Certificate No. 349961 as prescribed under the laws of the State of Utah. I further certify that by the authority of the owner I have made a survey of the tract of land shown on this Plat and described herein and subdivided said tract of land into Lot 8, "PLATEAU PARCEL", and easements to be hereinafter known as TREASURE HILL SUBDIVISION PHASE 3 FIRST AMENDED, and that the same has been correctly surveyed on the ground as shown on this plat.

6/30/09
Date

Robert J. McMahon

PROFESSIONAL LAND SURVEYOR No. 349961 ROBERT J. McMAHON STATE OF UTAH

BOUNDARY DESCRIPTION

Beginning at a point that is North 23°38'00" West 311.02 feet and South 66°40'00" West 1654.11 feet from a Park City Monument located at the intersection of 4th Street and Park Avenue; thence South 50°56'26" East 656.36 feet; thence South 21°45'40" East 399.68 feet; thence South 450.00 feet; thence North 47°25'45" West 1229.90 feet; thence North 12°44'05" East 270.00 feet; thence North 53°30'00" East 234.36 feet to the point of beginning.

Containing 11.90 Acres, more or less.

Basis of bearing for the above description is South 23°38' East between the found Street Monument at the Intersections of Park Avenue and 6th Street and a found nail at the intersection of Park Avenue and 4th Street.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS; that Patrick J. Sweeney the undersigned owner of the herein described tract of land to be known hereafter as the TREASURE HILL SUBDIVISION PHASE 3 FIRST AMENDED, does hereby certify that he has caused this plat to be prepared and that he does consent to the recordation of this Plat.

ALSO, the owner or his representative hereby irrevocably offers for dedication to the City of Park City all the streets, easements, and land for public use shown on this Plat as intended for public use in accordance with an irrevocable offer of dedication.

IN WITNESS WHEREOF, the undersigned set his hand this 30 day of June 2009.

Patrick J. Sweeney
Patrick J. Sweeney, Owner

ACKNOWLEDGMENT

STATE OF Utah)
: ss.
COUNTY OF Summit)

Notary Public CRAIG R. ROOMAN 3200 Park Avenue C-103 PO Box 2864 Park City, UT 84060 My Commission Expires September 6, 2010 State of Utah

On this 30 day of June, 2009, Patrick J. Sweeney personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Patrick J. Sweeney 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 the State of Utah

Residing at: Park City, UT

My commission expires: 9/6/2010

TREASURE HILL SUBDIVISION PHASE 3 FIRST AMENDED

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

JOB NO: 2 - 6 - 02 FILE: x:\park city survey\dwg\sweeney\th-phase4\plat\plt-1

ALTA ENGINEERING INC.
CIVIL ENGINEERING - LAND PLANNING
SURVEYING - PROJECT MANAGEMENT
PO BOX 2864 PARK CITY, UTAH 84060 435-649-8191

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 20th DAY OF July, 2009 A.D.
BY S.B.W.R.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 13th DAY OF May, 2009 A.D.
BY CHAIRMAN

ENGINEERS CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 14th DAY OF September, 2009 A.D.
BY PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 23rd DAY OF September, 2009 A.D.
BY PARK CITY ATTORNEY

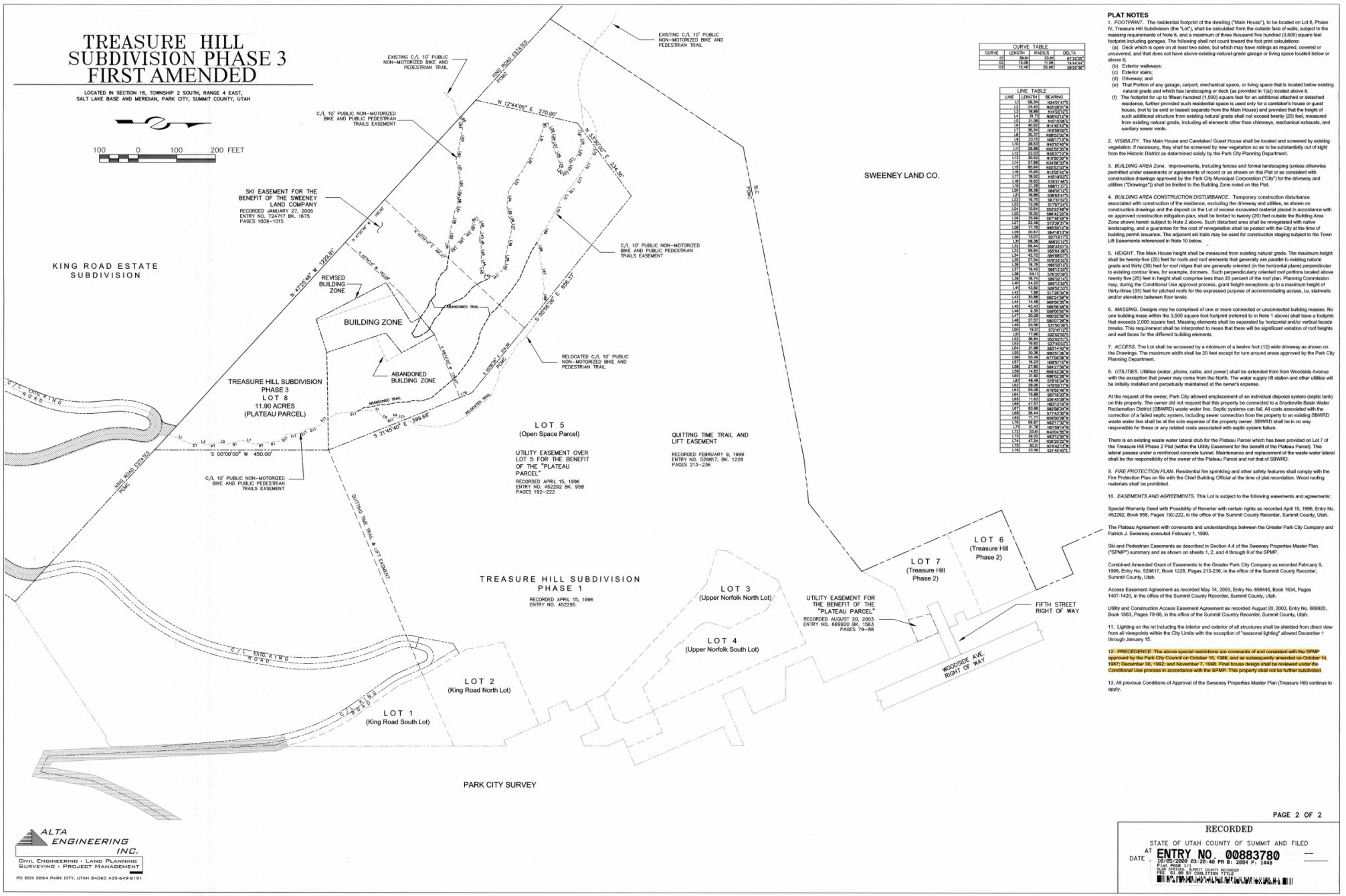
CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 28 DAY OF May, 2009 A.D.
BY PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 28th DAY OF May, 2009 A.D.
BY MAYOR

RECORDED
883780
STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF Coalition Title
DATE 10-5-2009 TIME 3:20 pm BOOK ___ PAGE ___
$ 61.00 FEE
RECORDER

TREASURE HILL SUBDIVISION PHASE 3 FIRST AMENDED

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



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	39.61	33.45	67°30'05"
C2	15.08	11.56	74°44'44"
C3	13.40	25.00	28°25'36"

LINE TABLE		
LINE	LENGTH	BEARING
L1	59.34	N24°05'47"E
L2	24.40	N00°28'00"W
L3	16.88	N14°43'11"E
L4	31.71	N08°45'12"W
L5	21.08	N10°53'08"E
L6	40.92	N14°45'43"W
L7	35.34	N18°59'09"E
L8	30.37	N08°53'02"W
L9	33.15	N05°17'13"W
L10	28.53	N40°12'46"W
L11	29.98	N52°59'26"W
L12	23.03	N28°37'10"W
L13	30.52	N13°39'26"W
L14	57.99	N34°56'43"W
L15	85.84	N26°53'03"W
L16	15.95	N13°05'42"W
L17	18.52	N15°19'53"E
L18	19.83	S79°21'46"E
L19	21.39	N88°11'37"E
L20	36.38	S89°01'12"E
L21	18.88	S39°03'47"E
L22	19.76	S8°21'39"E
L23	12.09	S7°57'24"E
L24	12.64	S53°23'48"E
L25	16.50	S86°42'20"E
L26	35.64	S87°48'49"E
L27	22.49	S73°39'37"E
L28	17.78	N85°55'12"E
L29	20.67	S84°18'13"E
L30	13.07	S07°16'17"E
L31	58.36	S66°21'12"E
L32	88.44	S56°33'07"E
L33	56.84	S55°04'38"E
L34	43.72	S84°06'07"E
L35	27.54	N74°33'33"E
L36	18.76	N66°03'13"E
L37	19.42	S89°22'20"E
L38	64.11	S76°20'39"E
L39	18.74	S89°02'14"E
L40	24.22	S89°23'20"E
L41	43.82	S28°52'33"E
L42	7.88	S17°28'34"W
L43	30.98	S82°24'59"W
L44	14.48	S89°50'35"W
L45	43.43	S89°56'46"W
L46	9.35	S58°00'56"W
L47	30.28	N80°20'56"W
L48	27.57	S80°07'28"W
L49	20.56	S31°50'39"E
L50	19.21	S72°41'12"E
L51	17.98	S33°02'50"E
L52	36.84	S59°05'37"E
L53	15.82	S27°45'03"E
L54	21.66	S83°14'42"E
L55	30.36	N80°01'36"E
L56	56.48	N77°09'08"E
L57	17.80	N58°31'17"E
L58	27.83	S84°27'56"E
L59	31.83	N66°42'36"E
L60	31.83	N86°02'28"E
L61	38.49	S78°19'24"E
L62	38.04	N75°09'11"E
L63	35.06	N73°30'45"E
L64	10.86	S87°16'02"E
L65	11.63	S06°45'08"E
L66	47.57	N83°12'19"E
L67	83.99	S82°08'34"E
L68	36.44	S77°43'35"E
L69	75.77	N58°00'36"E
L70	58.97	N62°17'32"E
L71	25.76	N31°59'14"E
L72	25.61	N40°04'55"E
L73	39.02	N63°12'30"E
L74	47.24	N36°20'22"E
L75	30.21	N74°42'13"E
L76	33.56	S21°45'40"E

PLAT NOTES

1. *FOOTPRINT*. The residential footprint of the dwelling ("Main House"), to be located on Lot 8, Phase IV, Treasure Hill Subdivision (the "Lot"), shall be calculated from the outside face of walls, subject to the massing requirements of Note 6, and a maximum of three thousand five hundred (3,500) square feet footprint including garages. The following shall not count toward the foot print calculations:
   (a) Deck which is open on at least two sides, but which may have railings as required, covered or uncovered, and that does not have above-existing-natural-grade garage or living space located below or above it;
   (b) Exterior walkways;
   (c) Exterior stairs;
   (d) Driveway; and
   (e) That Portion of any garage, carport, mechanical space, or living space that is located below existing natural grade and which has landscaping or deck (as provided in 1(a)) located above it.
   (f) The footprint for up to fifteen hundred (1,500) square feet for an additional attached or detached residence, further provided such residential space is used only for a caretaker's house or guest house, (not to be sold or leased separate from the Main House) and provided that the height of such additional structure from existing natural grade shall not exceed twenty (20) feet, measured from existing natural grade, including all elements other than chimneys, mechanical exhausts, and sanitary sewer vents.

2. *VISIBILITY*. The Main House and Caretaker/ Guest House shall be located and screened by existing vegetation. If necessary, they shall be screened by new vegetation so as to be substantially out of sight from the Historic District as determined solely by the Park City Planning Department.

3. *BUILDING AREA Zone*. Improvements, including fences and formal landscaping (unless otherwise permitted under easements or agreements of record or as shown on this Plat or as consistent with construction drawings approved by the Park City Municipal Corporation ("City") for the driveway and utilities ("Drawings")) shall be limited to the Building Zone noted on this Plat.

4. *BUILDING AREA CONSTRUCTION DISTURBANCE*. Temporary construction disturbance associated with construction of the residence, excluding the driveway and utilities, as shown on construction drawings and the deposit on the Lot of excess excavated material placed in accordance with an approved construction mitigation plan, shall be limited to twenty (20) feet outside the Building Area Zone shown herein subject to Note 2 above. Such disturbed area shall be revegetated with native landscaping, and a guarantee for the cost of revegetation shall be posted with the City at the time of building permit issuance. The adjacent ski trails may be used for construction staging subject to the Town Lift Easements referenced in Note 10 below.

5. *HEIGHT*. The Main House height shall be measured from existing natural grade. The maximum height shall be twenty-five (25) feet for roofs and roof elements that generally are parallel to existing natural grade and thirty (30) feet for roof ridges that are generally oriented (in the horizontal plane) perpendicular to existing contour lines, for example, dormers. Such perpendicularly oriented roof portions located above twenty five (25) feet in height shall comprise less than 20 percent of the roof plan. Planning Commission may, during the Conditional Use approval process, grant height exceptions up to a maximum height of thirty-three (33) feet for pitched roofs for the expressed purpose of accommodating access, i.e. stairwells and/or elevators between floor levels.

6. *MASSING*. Designs may be comprised of one or more connected or unconnected building masses. No one building mass within the 3,500 square foot footprint (referred to in Note 1 above) shall have a footprint that exceeds 2,000 square feet. Massing elements shall be separated by horizontal and/or vertical facade breaks. This requirement shall be interpreted to mean that there will be significant variation of roof heights and wall faces for the different building elements.

7. *ACCESS*. The Lot shall be accessed by a minimum of a twelve foot (12) wide driveway as shown on the Drawings. The maximum width shall be 20 feet except for turn around areas approved by the Park City Planning Department.

8. *UTILITIES*. Utilities (water, phone, cable, and power) shall be extended from from Woodside Avenue with the exception that power may come from the North. The water supply lift station and other utilities will be initially installed and perpetually maintained at the owner's expense.

At the request of the owner, Park City allowed emplacement of an individual disposal system (septic tank) on this property. The owner did not request that this property be connected to a Snyderville Basin Water Reclamation District (SBWRD) waste water line. Septic systems can fail. All costs associated with the correction of a failed septic system, including sewer connection from the property to an existing SBWRD waste water line shall be at the sole expense of the property owner. SBWRD shall be in no way responsible for these or any related costs associated with septic system failure.

There is an existing waste water lateral stub for the Plateau Parcel which has been provided on Lot 7 of the Treasure Hill Phase 2 Plat (within the Utility Easement for the benefit of the Plateau Parcel). This lateral passes under a reinforced concrete tunnel. Maintenance and replacement of the waste water lateral shall be the responsibility of the owner of the Plateau Parcel and not that of SBWRD.

9. *FIRE PROTECTION PLAN*. Residential fire sprinkling and other safety features shall comply with the Fire Protection Plan on file with the Chief Building Official at the time of plat recordation. Wood roofing materials shall be prohibited.

10. *EASEMENTS AND AGREEMENTS*. This Lot is subject to the following easements and agreements:

Special Warranty Deed with Possibility of Reverter with certain rights as recorded April 15, 1996, Entry No. 452292, Book 958, Pages 192-222, in the office of the Summit County Recorder, Summit County, Utah.

The Plateau Agreement with covenants and understandings between the Greater Park City Company and Patrick J. Sweeney executed February 1, 1999.

Ski and Pedestrian Easements as described in Section 4.4 of the Sweeney Properties Master Plan ("SPMP") summary and as shown on sheets 1, 2, and 4 through 9 of the SPMP.

Combined Amended Grant of Easements to the Greater Park City Company as recorded February 9, 1999, Entry No. 529817, Book 1228, Pages 213-236, in the office of the Summit County Recorder, Summit County, Utah.

Access Easement Agreement as recorded May 14, 2003, Entry No. 658445, Book 1534, Pages 1407-1420, in the office of the Summit County Recorder, Summit County, Utah.

Utility and Construction Access Easement Agreement as recorded August 20, 2003, Entry No. 669920, Book 1563, Pages 79-88, in the office of the Summit Country Recorder, Summit County, Utah.

11. Lighting on the lot including the interior and exterior of all structures shall be shielded from direct view from all viewpoints within the City Limits with the exception of "seasonal lighting" allowed December 1 through January 15.

12. *PRECEDENCE*. The above special restrictions are covenants of and consistent with the SPMP approved by the Park City Council on October 16, 1986, and as subsequently amended on October 14, 1987; December 30, 1992; and November 7, 1996. Final house design shall be reviewed under the Conditional Use process in accordance with the SPMP. This property shall not be further subdivided.

13. All previous Conditions of Approval of the Sweeney Properties Master Plan (Treasure Hill) continue to apply.

ALTA ENGINEERING INC.
CIVIL ENGINEERING · LAND PLANNING
SURVEYING · PROJECT MANAGEMENT
PO BOX 2864 PARK CITY, UTAH 84060 435-649-9191

RECORDED
STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT ENTRY NO. 00883780
DATE 10/05/2009 03:20:40 PM B: 2004 P: 1448
Plat PAGE 1/3
ELLEN SWITZER, SUMMIT COUNTY RECORDER
FEE 61.00 BY COALITION TITLE

EXHIBIT D

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION AGENDA
445 MARSAC AVENUE
WEDNESDAY, SEPTEMBER 8, 2004 – 5:30 P.M.

WORK SESSION – 5:30 P.M.
Items scheduled for Work Session are for discussion purposes between the Planning Staff, the Project applicants and the Planning Commission. **NO ACTION WILL BE TAKEN.** The public is encouraged to attend, however, no public testimony will be received. For further information, please call the Planning Department at 615-5060.

Royal Street in Upper Deer Valley, The Lookout at Deer Valley-Master Planned Development/Conditional use permit
2260 Park Avenue, Nutraceutical Corporation-Conditional use permit modification
Review of Regular Agenda

REGULAR MEETING – 6:30 p.m.
ROLL CALL
ADOPTION OF MINUTES OF AUGUST 11 & AUGUST 25, 2004
PUBLIC COMMUNICATIONS
STAFF/COMMISSIONER'S COMMUNICATIONS
REGULAR AGENDA/PUBLIC HEARINGS

Hofmann Annexation (continue to a date uncertain)
64 Ontario Canyon-Subdivision (continue to September 22)
201 Heber Avenue, Union Square-Master Planned Development (continue to September 22)
1412 & 1416 Park Avenue-Condominium conversion (Public hearing and possible recommendation to City Council)
Spiro Tunnel-Master Planned Development (Continuation of public hearing and discussion)

ADJOURN

The Work Session will be held at 5:30 p.m. in the City Council Chambers, 445 Marsac Avenue. The Regular Meeting will be held at 6:30 p.m. The public is welcomed to attend. For further information, please call the Planning Department at 615-5060. (Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Park City Planning Department, 615-5060 24 hours prior to the meeting.)

Published: September 1, 2004
Posted: September 1, 2004

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
AUGUST 11, 2004

COMMISSIONERS IN ATTENDANCE:

Chair Jim Barth, Bruce Erickson, Michael O'Hara, Bob Powers, Jack Thomas

EX OFFICIO: Patrick Putt, Planning Director; Kevin LoPiccolo, Planner; Jonathan Weidenhamer, Planner; Grayson Thompson, Planning Intern; Tim Twardowski, Assistant City Attorney

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REGULAR MEETING - 6:30 p.m.

I. ROLL CALL

Chair Barth called the meeting to order at 6:35 p.m. and noted that all Commissioners were present except Commissioners Volkman and Zimney who were excused.

II. ADOPTION OF MINUTES

MOTION: Commissioner O'Hara moved to APPROVE the minutes of July 28, 2004, as written. Commissioner Powers seconded the motion.

VOTE: The motion passed unanimously.

III. PUBLIC COMMUNICATIONS

There was no comment.

IV. STAFF & COMMISSIONERS' COMMUNICATIONS

Planning Director Patrick Putt announced that Planner Kevin LoPiccolo, who has been with the Planning Staff for eight years, has accepted a job as a Planning Administrator for Salt Lake City. His last day with Park City will be August 18.

Director Putt provided the Commissioners with a letter from Craig Smay expressing concern that some of his comments were not entered into the minutes of the July 14 meeting. Director Putt will review the minutes to see what part of Mr. Smay's comments may have not been included. He informed the Commissioners that he may return with a revised set of minutes to address Mr. Smay's concerns.

Director Putt reported that a public hearing is scheduled for possible amendments to the Land Management Code. The amendments deal with three primary items:

1. Additions to the definitions sections to include revised definitions for timeshare unit, timeshare project, and timeshare estate;
2. New inclusions and additions to the definitions section to include definitions for a private residence club, private residence club project, and private residence club conversion;
3. The additional conditional use permit inclusions in the LMC in the RD, RDM, RC, GC, LI, RCO, HCB, and HRC zones to include private residence club and private residence club projects into these zones as a conditional use permit.

The Staff recommended that the Planning Commission conduct a public hearing and consider public input. A red-line, strike-out amendment to the LMC had been prepared in the event the Planning Commission chooses to forward a positive recommendation to the City Council this evening.

Chair Barth opened the public hearing.

Pat Sweeney, representing his brothers and the Sweeney Land Company, asked the Planning Commission, Staff, and City Council to consider adding the Estate MPD zone to this consideration. Based on his knowledge of what it takes to create active bed base, quarter shares, twelve shares, and time shares create the most active bed base and provide a vehicle for ownership of the land that makes it economically feasible. He believed the two Marriott projects in Park City had done a good job with that. He referred to a project he is proposing on the hillside that has a great opportunity to provide active bed base for Main Street with appropriate connections and asked that the Planning Commission include that opportunity in this consideration. He stated that active management is another advantage of this type of project which is a benefit to Park City by dealing with good managers when it comes to City issues and interface.

Bob Wells, representing Deer Valley, stated that Deer Valley participated with Staff in developing this recommendation. The residence club has emerged as a big competitor in the market place, and in their particular zone, Deer Valley RD, having the residence club included under the timeshare definition prohibits this use. Deer Valley would like to have the use from a competitive standpoint, particularly with respect to resorts in Colorado where this use has been successful. Mr. Wells stated that a number of projects have gone through the Planning Commission with the inference that fractional use would be present or that the residence club concept would be present. That includes the North Silver Lake Lodge project and the Chateau project. The hotel at Deer Crest is different because of the split zone situation. The Roosevelt Gap side of Deer Crest is the RC zone which would accommodate this type of use. The zoning on the Snow Park side is RD, which creates a conflict. Mr. Wells stated that the primary motivation is to acknowledge the emergence of

this type of land ownership and its popularity and to be able to achieve it on a conditional use basis within their project.

Chair Barth closed the public hearing.

Commissioner Erickson stated that he generally supports the residence club concept in the definitions included in the text and that he supports expanding it into the proposed zones. He was interested in hearing whether they would need to be conditional uses or part of an MPD. He was not interested in expanding fractional ownership timeshares into those zones and would consider additional restrictions on fractional ownership until the parking requirements are revised to adequately reflect the true parking use. He verified with Director Putt that the amendments would only add definitions for residence clubs and not expand timeshares. Director Putt explained that expanding the zones in which a private residence club could be permitted is also included. This action would not allow the expansion of timeshares. Commissioner Erickson stated that he was not prepared to include the Estate MPD zone as requested by Mr. Sweeney without further guidance from the Staff.

Director Putt stated that the proposed draft currently includes the language, "whose use is established by a reservation system and is managed on site with a front desk operating 24 hours a day, seven days a week providing reservation and registration capabilities." If the language were modified to say, "whose use is established by a reservation system and 24 hour a day management," it could allow a 24-hour-a-day front desk, or it could be operated by a 24-hour-a-day management that could potentially be off site. Commissioner Erickson stated that he would be comfortable with that suggestion.
Chair Barth referred to language stating that the private residence club allows a minimum of four members and up to 12 owners per unit and asked if a unit is considered property. Director Putt replied that it is.

MOTION: Commissioner Erickson moved to forward a POSITIVE recommendation to the City Council for the revisions to the Land Management Code relative to the residence club definitions as presented in the staff report and the expansion of the residence club uses to the RD, RDM, RCO, and LI zones as presented in the staff report, with the revision made by Planning Staff that it is a 24-hour management and not 24-hour on-site activities.

Commissioner Erickson asked if the Commissioners wanted to leave the requirement as a CUP or change it to an MPD. Chair Barth and Commissioner O'Hara indicated that they were leaning toward an MPD. Commissioner Erickson suggested leaving the motion as stated with the request that the Staff provide guidance to the City Council with respect to these uses requiring MPD. This will allow the Staff time to analyze the situation and have the City Council make the decision.

Commissioner Powers seconded the motion.

VOTE: The motion passed unanimously.

7. Treasure Hill conditional use permit for single, multi-family, hotel, and commercial uses

Director Putt noted that a public hearing is scheduled this evening on a CUP submitted by the Sweeney brothers for primarily the Mid-Station and Creole Gulch portions of the Treasure Hill MPD. The project from general overview is a mixed-use project consisting of approximately 282 mixed residential units and 19,000 square feet of support commercial located in the Creole Gulch and Mid-Station areas. The two areas comprise approximately 11-1/2 acres. Director Putt reported that the Planning Commission has been going through a systematic review of this process, looking at the CUP criteria a few at a time. They have reached the point of looking at two criteria that deal with building mass, bulk and orientation, and usable open space. After a review of the project by the applicant, the Staff would request discussion of building bulk and open space issues. No action is required. The Staff and applicant will return at a future meeting for a more detailed review. Director Putt requested that the public hearing be re-opened and kept open at the conclusion of this evening's hearing.

Pat Sweeney, the applicant, stated that he intends to cover Conditions 11 and the balance of 15 this evening and to concentrate on bulk, massing, and separation. Signage and open space will also be discussed. Mr. Sweeney introduced the team members involved with the project.

Mr. Sweeney provided a slide presentation showing the mass and orientation of the project. He explained that the basic concept was to put all the density in the gulch where it will have the least impact. He explained that they started with an accurate field survey and then flew over the project to get the topography at elevations appropriate for construction. That data was combined into a data base of the entire City for purposes of this demonstration and a study of the project's mass. He noted that fire protection drove much of the design. In terms of deciding where to put the mass, they looked at ski runs, lift vehicles, and the height zones in the master plan that determines where height can be placed. The Creole Gulch portion of the master plan has an average height above existing grade of 45 feet or less. The Mid-Station portion of the master plan requires an average height of 25 feet or less. Using the average heights, everything was calculated into square footage. Mr. Sweeney indicated one area that is greater than the 45-foot height limit in the Creole Gulch portion and area that is more than 25 feet above existing grade in the Mid-Station area. The plan for Mid-Station shows an actual height of 20 feet, which is five less than what is required. With respect to Creole Gulch, the plan achieves 33.4 feet, which is less than the 45 feet allowed. The project is required to maintain 75% open space. Inside

Mid-Station, 80% open space was achieved, and insider Creole Gulch, 72% was achieved. The project total is 74.6% open space. Mr. Sweeney presented a slide showing the areas of usable open space.

Mr. Sweeney commented on separation, screening, and massing. He presented a slide showing existing vegetation on the lower part of Treasure Hill which offers a significant screen to the immediate residents. Steve Perkins, with Perkins Associates, felt it was important to predominantly remember the vegetation on the east facing slopes, which has a greater vegetative mosaic than on the west facing slopes. As well as creating separation from residential areas, Mr. Perkins stated that they need to make the transition back to the natural areas as they incorporate this project into the site. He presented a slide showing an evolving landscape plan which divides the landscape into three separate zones with specific issues that need to be addressed as part of the project planning. The first zone is the perimeter landscape extending along the upper edges of the project on the south and west side. That would be re-vegetated in native trees and shrubs to blend back to the adjacent natural forest canopy. This area would have minimal irrigation, and forestry management will be required within this zone. The second zone is the transition zone, and third is the plaza zone which extends through the commercial area, on the terraces and plazas, and around the pool and spa. The plaza areas will be the most active zones where most of the activities take place. The remainder of the site is in the transition zone which is important when looking at separation of uses. The transition zone extends along the cliffscape areas on the south and west side and the residential perimeters along Woodside and parts of Lowell and Empire, as well as the areas that border the ski run. Those transition areas will be planted with native vegetation and other complimentary trees and shrubs where appropriate. They will be irrigated with overhead spray intended as supplemental watering. Mr. Perkins noted that irrigating those areas will help with fire suppression and reduce the risk of wildfire and health and management. These will be actively managed areas with careful consideration of canopy density and fuel load on the ground. This is also the area where they plan to create screening and buffering from the residential neighbors. Mr. Perkins identified the different species of trees and shrubs they intend to plant. He noted that the plan is a work in progress, and they have worked with the architectural model to specifically locate trees for building screening, separating, and adjusting masses. He reviewed the plans for separation from surrounding neighborhoods and explained how they built into the Gulch by excavating out and creating cliffscape areas to separate the uses from adjacent residential neighborhoods and to reduce visual impacts on those neighbors. The larger buildings are located in the back of the Gulch and the smaller buildings are in the foreground. The smaller buildings tend to screen the larger buildings behind them.

Mr. Perkins reviewed Sections A through G which run north and south clockwise and are designed to show particular relationships between the project buildings and the neighborhood. He commented that signage is important, and he expects to create a

comprehensive master sign program for the project. This will include regulatory signs, way finding signs, signs for limited commercial uses, and a comprehensive environmental graphics program. Signs will be consistent with the Park City sign ordinance and developed in a way to give the project distinction and character. Lighting is another big issue, and several aspects of lighting need to be considered. Safety and security at night needs to be provided, and several levels of lighting will be provided at main entrances along major pedestrian corridors and for vehicular access. Light control is a major issue, and for consistency with the ordinance, the lighting program will consider controlling ambient light produced by the project and create lighting zones. The greatest concentration of light will be in the plaza areas. Transitional areas will have less lighting, primarily for pedestrian walks, entrances, and exits. No lighting will be proposed in the perimeter. Light will only be provided where and when needed with appropriate lighting fixtures.

Mr. Sweeney stated that all the information and drawings presented this evening are contained on their web site. At the next meeting, they will discuss the building details in a conceptual sense, and formal renderings of the project will be provided from several different viewpoints.

Chair Barth re-opened the public hearing.

Alan Larson, a resident at 911 Lowell Avenue, stated that he is President of the North Star Homeowners, an association of 10 lots adjacent to the proposed Treasure Hill development. He noted that his lot is contiguous to the proposed development and will be very much affected by this project. He expressed concern about traffic flow to the neighborhood which he believed would be exacerbated by this project. He noted that the only practical way a fire vehicle or emergency vehicle can get into their part of the subdivision is to approach from Empire Avenue. When the subdivision was developed, the City restricted access to Lowell Avenue and required that there be one access on North Star. The angle of North Star can only practically be approached by coming around Empire to Lowell Loop. Mr. Larson stated that Empire Avenue is an important issue for emergency vehicles given the turn and nature of the road. If this project is approved, Mr. Larson urged the Planning Commission to admonish the City to live up to the existing standards for parking, road maintenance, and plowing. If there were a fire or emergency situation in their subdivision, it would only take one blockage due to increased traffic along Empire Avenue to cause chaos.

Annie Lewis Garda stated that she and her husband have had a second home in Park City since 1983 and have lived in their house since 1990 when they moved in after building it. They live in Park City approximately five months of the year and are the residents most impacted by this project. Ms. Garda stated that she met Pat Sweeney several years ago right after the City rejected the plan to put multiple houses up the hillside. Since then, Mr.

Sweeney has been responsive to her questions about the project, and she expressed appreciation for his attention to her concerns. Ms. Garda stated that a major concern is continued access to the trails for skiing and hiking. Another concern is landscaping to mitigate the impacts of the seven-story building which will be 100 feet from her back deck. She noted that Mr. Sweeney has said that the visual impact of this massive building could be alleviated if the Sweeney's were given some leeway in terms of how they build their units. She understands that without encroaching on the promised open space and without increasing square footage, some leeway will allow for more step back, which will help the impact on the City and the residents. Ms. Garda urged the Planning Commission to grant that leeway as far as practical. She commented that the photos and charts are wonderful, but she did not believe they were as effective as a 3-D model like the one presented for another project earlier this evening during the Union Square discussion. She believed a model would help in understanding the true visual impact of this massive building. She requested that the applicants provide a 3-D model in addition to the photographs. Ms. Garda stated that she has concerns about traffic but was unsure if this is the appropriate time to address that issue. She understood that traffic studies had been done, but she believed there would be more traffic than envisioned due to traffic generated by employees, delivery trucks, and garbage trucks. She requested that the Planning Commission consider the traffic issues. She stated that she has spoken with City Engineer Eric DeHaan and the Fire Marshall, and they feel confident about the fire plan. She was confident about emergency vehicles once they reach the gate of the project, but reaching the gate will be a challenge when snow is on the ground and the roads are blocked by garbage trucks and garbage cans on Empire Avenue.

Brad Surel, a resident on Empire Avenue, agreed with Ms. Garda's comments about providing a 3-D model. He commented on traffic and stated that, after speaking with a number of his neighbors, they share his concerns. He referred to the suggestion in the traffic study that Empire Avenue be reduced to one side street parking. He stated that last week when he drove down Empire Avenue, even though cars were only parked on one side, he still needed to wait for cars to pass by. He noted that traffic studies do not account for noise. Currently it is hard to hear anything when a small truck goes down the street, and that problem will worsen when there is a constant stream of garbage and delivery trucks. He wanted to be sure that the Planning Commission spends a lot of time on traffic and access, because those issues affect everyone.

Chair Barth continued the public hearing until August 25, 2004.

Commissioner O'Hara referred to Item 7, fencing, screening, and landscaping. He noted that the Garda house is fairly close by, and the residential use they are separating from the commercial use deserves to be well separated, including noise separation. He would hate to be the residents sitting outside in the summer listening to the HVAC units on top of the building. Those issues need to be adequately addressed so that whatever screening the

applicant considers will separate the uses and provide visual landscaping. Residential users deserve the quiet enjoyment of their homes, and this issue deserves more attention than a beautiful landscape plan. Commissioner O'Hara asked if the Sensitive Lands Ordinance applies to any portion of this review. Director Putt replied that the SLO does not apply specifically to this application. However, criteria in the CUP section of the Code refer to site design and compatibility with environmentally sensitive areas. Commissioner O'Hara asked if the Planning Commission could approach the review by setting specific view points. Director Putt stated that they could to the degree that they can agree on the areas and what they are intended to show.

Mr. Sweeney stated that he worked with Planner Whetstone, and they came up with nine viewpoints, including from the Resort looking up Lowell, from the Park, from Deer Valley Drive where it passes the skate park, from outside the Marsac Building, from the Aerie, from Heber Avenue and Main Street, from the Town Lift deck, and one from the Gardas' home.

Commissioner O'Hara stated that he was previously concerned with Section G. The transition from Old Town off of Woodside to this project is very important, and he was pleased to see how it was represented in Section G. He believed the applicant would have a hard time convincing the Planning Commission that Section A is not really seven stories.

Director Putt noted that Item 15 in Chapter 1 of the Development Code addresses project compatibility with the adjoining site, impacts on environmentally sensitive lands, slope retention, and appropriateness of the proposed structure with the topography of the site. Item 15 gives the Planning Commission the ability to look at the relationships of the buildings, the grading, and the adjacent properties.

Commissioner Thomas referred to the cross sections, specifically Building 4B, and asked if they had been studied in terms of breaking the facade lines both in plane and elevation. Mr. Sweeney explained that was purposely taken out of the drawings for this meeting because the topic was bulk and mass as opposed to architecture. He believed they had facade variations, which will be part of the presentation in two weeks. Mr. Thomas stated that he would be anxious to see that as well as the grading impacts relative to the seven story building and impacts of adjacent vegetation, etc. Mr. Sweeney noted that much of that information is on the website, and he will bolster it with further drawings. Commissioner Thomas stated that the concerns about building mass and relationship with the adjacent community are an important component, and they need to be satisfied in terms of the relationship of the massive structures with the height of the community. He understood that height is factored into the project, but he was curious to see how they would step the building massing.

what they have learned to determine what how to move forward with general plan changes in the future. The Staff recommended that the Planning Commission take public comment, provide necessary changes, and accept and adopt these findings formally drawing closure to the study.

Commissioner O'Hara stated that he participated in the joint committee meetings with the County, and one issue of overwhelming importance was traffic flow and patterns. He noted that traffic is not mentioned in the conclusions and asked why. Director Putt replied that the fact that it was not added as a specific principle does not diminish the issue. It was felt that traffic was sufficiently addressed by the emphasis on land use patterns primarily being directed toward open space, recreation, and possible institutional use and the provisions that those types of development be transit related and interconnected to the properties involved within the study area.

Chair Barth opened the public hearing.

There was no comment.

Chair Barth closed the public hearing.

MOTION: Commissioner Erickson moved to ADOPT and APPROVE the findings and complete the technical report on the joint study area in Quinn's Junction with the provision that the term "density" used in the text be referenced to the definition of density in the Land Management Code. Commissioner Powers seconded the motion.

VOTE: The motion passed unanimously.

The Park City Planning Commission meeting adjourned at 10:15 p.m.

Approved by Planning Commission _____

EXHIBIT E

Planning Commission Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Subject: **Treasure Hill**
Author: **Francisco Astorga, AICP, Senior Planner**
Date: **8 June 2016**
Type of Item: **Administrative – Conditional Use Permit**

Summary Recommendations

Staff recommends that the Planning Commission review the history and development parameters of the Treasure Hill Conditional Use Permit as provided in the staff report, allow the applicant to re-introduce the project, and provide the applicant and Staff with direction on the outlined items. Staff recommends that the Planning Commission hold a public hearing and continue the item to the July 13, 2016 Planning Commission meeting. This meeting is also informational/introductory for the Planning Commission and the Public. No action is requested at this time.

Description

Applicant:	Sweeney Land Company and Park City II, LLC represented by Pat Sweeney
Location:	Creole Gulch and Mid-station Sites Sweeney Properties Master Plan
Zoning:	Estate District –Master Planned Development
Adjacent Land Use:	Ski resort area and residential
Reason for Review:	Conditional Use Permits are required for development per the Sweeney Properties Master Plan. Conditional Use Permits are reviewed by the Park City Planning Commission.

Background

The Sweeney Properties Master Plan (SPMP) was approved by the Planning Commission on December 18, 1985. The City Council called up the project for review. On October 16, 1986, the City Council approved the SPMP with amendments to the maximum allowed building heights in Hillside Properties known as the Town Lift Mid-Station and the Creole Gulch sites.

The SPMP approval consisted of 277 unit equivalents (UE), including 258 residential and 19 UEs worth of support commercial space on 123.59 acres. The Sweeney Properties were located throughout the western edge of the historic district of Park City. The SPMP included the Coalition properties by the town lift plaza (1.73 acres), the HR-1 properties (0.45 acres), the Hillside Properties (123 acres), and three (3) single-family lots within Old Town.

The SPMP was amended in October 14, 1987 to provide for the Woodside (ski) Trail. It was then amended December 30, 1992 with respect to the Town Lift Base. It was amended once again on November 7, 1996 to provide for the Town Bridge. The

Woodside Trail (now commonly referred to as the Town Run), the Town Lift Base, and Town Bridge have subsequently been built.

The Hillside Properties consists of the Town Lift Mid-Station and the Creole Gulch sites. These Hillside Properties are the last two (2) parcels to be developed within the SPMP. The following is the maximum density allowed for each of the sites:

- Creole Gulch, 7.75 acres
    - 161.5 residential UEs
    - 15.5 support commercial UEs
- Mid-station, 3.75 acres
    - 35.5 residential UEs
    - 3.5 support commercial UEs

A combined total of 197 residential UEs and 19 support commercial UEs was approved for the 11.5 acre remaining development sites. Of the 123 acres of Hillside Property, 110 have become zoned recreation open space (ROS) due to the agreement within the SPMP. During the original master plan review many development options were reviewed. The Planning Commission and later City Council decided on the most dense option which resulted in the greatest amount of open space.

Under the SPMP, each development site is required to attain the approval of a Conditional Use Permit (CUP) from the Planning Commission. On January 13, 2004, the applicant submitted a CUP application for the Creole Gulch and Mid-station sites. The CUP was reviewed by the Planning Commission from April 14, 2004 until April 26, 2006 in a series of twenty-three (23) separate meetings.

During the April 26, 2006 Planning Commission meeting, staff outlined additional application requirements which were required to be submitted by the applicant as part of the revised plans in order to continue the full analysis of the proposed development. A complete set of revised plans were received by staff by October 1, 2008. Staff requested additional details, and also requested a description of the affordable housing plan. These additional materials were received by staff on December 18, 2008.

The CUP was reviewed by the Planning Commission from January 7, 2009 until February 10, 2010 in a series of eleven (11) separate meetings, including a meeting with the Park City Housing Authority. Some sheets were revised in January 2009 and others were updated in March 2009.

The City Council decided to proactively engage the applicant to explore additional alternatives and negotiate as a buyer in 2010. The negotiations, which included several public updates, surveys, and an open house, concluded in 2014 without a solution. Since then, the applicant has been meeting with the Planning staff to review and work on its application. On April 8, 2016, the Applicant submitted a letter requesting that their CUP application be placed back on the agenda for the Planning Commission's consideration.

Proposal
The applicant's written & pictorial explanation indicates the following regarding their proposal:

> *"The plan is to build a dense, compact, pedestrian oriented, extension of the historic district. The design is contemporary within a traditional framework. It leaves the vast majority of Treasure Hill as open space. The buildings are nested in the open space at the base of the Creole Gulch. The units are moderately sized and will provide a steady customer base for historic Main Street. The design incorporates a variety of building styles including single family, row houses, flats, apartments, hotel, and industrial."*

According to the applicants' calculations, the current proposal consists of the following:

Residential (net):	393,911 square feet
Commons space & circulation (gross)	145,655 square feet
Allotted Commercial (MPD UE's, gross)	18,863 square feet
Support Commercial (gross)	33,412 square feet
Meeting Space (gross)	16,127 square feet
Accessory Space (gross)	70,372 square feet
Parking (gross)	3,661 square feet
Subtotal	**682,001 square feet**
Underground/basement areas:	
Parking (gross)	241,402 square feet
Common Space & Circulation (gross)	27,555 square feet
Accessory Space (gross)	65,929 square feet
Subtotal	**334,886 square feet**
Grand Total	**1,016,887 square feet**

The proposal consists of 424 parking spaces.

Meeting Summaries
The following outline consists of summaries made over the years compiled by various City Planners assigned to work on this CUP application taken directly from staff reports and meeting minutes. The actual record, published Planning Commission staff reports and adopted meeting minutes can be found at the City's website. Comments and/or questions were often made by individual Planning Commission members and a vote was not taken.

April 14, 2004 Planning Commission

- Introduction to Project/review History.
- Break down of Creole Gulch and Mid-station allowance under MPD.
- Commission concerns:
    - emergency and fire protection

- circulation throughout the project ,utility service, maintenance, and public improvements,
- interface with the resort,
- site plan and location of various land uses within and adjacent to the project,
- general building design, architecture, and massing,
- cliff-scape design, and
- construction mitigation and phasing.

April 28, 2004 Planning Commission

- Website established by applicant. Applicant prepared visual analysis for PCMR bus stop, intersection of Heber and Main, and the Park City golf course.
- Commission comments:
  - key issues traffic studies, traffic mitigation, construction mitigation, and phasing in a way that amenities used for the public and the bed base will be incorporated in the early phases of the project.
  - Which viewpoints will be required?
  - Need to discuss technical issues before getting into visual analysis
  - Approval of volumetric first then an architect is hired to design specifics. Both require approval of CUP. Issue of CUP expiring after 1 year.
  - Use transition is important factor.
  - Phased build-out must be bonded or set so they will be finished and can stand alone.
  - Request for water conservation plan.
  - Review the service and utility access of property.
  - Traffic study assumption of 41% occupancy should consider effect of events and festival operation.
  - More control mechanism for outdoor operations on the plazas to control events and minimize impacts to the neighborhood.
  - Program to encourage tourists not to rent cars.
  - Preservation of the residential historic district important.

May 26, 2004 Planning Commission

- Review and discuss CUP criteria 1-6.
  1. Size and location of the site – discussion of subdivision plat and visual analysis to be shown during meeting by applicant.
  2. Traffic considerations including capacity of the existing streets – discussion of traffic study by Project Engineering Consultant.
  3. Utility capacity – Water, Sewer, and Storm – Additional coordination of these items with the City Engineer, City Public Works Director, and Snyderville Basin Water Reclamation District will be necessary before staff can provide a complete analysis and return with meaningful findings. Electric power, natural gas, phone, TV, internet, etc. – need to have a utility coordination meeting to discuss in greater detail. More analysis at a later date.

4. Emergency vehicle access – fire protection plan and technical documents are complete to the extent that the Fire Marshall and Chief Building Official are in agreement that the site plan, circulation, building locations, access, etc. are acceptable and defensible as proposed.
5. Location and amount of off street parking – Amount of parking proposed complies with MPD requirements. Staff suggests that the applicant submit a preliminary phasing and construction mitigation plan for broader neighborhood input and planning commission review.
6. Internal vehicular and pedestrian circulation system. Discussion of access to town lift, PCMR, and adjacent neighborhood.

- Commission comments:
  - Traffic Circulation – recommendation of comprehensive traffic study for the area. Need to review the four-way intersection study.
  - Service vehicle plan needed and they pertain to health, safety, and welfare. Need plan to control when service vehicles come and go.

<u>June 23, 2004 Planning Commission</u>

- Focus on CUP criteria 7 – 10.
  - 7) Fencing, screening , and landscaping to separate use: internal separation of multi-level plazas, commercial on lower levels and oriented towards internal site, ski runs, and plazas. Residential use on multi-levels. Landscape using cliff-scape schematic. Screening and buffering separation for the single family homes in North Star subdivision. Staff recommended the applicant provide additional details in the form of a preliminary landscape plan for the Planning Commission to review.
  - 8) Building mass, bulk, orientation and location on site, including orientation to adjacent buildings or lots: no analysis.
  - 9) Usable open space. No definite numbers at the time of report
  - 10) Signs and lighting. Master sign plan and lighting plan will be reviewed separately unless the Planning Commission would like to add conditions of approval to address lighting and signs.
  - 11) Physical design and compatibility with surrounding structures in mass, scale and style, design and architectural detailing. No analysis.

<u>July 14, 2004 Planning Commission</u>

- Focus on CUP criteria 2, 12 - 15.
  - 12) Noise vibration, odors, steam, or other mechanical factors that might affect people and property off-site. Reviewed during building permit process and to be a condition of approval. (Did not address impacts during construction)
  - 13) Control of delivery and service vehicles, loading and unloading zones, and screening of trash pick-up areas. All delivery is through the underground parking garage. Trash pick-up area must be identified. Control of delivery and service vehicles – plan not made yet.
  - 14) Expected ownership and management of the property. “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). Timeshare units or club ownership units are not allowed per LMC in the estate zone. Nightly rental of residential units is permitted by the LMC" Anticipate the entire project will be subject to a Master Owner's association.
    - 15) Within and adjoining the site, impacts on Sensitive lands, slope retention, and appropriateness of the proposed structures to the topography of the site. Project predates the SLO therefore SLO does not specifically apply in terms of a density determination and site suitability analysis.
    - 2) Traffic considerations including capacity of the existing streets in the area. Applicants have updated traffic analysis "Treasure Hill Traffic Impact Analysis, July 2004 prepared by Project Engineering Consultants. Studies the proposed development and potential traffic impacts on Lowell and Empire Avenues, as well as on 6 associated intersections. Access through PCMR area equals gridlock on peak skier days. "final staff position regarding traffic.. it's not yet complete"
- Commission discussion:
    - Conclusions drawn from traffic study are based on cabriolet. Need closer look at cabriolet (operates, maintained, hours of use, costs)
    - City engineer memo commending the traffic work.
    - Service vehicle and construction vehicle plans must be memorialized in the approval documents.
    - What is backup plan if Cabriolet is down for length of time?

<u>August 11, 2004 Planning Commission</u>

- Request discussion on criteria 7- 10.
    - Fencing, screening, and landscaping to separate uses. Staff requests discussion of criterion and direction as to whether the information to date is adequate to formulate a decision regarding compliance.
    - Building mass, bulk, orientation and location on site, including orientation to adjacent buildings or lots. Building locations and heights in conformance with the 1985 Sweeney Properties Master Plan. Massing and footprints discussed. Setbacks from the perimeter property line are generally greater than the required MPD setback of 25'. Setbacks off the Lowell/Empire Avenue switchback range from 30' to 60' for the wall of the parking structure and 70' to 80' for the buildings. Plaza and landscaped areas are located between the buildings and Lowell/empire. Setbacks from the east property line, above old town range from approximately 50' to 90' with the driveway retaining wall setback about 35'. Request discussion of location of building 4A in terms of setback and stepping. Should the Planning Commission require additional building stepping for bldgs. 4a and 4b? Additional horizontal and vertical stepping may be needed for compliance with criterion. Staff concerned with massing of bldg 1B. Waiting on complete visual analysis and architectural modeling are complete.

    - Usable Open Space – 75% of developed areas are open space. (Staff found compliance with criteria).
- Discussion on setting 9 viewpoints.
- Concern for building 4b and break of façade lines both in plane and elevation.
- Concern for building mass and relationship with the adjacent community. Need to be satisfied in terms of the relationship of the massive structures with the height of the community

August 25, 2004 Planning Commission

- Concern that the buildings appear to be coming out of what appears to be the SL Avenues District rather than PC concept.
- Did not understand why they used Chicago, San Francisco, and Salt Lake City as comparative architectural styles to Park City. They do not match the character and style.
- Struggle with criteria # 11 in terms of scale in relationship with the adjacent neighborhood fabric, because Park City is not an urban fabric. Park City is a townscape with a different scale and quality.
- Not enough information to be able to provide input on criterion 11 and architectural detail, design, style, and scale. Did not believe there was transition from a neighborhood to this kind of scale.

September 22, 2004 Planning Commission

- Felt they were going in the right the direction and appreciated the reduction in height of the buildings closest to the residential neighborhoods. Need additional articulation.
- Why is all verticality placed in one location during the MPD process?
- Is the massing fixed by zoning that was done years ago or could the look for a better solution. Is it set due to MPD or could they look for a better solution?
- Going in right direction transferring some density into other locations within the project, to hide height in Creole Gulch.
- North wall needed stepping and a reduction in height.
- Would like to provide applicant with more flexibility to provide the best product he can achieve.

October 13, 2004 Planning Commission

- Time to evaluate the proposal for the site and compliance with the CUP and development
- Progress had been made in the massing and asked about the wall.
- Concern for the 25' wall off Lowell/Empire.
- Agreed that it was time to move forward with the evaluation of the project.
- Questioned whether the height restrictions put in place by the development agreement might cause difficulty since the tallest buildings are not against the hillside.
- Concern for height of building 4b and development agreement parameters being incorrect when assigned during MPD.

- Planning Director clearly explained the steps in possibly amending the MPD. "Number of steps. First would be to address in what area the project square footage could be relocated on the site that would be different from the volumetric allowed in the MPD, which could be done in work session discussions…Nothing would have to be amended to accomplish that. Once it can be determined whether positive changes can be achieved that will work for the applicant and the City, the next step will be to craft the language and what the volumetrics should be. If that is acceptable to the PC and the applicant, the last step will be to formally amend the MPD exhibit related to the specific areas of the plan… Amendments would be made only to those specific components of the MPD. If a decision is made to not approve the amendment, the PC would go back to the heights of the 1985 MPD."
- Suggested that the evaluation discussion be held with a subcommittee to move the process along faster. Two commissioners volunteered to sit on the subcommittee.
- Applicant concerned of reopening MPD.

<u>December 08, 2004 Planning Commission</u>

- Could not look at massing without considering the impacts on grading. Noted that a 105-foot cut is shown in that location against the building site. Unsure about the soil conditions or the ramifications of excavation. Normally a 1-to-1 cut is considered for the angle proposed, and the diagram shows a substantially higher cut.
- Noted that the cut line goes beyond the lot line. Stated that wants to be clear about the ramifications of a mass this substantial and a cut this low against the hillside as the ramifications of protecting the hillside are great.
- Concerned about the immensity of the project and the impacts on the City.
- Further reduce the severity of the edge as it meets the surrounding neighborhood.

<u>January 12, 2005 Planning Commission</u>

- Traffic Study: look at traffic study that applicant submitted with application.
    - Potential traffic impacts on Lowell and Empire Avenue as well as on 6 associated intersections. Staff report goes into depth on existing conditions and projected conditions.
    - Condition of approval suggested by staff for annual review of traffic and parking to determine whether changes need to be implemented.
    - City does not recommend changing existing patterns.
    - Additional way finding signs may be necessary to direct traffic safely and efficiently.
    - Service and Delivery (Criteria #12) – Control of delivery and service vehicles, loading and unloading zones, and screening of trash pick-up areas.
- Work Session Public Hearing
    - Applicant listed the mitigators on the project for traffic: Pedestrian connections, cabriolet to town lift base, foot paths and stairs to town lift

base, heber and park, main and 6th / Service – centralized, off street and covered / Ski to and ski from / Onsite amenities / Cabriolet bus connection / No new public roads
    - Applicant's traffic consultant discussed formal traffic study. Recalled two traffic studies previously completed:
        - 1980 for the Silver Mountain Development
        - 1996 for the Park City Village
- New study done in by July 2004. Based on study info gathered on June 16, 2004
- Commission comments:
    - Health and safety related to traffic is concern.
    - Questioned traffic engineer if proposal could cause additional traffic demand due to mitigators. No answer until built. Study based on vehicles per hour based on square footage of restaurant.
    - Suggestion that no nightly rentals be allowed to protect health, safety, and welfare issues for neighborhood.
    - Idea of city buying down density from the developer at the suggestion of the mayor.
    - Asked Planning Staff to put together a decision matrix of the consequences of various decisions and the potential next steps.

<u>January 26, 2005 Planning Commission</u>

- Staff Report
    - Focus on traffic study. Applicants to provide presentation on traffic for public benefit. Presentation outlining construction mitigation plan and construction traffic impacts and mitigation.
    - Matrix outlining general consequences of various decisions and potential next steps attached under separate cover.
    - Purpose of meeting is to focus on traffic and service and delivery, including construction-related traffic, Staff requested additional info regarding more accurate winter counts, more documentation and information regarding trip reductions, and information and ideas about the ability to further reduce trips with the centralization of certain activities.
- Work Session Meeting minutes/Commissioner comments:
    - On road today barely wide enough for two cars on Lowell.
    - Consensus of Commissioners for additional traffic study including winter months, pedestrian traffic, parking and snow storage. Concern for safety must be addressed in next study. More definitive numbers on construction workers impact on road.
    - City Engineer clarified that the development agreement did not require improvements of widen Empire and Lowell but rather to reconstruct them the same dimensions so the pavement can withstand the construction impacts.
- Meeting minutes/Commissioner Comments:
    - Concern with human health and safety

        - would like to have Ron Ivie (Chief Building Official), Kerry Gee (Park City Mines), Eric DeHaan (City Engineer), and Jerry Gibbs (Public Works Director) involved at a PC meeting.
    - Traffic study to include winter traffic counts.
    - Traffic study to include proposed direction of traffic flow or mitigation of traffic flow to assist in mitigating impacts.
    - Pedestrian safety.
    - Do not agree with approach noted in study that states that a project of this complexity must be reviewed annually to re-examine conclusions and determine whether changes need to be implemented. Do not agree with band-aid approach.
    - Disappointed that applicant not willing to enter into negotiations with the city
    - Recommend that the city pay for a study
        - look at bottlenecks on Manor Way.
        - impact to crescent tramway from project.
        - analysis should indicate how many times Lowell and empire could or would fail.
    - Need to look at impact on bottleneck at the end of ski day. Will people staying at the lodges add to this or is this an assumption?
    - Hotel traffic may not peak, construction traffic will peak.

<u>March 9, 2005 Planning Commission</u>

- Staff Report
    - Provide community with better understanding of the history of the Sweeney Master Plan and details of the proposed Treasure Hill CUP.
    - Outline a review of the proposed CUP for compliance with the Master Plan.
    - Exhibit: Included a CUP review of the criteria to date.
- Meeting Minutes
    - City Engineer has draft scope of work for independent traffic analysis.
    - Applicant discussion on family history and how property was acquired.
    - Applicant provides a visual presentation.
- Commissioner comments:
    - Planning looking for direction on what additional information the Planning Commission may need in order to make a determination if the application meets the Sweeney MPD.
    - Need to be clear with public that the Sweeney Master Plan is a contract already in place between the municipality and the Sweeneys. A denial of this permit would leave all the density in place and allow the applicant to return with another plan. Denying the project based on traffic will not make Master Plan disappear.

<u>May 25, 2005 Planning Commission</u>

- Request the Commission provide direction to staff on the CUP criteria.
- Planning Staff provided overview.

- Staff still waiting on the peer review traffic study and the study has not yet gone to a consultant.
- Staff looking for direction on the 15 CUP criteria.
- Applicant provided project history, 6 months for city to do a peer review of proposed traffic study.
- Commissioner response:
    - Bulk and mass has previously been addressed. Need architectural rendering.
    - Waiting on traffic study.
    - Compliance with Sweeney master plan but not CUP: bulk and height, need architectural rendering, height does not belong along property edge,
    - Staff look into mine waste: PCMC Environmental Coordinator working on report.
    - City cannot keep building and adding more traffic.
    - Impact of grading on neighboring project.
    - Massing on north side of development.

<u>August 10, 2005 Planning Commission Staff and Commissioner's Communications</u>

- Copy of traffic study was provided to each Commissioner. The Study will be reviewed at Planning Commission on September 14, 2005. Engineers will be in attendance.

<u>September 14, 2005 Planning Commission</u>

- Traffic:
    - Fehr and Peers contracted by City to do Traffic Study. Fehr and Peers findings:
        i. Background and forecast traffic volumes prepared in TIA by PEC were adequate
        ii. Confirmed trip generation assumptions and calculation reported by PEC.
        iii. The Fehr and Peers Treasure Hill Traffic Review includes the following recommendations:
            1. Lack of adequate non-ski pedestrian connections between Treasure Hill and PCMR
            2. Forecasting for existing plus project traffic may not have accounted for background growth unrelated to TH CUP that is likely to occur in the interim until construction (2012 design year).
            3. Assumed no use on Crescent Tram from Treasure Hill. Expect increase of 10% worst case scenario.
            4. TIA underestimate of delay at Deer Valley Drive and Park Avenue.
            5. Also looked at potential capacity limitations resulting from snow storage and on-street parking.
            6. Intersections are impacted by "friction created by pedestrians, pick-up/drop-off traffic, and transit traffic"

Consolidating and channeling pedestrian crossings and improving the circulation of pick-up and drop-off traffic.
7. Mitigation recommended at Deer Valley/Park Avenue and Empire Avenue/Silver King Drive intersections.

iv. Fehr and Peers also assessed:
1. public safety (emergency access)
2. roadway capacity of Lowell Avenue and Empire Avenue
3. intersection capacity and queuing
4. pedestrian connectivity

v. Recommends conditioning CUP to mitigate impacts on criteria #2 and #4.

- Planning staff request specific direction from the Planning Commission as to any of the recommendations contained in the traffic study.
- Traffic study presentation.
- Commission comments:
  - Utah very liberal state in terms of vesting laws. Entitlements and density are vested and no choice but to address the project.
  - Good study and good mitigation but does not fit the reality.
  - Liability of City raised. Would like to know the City's liability before moving forward.
  - How can parking mitigation be handled without penalizing the existing residents?
  - Pedestrian component must be resolved.
  - Health, safety, and welfare on public and pedestrian safety and the degradation of the quality of life that would result from the increase traffic. Proposed plan will not work.

<u>October 12, 2005 Planning Commission</u>

- Staff report:
  - List of 13 questions raised during the September 14th meeting that have not been addressed by the consultants, staff or Planning Commission.
  - Also went through a list of possible conditions of approval to mitigate traffic, 11 total.
  - Liability was clarified "Any new road or pedestrian improvement will meet applicable standards and are unlikely to increase City liability. The City's liability for the existing condition is minimal. The City is allowed to prioritize on-going maintenance and upgrades to its historic roads in the CIP in accordance with legal standards.
- Staff asked commissioners to look at list of issues and identify the primary issues.
- Staff will take them to consultants and allow them enough time to prepare a formal response or explanation of their finding.
- Planning Director reiterates the LMC CUP: "There are certain uses that, because of their unique characteristics or potential impacts on the municipality, surrounding neighborhoods, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts."

- Planning Director suggests that the Planning Commission have a discussion with consultant focus on how suggested mitigation measures make the traffic, circulation, and the pedestrian issues better.
- Commission comments:
    - First identify and define the incremental impacts.
    - Real issues are incremental increase in traffic, pedestrian, delivery vehicles, and construction vehicles.
    - Applicant must return with plans that address the issues caused by development.
    - Crescent Road will be utilized more than forecast.
    - General Plan: maintaining the quality of life in Old Town. Must find a way to maintain quality of life.
    - Tourist cause less traffic than residents or employees.
    - City partnership in project needs to be defined.
        - Enforcing parking on Lowell.
    - Applicant and PCMR work on future of Lowell.
    - Issues to be addressed concerning traffic:
        - incremental impacts
        - construction traffic
        - pedestrian/vehicular conflict exploration and definition
        - feasibility of mitigation attempts
        - City's role in mitigation
        - study of Crescent Tram
        - employee traffic plan
        - input from City: Public Works, City Engineer,
        - General Plan application
        - protect quality of life
        - PCMR involvement short and long term
        - existing entitlements
- Planning Director clarifies that first 3 issues to be addressed are pedestrian/vehicular, feasibility of plan, construction traffic.

<u>December 14, 2005 Planning Commission</u>

- Staff Report:
    - Resume traffic review discussion requesting traffic consultants provide info on three specific issues.
    - Staff conducted a parking analysis of existing off-street parking on Lowell and Empire Avenue and will present study during PC meeting.
- City Engineer requested questions be directed towards himself or consultants to provide answers.
- Planning Staff restates three specific issues being addressed and goes over findings of parking, 173 units in area, 345 off-street parking spaces in garage or driveways.
- Fehr and Peers Engineer
    - Reviewed PEC study and found it provided adequate assessment of the traffic characteristics and impacts.

i. Adequate means they have met the professional standards and their methodologies and analysis are consistent with the state of the practice within the traffic engineering industry.
ii. Recommendation of PEC. Residents park with permits on one side of street along Lowell and Empire. Fehr and Peers concurred.
iii. Roads could be reconstructed to 25'.
iv. Discussion on accuracy of PEC Study. Finding that the survey was conservative in the methods used.
v. Pedestrian connection.
vi. Construction mitigation.
vii. Intersection mitigation

- Commissioner comments:
  - Why up Lowell and down Empire?
    - answer: maximize right hand turns
  - Do industry standards take into consideration annual snow fall and cold temps?
    - Yes. This study took these coefficients into consideration.
  - If parking is limited to one size how many of the existing 300 spaces will be lost?
    - 300 spaces were in garages or driveways. None will be eliminated.
  - Can intersection be widened to have two left turn lanes?
    - Yes.
  - Have they looked at widening Manor Way or adding a sidewalk? Can it handle large construction vehicles?
    - Four Seasons was going to improve pedestrian and traffic improvements on Manor Way. City Engineer states that Manor Way does need additional attention. There is not enough right-of-way.
  - Applicant must be responsible for mitigating the incremental impacts generated by project.
  - Construction impacts must be shown better.

<u>January 11, 2006 Planning Commission</u>

- Mass and scale by themselves are out of context and architecture brings it into context. If architecture is separate CUP then there must be room with height and mass to achieve best design. Need to look at vantage points from town.
- Planning Staff "recalled that during the Town Lift project, the City Council formed the Town Lift Design Review Task Force consisting of representatives from the HPB, PC, and architects. The task force drafted design guidelines specific to the project. Same could be done for TH.
- Consensus reached that separating design review in a separate CUP ok.
- Still uncomfortable with the NW corner where the largest massing occurs adjacent to the residential neighborhood. Very vertical and contrasting form next to the scale of the residences.

- Concerned with setting the volumetric and massing in stone when the hotel operator will probably want to do something different. Can they recognize density, height, and volume to buildings without being too specific?
- They have to specify the volumetric, keeping in mind that they represent the maximum extent that a building can be built. There is certain wisdom in coming back for final details once they have a known hotelier who will be building a known product.
- Did not believe that the massing and volumetrics presented was the best for the site.
- Hard to make decisions without having the drawings in scale with the surrounding community.
- Summarized that PC will separate architecture review but not yet satisfied with building mass, particularly the N and W side adjacent to homes, key vantage points at the street level to be reviewed.

<u>January 25, 2006 Planning Commission</u>

- Staff remarked that prior to doing any modeling, the applicant wanted input from the Planning Commission.
- Planning Commissioners had several questions raised from the computer generated drawing presented by the applicant.
- The Planning Commission discussed specific areas they would each like to use as viewpoints:
    - Must provide viewpoints from eye-level
    - Street façade important
    - Pedestrian connection with regards to mass and how they can enhance pedestrian connectivity through community
    - Need to see existing building surrounding project
    - What are impacts on lowering Lowell and Empire on existing residents?
        - approx. 5 feet elevation change
        - will allow massing shifts
        - benefit improving the grade
    - Visual analysis
        - previously: the aerie, city park, deck of the town lift base, the Garda deck, the golf course, Heber/main intersection, Marsac building, PCMR
        - New suggestions: from homes on East side of Lowell looking towards PCMR, top of the stairs near Woodside, coming down the ski trail, animation up Lowell and down Empire, panorama from the Larson deck and Garda deck, Heber/main, roundabout, Aerie, PCMR, City Park, Radisson,
        - compare with existing structures
        - provide cross sections

<u>February 8, 2006 Planning Commission</u>

- Construction mitigation continued from January 11, 2006 meeting:

    - Could the applicant provide more information regarding specific trip generation numbers for specific construction related activities?
    - Has the applicant addressed seasonality and large events?
    - Are there other impacts that haven't been considered?
    - Turning radii for trucks, can they make the turns from Park Avenue to site?
    - Access issues with PCMR need to be addressed in more detail? Timing to avoid peaks?
    - More information needed regarding environmental impacts during excavation, remediation, and soil removal.
- Outline vantage points identified at last meeting
    - Top of stairs near Woodside
    - Heber/Main intersection
    - Round-about
    - City Park (along Deer Valley Drive)
    - Aerie Drive
    - In front of the project at Lowell/Empire (animation along Lowell/Empire)
    - Marsac Building (near south entrance)
    - Park Avenue and Holiday Ranch Loop intersection
    - Golf Course (18^{th} Fairway)
    - Park City Mountain Resort looking up Lowell
    - Panorama from Larson deck without new trees and looking up the hill
    - Panorama from Garda deck without new trees and looking up the hill
- PC Chairman read 10 items submitted by another Commissioner regarding traffic study.
- Need to extend the hauling delivery dates to include Christmas, President's day, and other peak days.
- Next meeting answers to public and commission questions from applicant.
- Also, clarification from City Engineer on the plan to widen the road. Traffic study is based on this improvement.
- Snow removal must be addressed.

<u>March 8, 2006 Planning Commission</u>

- Many plans of street: which one is being proposed?
- City Engineer commented that no one cross section will be applied. There are areas where parking is needed, areas where pedestrian safety is needed. It is a mix, not one pattern will solely work.
- Health/safety/welfare is priority. Streets must be safe in order to approve cup.
- City needs to show that they can maintain the snow off that road in a timely manner.
- MPD: support commercial is to be onsite use and not designed to attract off-site customers.
- MPD: all buildings should be reviewed for conformance with HDDG and related architectural requirements at the time of CUP.
- MPD: Utility plans must include water, fire flow, sewer, storm drain, gas, and utilities in detail analysis at time of CUP.
- Employee housing to be reviewed at the time of the CUP submittal.

- Exhibit referred to in MPD defining the business envelope limitation.

April 12 2006 Planning Commission

- Planning Commission provide comments to the five items:
    - Type of resort support commercial
    - Lowell & Empire Avenues protection
    - Architectural information for compatibility (see bullets below)
    - Task force creation
    - On-site material storage and staging
- Architectural information for compatibility:
    - How can you evaluate scale and massing, relationship, character, and compatibility without some degree of architecture?
    - Did not recall that they had agreed to separate the architecture. Open to the idea, but unsure how it could be done.
    - Architecture consistent with the neighborhood.

April 26, 2006 Planning Commission

- Would like the opportunity for the applicants to complete the drawings.
- Be the only item on the agenda when the information is presented.
- Item continued to a date uncertain.
- Staff recommended that applicant provide a complete set of revised project plans including:
  1. all site plan and grading details (including vegetation protection and excavated material relocated on site)
  2. open space calculations;
  3. building setbacks for all structures
  4. building height compliance with approved building volumetrics
  5. residential unit size and configuration so as to verify density and parking compliance
  6. architectural details illustrating size, building form and massing, roof shapes, exterior details including materials, window to wall ratios, decks, plaza/outdoor spaces, retaining walls, etc.
  6. project streetscape detailing the design of project entrances, retaining walls, landscape areas, pedestrian ways.
  7. preliminary landscape plan
  8. ski lift and funicular design

January 7, 2009 Planning Commission

- Staff provided brief history of the original SPMP and outlined the review criteria for the current CUP.
- Staff requested that Planning Commission review the proposed Affordable Housing plan and provide staff with a recommendation.
- The Planning Commission unanimously recommended that the applicant have all the required Affordable Housing on-site, rather than have partial on-site in conjunction with payment an in lieu fee for the remainder as proposed by the Applicant.

- The Planning Commission agreed with concentrating on one aspect of the CUP review at a time and in the order outlined by staff (affordable housing, traffic, mass and scale, etc.)
- The Planning Commission requested that staff provide a recap of each previous meeting within each newly prepared staff report.

<u>February 11, 2009 Planning Commission</u>

- Staff provided the Planning Commission with an outline of the previous Planning Commission meetings regarding traffic.
- Staff outlined four issues raised within the previous Planning Commission review followed with specific questions, as follows:
  - Proposed Use and Traffic Generation
  - Pedestrian Circulation
  - On-site Parking
  - Displaced Parking
- Planning Commission request:
  - Additional detail of the support commercial from the applicant. The uses must be better defined in order to make a decision of whether or not the support commercial is attracting offsite visitors and creating additional traffic. Applicant asked to return with specifics of the support commercial uses.
  - Exact details of the improvements be shown on a site plan. The documents provided by the applicant did not contain enough information to make a decision. All improvements including proposed parking areas, sidewalks, retaining walls, and snow storage areas must be identified on a site plan.
  - No additional parking on site. The Planning Commission is in favor of reducing the onsite parking requirement and would like the applicant to explore the parking reduction requirements of the LMC, Section 15-3-7.
  - Exact details be shown on an overlay of the access roads to the project. There was inadequate information provided to make findings of mitigation. The updated site plan must show how many on-street parking spaces are being created in order for staff to evaluate whether or not the existing parking is being displaced.
- List provided to the applicant to prepare for the March 25, 2009 meeting. Due to inadequate time, the applicant requested an extension to the April 22, 2009 meeting.
- Staff requested a Construction Mitigation Plan.
- Planning Commission suggested to continue the transportation component to give the applicants the opportunity to respond.
- Planner summarized that the applicants needs to come back with a better definition of uses for commercial spaces in the building. They need a hard design for exactly where parking will be on Lowell Avenue and the number of spaces. The applicant needs to better clarify plans for the retaining wall. Staff was to do an analysis on the parking situation. Empire, Manor Way, and the intersection of Empire and Park Avenue to be included in the staff analysis.

- Commission needs to see the life safety aspect of pedestrian circulation, and how they plan to address and mitigate the impacts during storm conditions.
- Commission requested a walkability study. Could it be expanded to include the cross streets from 15th to 8th. The northbound numbers in the traffic study of the Park Avenue/Deer Valley Drive light indicate a profound number of cars. Interested in knowing how many of those are coming down from the Empire/Woodside neighborhoods.

<u>February 26, 2009 Housing Authority (City Council)</u>

- Employee Housing: Housing Authority directed the applicant to place the employee housing onsite. Chairman Williams confirmed consensus to be 22,000 square feet, mixed housing on site and no in-lieu fees. A formal plan will return to the Housing Authority for consideration and approval.

<u>April 22, 2009 Planning Commission Meeting</u>

- Independent attorney was retained as independent counsel to render an advisory opinion on the issue of vested rights presented his findings.
- Applicant responded to concerns raised by the Planning Commission during the February 11, 2009 meeting outlined by staff in a letter.
- Planning Commission expressed concern that the proposed mitigation was creating too much of a burden on the adjacent neighborhood and that mitigation to Empire Avenue had not been addressed.
- The City/Planning Commission to review each of the following:
  2. Traffic considerations including capacity of the existing Streets in the area;
  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.
- Applicant expressed disagreement with the Planning Commission request for improvements to be shown as far as the Deer Valley Drive and Park Avenue intersection.
- In response to the applicant's opinion that the project is a "very minor contributor to the traffic" beyond Manor Way, staff finds that they are a "contributor" and therefore must work with the Planning Commission and the City to mitigate the contributing impacts.
- Incremental impacts of 197 residential units and 19 commercial units will add to the traffic at Park City Mountain Resort and the intersection at Park Avenue and Deer Valley Drive.
- The City Staff finds that the developer should contribute to the cost of improvements for the incremental impacts as quantified within the traffic studies.
- Exhibit B updated from the December 2008 Packet.
- Applicant responded to the following topics:
  - More details of pedestrian safety mitigation on Empire Avenue, including mitigation for pedestrian safety during winter conditions.

    - Specify/define the types of use for the commercial areas.
    - Specify/define the types of ownership within the project.
    - Provide an analysis of the correlation between the proposed meeting space area as it relates to the occupancy of the hotel/nightly rental units.
    - Parking Management Plan.
- The parking for all buildings within the Sweeney Properties Master Plan Development is required to be provided on-site and in enclosed structures.
- The proposed project contains 424 parking spaces total. Per the MPD, 366 spaces are required for the proposed unit sizes. The applicant has designed additional spaces for the use of employees.
- Commissioner comments:
    - Commission agreed with the issues raised in the Staff report.
    - Disappointed with the mitigation measures presented by the applicant.
    - Concerned that there had been no analysis or discussion on mitigation plans for Empire. Did not think that the lack of parking should be a burden that is passed on to the residents. Alternative transportation should be explored. As proposed, did not think the use was consistent with the MPD.
    - Parking reductions must be supported by valid studies. Commented on the maximum road width and whether it would be sufficient to accommodate construction vehicles, such as large cement trucks. With parking and snow, Lowell Avenue would not be able to accommodate two trucks passing. Suggested that the support commercial should be reviewed at the time of business license renewal to assure that the business is a compatible use for the development.
    - Understood that the applicants have vested rights; however those rights were vested in the 1980's. Felt they needed to do a better job of making the project work with the issues and situations they face today. Thought it was unrealistic for the applicant to think that people would not use Empire Avenue as access to and from the project. Encouraged the applicants to realistically address parking and traffic issues. Believed the hotel would encourage off-site visitors and that is inconsistent with the MPD. Interested in knowing what specific commercial uses would be considered. He did not favor interval ownership of units such as timeshare and he did not favor parking exceptions.
    - Matter of “reasonable detrimental effect” addressed in LMC 15-1-10 and stated that to not mitigate would be grounds for denial. Expecting people to park a quarter-mile away is too far and people would park illegally. Pointed out that the street plan prepared by Alta Engineering did not address traffic circulation. Did not believe signs would be sufficient to help direct traffic.
    - Concerns could be resolved but the applicants need to think outside the box. Applicants had sufficient direction from the Planning Commission regarding traffic issues to come back with better solutions.

<u>July 22, 2009 Planning Commission</u>

- Applicant presented customized approach to pedestrian mitigation. Continued concern for snow removal cost and management, location of improvements, width of streets, and onsite parking.
- Commission submitted a list of suggestions for traffic mitigation.
- The City/Planning Commission to review each of the following:
  2. Traffic considerations including capacity of the existing Streets in the area;
  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
- Since the April 22, 2009 meeting the applicant has changed the proposed mitigation which includes:
  - Empire Avenue
    - All sections 31 feet wide including curb.
    - Anticipate future public process involving all impacted properties to arrive at detailed design customizing sections to meet individual neighbor needs based on the three sections provided (Options A - C).
    - Accommodate snow storage equivalent to present conditions.
    - Suggest permit parking for residents and guests.
    - All current right-of-way parallel, perpendicular, and driveway parking maintained and located outside of the two travel lanes.
    - Suggest 15 mph speed limit.
    - Signs to limit truck traffic on Empire (subject to fine) and direct traffic to Lowell.
    - Encourage traffic from Treasure project to utilize Lowell Avenue with left turn only sign.
  - Lowell Avenue and Manor Way
    - Four foot sidewalk from Manor up Empire on downhill (east) side. The sidewalk will continue in front of Treasure and around to Lowell Avenue. In this section it will be 5 feet wide. The sidewalk will continue down Lowell on the uphill (west) side at 4 feet wide down to Manor Way.
    - Removed previous proposal to construct 10th street stair between Lowell and Empire.
    - Removed snow storage location on the project site.
    - Cross walks added at Empire and Lowell.
    - Do not support prohibiting parking between 2 – 6 am for snow removal. Suggest occasional snow emergencies where residents are noticed to move their cars for a period of time for snow removal as happens in the rest of Old Town.
    - Additional cost of maintenance will be covered by project tax base.
    - Agree to participate in cost of improvements north of Manor
- The revisions also include changes to Lowell Avenue. Previously the sidewalk was proposed on the downhill side of the street. The City supported this location

because it would result in greater utilization. By moving the sidewalk between the parking/snow storage and the retaining wall it will be very difficult to keep clear and will be utilized less.

- The applicant's engineer has stated that the two reasons for this modification:
  - By putting the sidewalk on the downhill side of Empire Ave and on the uphill side of Lowell, it make for a continuous pedestrian path from the lower end of Empire all the way up and around the Treasure project and then down Lowell all the way to the Park City Mountain Resort without having to cross the street. The sidewalk was put on the downhill side of Empire because it creates the least impact to existing structures/driveways.
  - By putting the sidewalk on the uphill side of Lowell it allows for tailoring the grading to fit the existing conditions and approaches and is the option that creates the least impact to the existing conditions.
- The three options proposed for Empire Avenue address the issues of pedestrian safety (introduction of sidewalk) and traffic calming (narrower streets). The customized approach to accommodate existing conditions is an improvement over the sole mitigation of signs to deter traffic. Each of the options decreases the width of travel lanes and would be customized toward the existing conditions on the street.
  - Option 1. Existing Conditions with Downhill Sidewalk on Empire. Two 9 feet wide travel lanes with a 2 ½ foot curb and gutter. Parking, landscaping, and a 4 feet wide sidewalk is also included.
  - Option 2: Landscape Islands with Downhill Sidewalk on Empire. Two 8 feet wide travel lanes with 2 ½ foot curb and gutter on each side of the travel lanes. Alternating parking and landscape islands, and a 4 feet wide sidewalk is also included.
  - Option 3: Landscape Islands Both Sides with Downhill Sidewalk on Empire. Two 8 feet wide travel lanes with 2 ½ foot curb and gutter on each side of the travel lanes. Alternating parking and landscape islands on both sides of the street and a 4 feet wide sidewalk are also included.
- The applicant provided mitigation to decrease trips from the project once guest/residents have arrived:
  - Cabriolet
  - 8th Street Improvements
  - Bike and ski trail
  - Ticket Sales
  - Connectivity to public transportation
  - Onsite amenities
  - Storage
- The applicant submitted a proposal to decrease the demand to the site.
- The applicant provided staff with an updated traffic study which places the through traffic to the site on Lowell Avenue. The previous study distributed the traffic between the two streets.
- The original traffic study assumed road widths to be 25 feet.
- The City Engineer and the Public Works Transportation Manager determined that in order to provide the level of service that will accommodate the projected traffic the roads must be maintained to a width of 25 feet as the PEC traffic study suggest.

- In order to maintain the 25 feet width, the City must impose the management practice of no parking between the hours of 2 am and 6 am.
- The parking on the street is not a problem due to the existing traffic levels. With increased traffic levels from the project, the road must be kept clear and therefore the additional demand requires that additional impact is mitigated.
- The applicant has stated that “We no longer support the winter prohibition of parallel street parking from 2 AM to 6 AM.”
- The applicant suggests “occasional snow emergencies where residents are noticed by the placement of temporary signs over existing to move their cars for a period of time to the designated snow storage areas having been previously cleared.”
- City staff cannot support the newly proposed snow management plan.
- The City utilizes the management practice of emergency snow removal in order to haul snow from tight residential streets. This management practice does not occur on a regular basis due to the impacts to the residents, the difficulty in logistics, and the expense.
- City staff asked the applicant to answer the questions in response to the need to remove cars from Lowell and Empire between the hours of 2 – 6 am:
    - How many cars will be displaced due to the snow removal management plan?
    - Where will the displaced cars park?
- Not all residents have off-street parking.
- City staff has requested a number associated with the number of residents actually impacted to determine if mitigation is achieved.
- If a number is known, then the Planning Commission can make a determination of an acceptable level where mitigation is achieved.
- City staff finds that the sidewalk will not sufficiently mitigate the pedestrian safety issues due to inadequate snow removal. The previous snow removal cost did not include the maintenance of the sidewalk. The sidewalk plow mentioned in the bid is only slated for use for hauling, not for regular plow service. Public Works use the small sidewalk plow to get snow from around obstacles and out of the gutter during hauling events.
- City Staff does not support the location of the sidewalk on the uphill side of Lowell Avenue. It is expected that the sidewalk will be utilized by the local residents more that the visitors of the development. By placing the sidewalk closer to the majority of the existing neighbors on the downhill side it will be easier access for the residents and snow will melt more quickly. The challenges of locating the sidewalk on the uphill side include grade issues due to the steeper existing conditions and keeping a sidewalk cleared adjacent to the proposed snow storage areas.
- Another concern of City Staff is the proposed improvements to Empire Avenue. The proposed landscape islands on Empire Avenue will necessitate ongoing planting, watering and maintenance, again creating another financial and labor burden on the City for years to come.
- The City Engineer has concern for the proposed travel lane width of 8 feet. A standard truck width of 7’9” not including the side mirrors.

- Commission concurred with the staff analysis.
- Commissioner letter read out.
- Lengthy discussion between applicant and his consultants, Public Works Director, City Engineer, Senior Planner and the Planning Commission during the work session regarding traffic and parking mitigation**.**

August 26, 2009 Planning Commission

- Commission asked if there is a computer simulation tool that would help them understand the feet of excavation and final grade. It was difficult for them to understand what existing grade is today and what final grade will be once excavation occurs.
- Planning Staff stated that the applicant had updated the elevation of the buildings to show the difference between final grade and the existing grade through the building. She offered to put together a packet that better explains the grades.
- Commission felt a massing model would help demonstrate the excavation.

September 23, 2009 Planning Commission

- Staff finds that any support commercial over 5% of the total floor area within specific hotels must count towards the MPD 19 unit equivalents.
    - Even if the Planning Commission agrees with the applicant, any support commercial above the 19 unit equivalents is not vested and would be subject to a full blown, new compatibility and MPD/CUP review (if you allow the applicant to take advantage of more permissive provisions of the current code, such application would be a substantive amendment to the original MPD and require re-opening the entire MPD).
    - Staff indicated that additional support commercial causes additional impacts such as impacts to mass and building size, traffic from deliveries and employees, greater water usage, etc. Rather than focus on the calculation methods, the Planning Commission should focus on impacts of additional support commercial and the level of mitigation. The developer has vested rights to 19,000 square feet of support commercial and 5% of the hotel area as long as impacts are mitigated within the CUP review.
- Staff discussion points:
    - Does the Planning Commission agree with Staff's analysis on support commercial? The applicant has given the staff the perception that the project as it is designed today will not be modified. This should be discussed during the work session. If the applicant is not going to make modifications to comply with the support commercial, staff can make findings for denial and move onto the next elements in the review.
    - The total square footage of the project is larger than originally anticipated within the master plan approval and original CUP submittal.
    - The modification of grade is more extensive than originally anticipated creating greater impacts to the site, scale, hillside, and neighborhood.
    - Staff requests discussion and direction on additional square footage.
    - Should the design be revised to become more efficient and comply with the limits of the MPD?

    - Would the Planning Commission like another streetscape of the project showing the full elevations of the buildings? Does the Planning Commission have other areas of concern not identified by staff? Should a separate design review task force be created to evaluate the style, design, and architectural detailing of the project?
    - Are the proposed structures appropriate to the topography of the site?
- Commission comments:
    - Conclusions from the staff report analysis were consistent with the supported documentation of the Land Management and the legal counsel interpretation of which Code applies.
    - The size of the building, the amount of commercial space, and the amount of excavation relate to future uses that contribute to mass and space. They needed to do as much as possible to reduce the mass and scale of the building and to make sure the commercial space requested is used in the original content of the MPD, which is support commercial only. It cannot attract outsiders into this project.
    - Open to addressing the Sweeney rebuttal in conjunction with the Staff report at the next meeting.
    - Regarding excavation, stated that in looking at the original MPD, found that the point of excavation for the significant buildings was from natural grade. In each drawing, by the time it gets to the top of the building, there is a half a story of existing grade without the big cut. With a million square feet proposed and without having the tailing issue resolved to the satisfaction of the City Staff, felt the excavation still needed to be addressed.
    - The currently proposed project has grown from what was approved under the MPD.
        - Noted that four primary items that identify where the increases have occurred and how it impacts mass and scale were the additional support commercial at 33,412 square feet; the additional meeting space at 16,127 square feet; and the circulation, common space and accessory space at 309,511 square feet, which was slightly under the amount of residential.
        - Concern with the amount of back of house circulation square footage is built into the additional support commercial and meeting space.
    - Planning Commission would need to spend a considerable amount of time on that issue to understand the impacts of the excavation, as well as the water and mine tailing issues. Felt strongly about having an environmental impact study commissioned by the City because it is crucial in evaluating the final plans for the project.
    - In doing the excavation and taking existing grade down to final grade, the massing is much larger than what was approved with respect to the MPD.
    - Felt a major question raised in the Staff report was whether or not the applicant was willing to change their plan. Commissioner asked the

applicant if they were willing to change their plan or if the Planning Commission should rule on the current proposal.
    - Applicant replied that they would need time to discuss their options and to respond to the Staff report before making that decision.
    - Commissioner stated that shifting the mass into the hill only changes the mass; it does not reduce the mass. In addition, that approach triggers other impacts caused by the additional excavation required to move the massing back. Unsure if that was a wise approach and questioned whether it was permissible under the MPD or the CUP criteria.
    - Commission encouraged the applicants to provide a massing model of the project with topos as part of the streetscape. Remarked that most of the visuals provided by the applicant are in a vacuum and do not show the correlation with the surrounding houses. Requested a streetscape that provides a better feel for how that fits in with the surrounding structures on the street.
- Commission interested in another site visit and Planning Staff offered to schedule a visit before the October 28th meeting.

<u>October 28, 2009 Planning Commission</u>

- Work session: scheduled site visit
- Due to the weather, the site visit was cancelled.
- The Commissioners concurred that there was a need to visit the site and rescheduled the site visit on November 5. The public would be noticed site visit.
- Planning Staff reported that the applicants have commissioned an architect to prepare a model of the project that will be presented at the December 9th meeting. She understood that the model would show how the structure fits within the landscape. Planning Staff noted that the purpose of the site visit was to calculate the height for a better perception and she thought the model could provide that information.
- Commissioner Wintzer remarked that there were two issues; the height and the height in relationship to other buildings in close proximity.
- Commissioner Jack Thomas stated that they were also interested in the existing natural grade versus finished grade.
- Commissioner Peek pointed out that the section drawings showed existing grade but not the final grade.
- Pat Sweeney, the applicant, distributed information packets for Treasure Hill to each Commissioner.

<u>February 10, 2010 Planning Commisison</u>

- Commission comments:
    - Commission agreed with the comments about making the development project a different color in the model.
    - Planning Commission Chair pleased with the model.
    - “The applicant will present only general development concepts that may be approved at this juncture. Final unit configuration and mix may be adjusted by future developers at the time of conditional use review.”

- "The master plan development procedure attempts to deal with the general concept of a proposed development and defers or relegates the very detailed project and new elements to the conditional use stage of review".
- On September 23, 2009 four Commissioners made specific comments that were in agreement with the Staff report. Five Commissioners wanted the applicant to prepare a rebuttal for the next meeting.
- Model attempts to address two discussion points from the last meeting; 1) providing additional streetscape; and 2) are the structures appropriate to the topography, it does not address the other significant discussion points of; a) excessive proposed support commercial; b) excess square footage; and c) efficiency of design.
- Did not find that the applicants' proposal on points a, b or c comply with Criteria 8, 11 or 15.
- Commissioner did not find the project to be in compliance with the MPD. Commissioner felt the first step in the process was to reach agreement that the CUP application complies with the underlying MPD.
- Property lines behind the buildings that encroach on to open space. Did not believe anyone had anticipated going into open space, excavating material and taking out the trees, and then leaving it as a guide wall or cliffscape, which is not a natural open space setting.
- Efficiency of design and noted that in 2004 they received a design that was roughly 500,000 square feet. In that design 57% was residential units and he thought that was an inefficient design. Now they have a design that is over a million square feet and 39% of the area is residential units. Project was going backwards in its efficiency rather than forward. The project now is 20% larger than it was when they began talking about mass and scale.
- The 1986 plan showed the development starting with natural grade and excavating only what was needed for the buildings. The buildings appeared to step up the mountain and then it went back to existing grade. There was very little change between the existing grade and the finished grade. The proposed excavation and grade change is a major contrast to the 1986. Nothing to reduce the parking requirement, including the commercial space. This was one reason why the project was lopsided on its efficiency.
- If the plans were final, the Planning Commission needed to assess those plans and vote on them. In order to do that, the Staff needed to prepare all the documents, all the studies, and all the Staff reports so the Planning Commission could vote on the project. Applicant attorney letter saying that the further they go down this road the more the applicant detrimentally relies on what the applicant is being told by Staff. The way to stop that detrimental reliance is to stop the Staff's analysis and vote on what appears to be the final plan.
- If the applicant intends to change their plans substantially based on comments from the Planning Commission, the April meeting may not be a

vote. However, unless there are substantial changes to the plans provided, the Planning Commission has the obligation to vote on the plan and stop the alleged detrimental reliance by the applicant.

- Commission asked Staff to prepare the documents the Planning Commission would need to decide on this project:
  - The MPD, which includes the 1986 Staff report and the original plans.
  - Crowd, traffic and parking studies and all traffic and parking plans that have been generated by both the applicant and the City.
  - All mitigation plans in any form submitted by the applicant. All excavation plans submitted by the applicant. Any construction mitigation plans submitted by the applicant.
  - Any environmental studies by both the City and the applicant or any third party.
  - Applicable 1986 Code sections for both the LMC and the historic guidelines.
  - All legal opinion memoranda that has been submitted by both the applicant's attorney and by the outside counsel retained by the City.
  - Minutes from all the meetings since the time the DVD was given to the Planning Commission.
- The Planning Commission responded to the eight points outlined in the Staff report as follows:
  - Support Commercial. All the Commissioners concurred with the Staff's analysis.
  - The applicant's willingness to make changes. The Commissioners had already addressed this point in their comments.
  - Staff request for discussion and direction on additional square footage. The Commissioners had addressed this point in their comments.
  - Should the design be revised to become more efficient and comply with the limits of the MPD. The Commissioners concurred that the first step is to comply with the MPD.
  - Whether the Planning Commission wanted another streetscape of the project showing full elevations of the building. Planning Commission Chair believed the model accomplished what they needed to see. The Commissioners concurred. Commissioner requested detailed photographs of the model for future reference. Commissioner thought it would be helpful to have GPS coordinates for the top parts of the buildings. He felt there needed to be an objective standard for measuring height about sea level. PC Chair requested copies of the slides that Mr. Elliott had presented this evening.
  - Whether the Planning Commission had other concerns not identified by Staff. Commissioner was interested in seeing an avalanches assessment due to the risks involved with the amount of excavation proposed and the slope retention.

- Should a separate design review task force be created to evaluate style, design, architecture detailing of the project, and the HDDR? Commissioner felt the Historic Preservation Board was qualified and the MPD identifies the HPB as the body for review. Planning Staff noted that the Historic District Design Review is usually conducted by Staff, but it could go before the HPB at the request of the Planning Commission. Commissioner believed the MPD envisioned a review by the HPB. Chair noted that the Historic Review has changed since the time of the MPD and he preferred to have the HPB involved. Commissioner commented on other projects where the City Council had designated a design review task force. He believed that the scale and impacts of this project would warrant a design review task force. The Commissioners concurred.
- Are the proposed structures appropriate to the topography of the site. Chair reiterated an earlier comment that the applicants have spent more time fitting things in to the site as opposed to fitting them on the site. He did not believe it was appropriate as proposed. Simply based on the excavation, Commissioner did not think it was appropriate to the topography. Commissioner thought the model helped demonstrate the sprawl and excessive height, which was not appropriate for the site. Commissioner pointed out the absence of any stepping.

- In reading the minutes of the MPD, believed the intent was for the project to be hidden in the Gulch. At this point, that has not been accomplished. There is too much of the project out front and not enough in the Gulch. Buildings on the left side were appropriate, except for the cliffscape behind them that is outside of the limits of disturbance. Bckdrop is altered so much that it changes the mass of the project. Buildings on the other side do not follow the topography of the hill.
- The mass had changed in the project, concerned that the appearance of the mass would be even greater once the project was excavated.
- Applicant architect representative felt the Planning Commission had provided good comments and direction. The applicants would take those comments, consider their options and provide a response as soon as possible regarding the next step to move forward.

Review Process

The developments of Mid-Station and Creole Gulch sites must be reviewed by the Planning Commission as a Conditional Use Permit and must comply with the development parameters and conditions of the original SPMP approval.

Conditional Use Permit Review

The application has remained active since the April 26, 2006 Planning Commission meeting. The applicant has been in communication with staff since 2006 to inform them that they have been continuing to work on the additional submittal requirements. The

City was actively working on alternatives with the applicant from 2010-2014. The applicant was actively meeting with City Staff from 2014-2016. The application is vested under the Land Management Code (LMC) CUP criteria as it existed at the time of the submittal in 2004. Within the original SPMP a timeline was established for the development of each property. The applicant has followed the timeline and has obtained CUPs for each of the developments. The Hillside Properties were identified in the timeline as the last properties to be developed. The Master Plan is still valid due to the applicant keeping within the timeline established during the approval.

As indicated on the LMC 50th Edition, revised as of July 10, 20003 (LMC 50th), a Conditional Use id defined as (LMC 50th § 15-15-1.52):

> *A land Use that, because of its unique characteristics or potential impact, is allowed only if certain measures are taken to mitigate or eliminate the potential impacts.*

LMC 50th § 15-1-10 indicates the following:

> *There are certain Uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.*
>
> *The Community Development Department will evaluate all proposed Conditional Uses and may recommend conditions of approval to preserve the character of the zone, and to mitigate potential adverse effects of the Conditional Use.*
>
> *The City must review all proposed Conditional Uses according to the following procedure, unless a subsequent provision of this LMC specifically sets forth an administrative approval process for a specific Conditional Use, in which case that section shall control:*

LMC 50th § 15-1-10(D) indicates the following:

> *(D) **Standard of 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.*

LMC 50th § 15-1-10(E) states:

*(E) **Review.** The Community Development Department and/or Planning Commission must review each of the following items when considering a Conditional Use permit:*

(1) size and scale of the location of the Site;
(2) traffic considerations including capacity of the existing Streets in the Area;
(3) utility capacity;
(4) emergency vehicle Access;
(5) location and amount of off-Street parking;
(6) internal vehicular and pedestrian circulation system;
(7) Fencing, Screening, and landscaping to separate the Use from adjoining Uses;
(8) Building mass, bulk, and orientation, and the location of buildings on the site; including orientation to buildings on adjoining lots;
(9) usable Open Space;
(10) signs and lighting;
(11) physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing;
(12) noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site;
(13) control of delivery and service vehicles, loading and unloading zones, and Screening of trash pickup Areas;
(14) expected Ownership and managements of the project as primary residences, Condominiums, time interval Ownership, Nightly Rental, or commercial tenancies, how the form of ownership affects taxing entities; and
(15) within and adjoining the Site impacts on Environmentally Sensitive Lands, Slope retention, and appropriateness of the proposed Structure to the topography of the Site.

Master Plan Development Parameters and Conditions

The Planning Commission will also review conformance with the approved master plan of 1986. This include conformance with the development parameters and conditions, as well as the ten (10) findings identified in the original SPMP. The developer of the parcels is legally bound by and obligated to perform the ten (10) development parameters. These parameters outline the unique maximum height envelopes, parking requirements, construction mitigation, employee housing and the obligation of improvement and easements. The following are the master plan findings as well as the development parameters and conditions of the 1986 approval:

Sweeney Properties Master Plan Findings:

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 the development in 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 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 the 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 master planning efforts.*

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.*

Sweeney Properties Master Plan Development Parameters and Conditions:

1. *The Sweeney Properties Master Plan is approved based upon the information and analysis prepared and made a part hereof. While most of the requirements imposed will not be imposed until individual parcels are created or submitted for conditional use approval, certain specific obligations are also identified on the approved phasing plan. At the time of conditional use or subdivision review, the staff and Planning Commission shall review projects for compliance with the adopted codes and ordinances in effect at the time, in addition to ensuring conformance with the approved Master Plan.*

2. *Upon final approval of the proposed Master Plan, a recordable document (in accordance with the Land Management Code) shall be prepared and submitted. The Official Zone Map will be amended to clearly identify those properties included within the Master Plan and the hillside property not included within either the Town Lift Mid-Station or Creole Gulch sites (approximately 110 acres) shall be rezoned to Recreation Open Space. At the time of conditional use review, final building configurations and heights will be reviewed in accordance*

with the approved Master Plan, applicable zoning codes and related ordinances. A minimum of 70% open space shall be provided within each of the development parcels created except for the Coalition properties.

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 or 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.*

4. *Access to the Town Lift and Creole sites shall be provided by a private roadway with acceptable emergency access and utility easements provided. No city maintenance of these streets is expected. All utility lines shall be provided underground with private maintenance required wherever located in inaccessible locations or outside approved easements.*

5. *Building heights shall be limited to the maximum envelope described on the Restrictions and Requirements Exhibit. At the time of conditional use approval, projects shall be reviewed for conformance with the heights prescribed thereon, and the following:*

    (a) The various parcels located within the Historic Residential (HR-1) zone district shall abide by the Land Management Code and no height exceptions will be considered. Maximum building height on the single family lots shall be limited to 25' in order to reduce potential visibility.

    (b) The Coalition East sites are limited to a maximum building height of 55', subject to compliance with the stepped façade (as shown on the applicable plans) concept submitted and the setbacks provided.

    (c) The Coalition West properties are limited to a 35' maximum building height adjacent to Park Avenue and a 28' height along Woodside Avenue; subject to the footprints defined, common underground parking and access, and no commercial uses allowed.

    (d) The Town Lift Mid-Station development is restricted to a maximum height of 45 feet. The maximum height of 35 feet is required for at least 90% of the total unit equivalent volume of all above grade buildings and an overall average height of less than 25 feet measured from natural undisturbed grade. No portion of any building shall exceed the elevation 7,240 feet above main sea level. (Per City Council amendment on October 16, 1986)

(e) The Creole Gulch site shall be limited to a maximum height of 75 feet. An average overall height of less than 45 feet shall be provided and no portion of any building shall exceed either elevation 7,250 feet for the easternmost building or elevation 7,275 feet for the balance of the project. (Per City Council amendment on October 16, 1986)

The above building height restrictions are in accordance with the approved Restrictions and Requirements Exhibits submitted, and are in addition to all other codes, ordinances, and standards.

6. *At the time of project review and approval, all buildings shall be reviewed for conformance with the Historic District Design Guidelines and related architectural requirements. No mechanical equipment or similar protuberances (i.e.: antennae, flags, etc.) shall be permitted to be visible on any building roof-tops or shall any bright or flashing lights be allowed.*

7. *All easements, deeds, and/or rights-of-way shall be provided without cost to the City and in accordance with the Master Plan documents and phasing plan approved. Likewise, it shall be the developer's sole responsibility to secure all easements necessary for the provision of utility services to the project.*

8. *Master Planned Development approval only conceptually established the ability of local utility service providers to supply service to the projects. It does not constitute any formal approval per se. The applicant has been notified that substantial off-site improvements will be necessary and that the burden is on the future developer(s) to secure various easements and upsize whatever utility lines may be necessary in order to serve this project. Prior to resale of this property in which this MPD approval is carried forward, or prior to any conditional use application for any portion of the MPD, a utility plan addressing water, fire flows, and sanitary sewer, storm drainage, cable utilities, and natural gas shall be prepared for review and approval by City Staff and the Snyderville Basin Sewer Improvement District. Part of the plan shall be cost estimates for each item of utility construction as it is anticipated that major costs for these utilities will be necessary. All such costs shall be paid by the developer unless otherwise provided. If further subdivision of the MPD property occurs, the necessary utility and access improvements (see below) will need to be guaranteed in roads, and access questions which will need to be resolved or upgraded by the developers <u>at their cost</u> (in addition to impact fees, water development and connection fees, and all other fees required by City Ordinances are as follows:*

   (a) Empire Avenue and Lowell Avenue will be the main access routes to the Creole Gulch site. As such, during construction these roads will need to carry heavy traffic, probably in the vicinity of up to 300 heavy trucks per day. At the present time and until the Creole Gulch site develops, Empire and Lowell south of Manor Way are and will be low-volume residential streets, with a pavement quality, width, and thickness that won't support that type of truck

traffic. The City will continue to maintain the streets as low-volume residential streets, including pavement overlays and/or reconstruction. None of that work will be designed for the heavy truck traffic, but in order to save money for the developer of the Creole Gulch site, he or she is encouraged to keep the City Public Works Director notified as to the timetable of construction at Creole Gulch. If the City is notified that the construction is pending such that an improved pavement section can be incorporated into normal City maintenance projects, then it is anticipated that the incremental additional cost of the additional pavement thickness (which is likely to be in the vicinity of 3 additional inches of asphalt over the entire 46,000 linear feet [25-foot asphalt width] of Lowell/Empire south of Manor Way, or approximately $80,000 additional cost in 1986 dollars) could be paid by the developer with said amount deducted from future impact fees paid to the City as long as it did not exceed the total future impact fees. However, if the increased pavement section is not coordinated with the City by the developer such that the pavement of Lowell and Empire south of Manor Way remains inadequate at the time the Creole Gulch site is developed, then the developer shall essentially reconstruct the entire 4,600-foot length of Lowell and Empire south of Manor Way at his or her cost, which with excavation and reconstruction of an anticipated 6-inch asphalt thickness on top of 10 inches of road base, plus all other normal construction items and costs, would be in the approximately cost range of $300,000 to $400,000 in 1986 dollars. Further, because that reconstruction would be inconvenient to residents and the City, and because delays, impacts, and potential safety hazards would be created over and above normal City maintenance of existing streets, that action by the developer would be a new impact on City residents and the cost therefore would not be deductible from any developer impact fees.

(b) Contribute to the Park City Village, or other water tanks, determined to be necessary by the City Engineer in order to serve the project with culinary and fire storage. Based on a Type 1 fire resistive construction, it is assumed that the contribution would be on the order of 500,000 gallons at a cost of approximately $300,000, although the exact figures would need to be determined in a detailed study using adopted City standards.

(c) Construct pumped pressure system(s) with backup emergency power to provide a means of delivery of fire flows to the project. Construct a meter vault at the edge of the road adjacent to the project, beyond which all water facilities would be privately maintained. It is anticipated that in the vicinity of 2,500 feet of 12-inch water line with appurtenances may be required. Such pipe would cost about $70,000 in 1986 dollars exclusive of the pumps and backup power, which are even more expensive.

(d) Provide an easement, or pay all costs related to condemnation by Park City of an easement, suitable for construction and maintenance of a storm drain from the project site to Silver Creek or McLeod Creek. All City streets and any

public utility drainage easements normally provided in the course of other private development shall be available for utility construction related to this MPD subject to reasonable construction techniques and City standards.

(e) Pay for downstream detention basin construction costs in accordance with the ratio of increased runoff from the project during the 50-year flood event to the total design volume of the basin. (Note: The City Engineer will require runoff to meet the current standard. The detention basin must be able to hold the difference between pre and post development based on a 100 year storm event.)

(f) Construct a storm drain line to Silver Creek or McLeod Creek adequate to contain the runoff running through and off the site during the 50-year flood event. It is assumed that a minimum of 36-inch concrete storm drain line will need to be installed solely for Creole Gulch drainage. It is further assumed that special clean-out boxes and inlet boxes will need to be designed to address difficult hydraulic problems. Such boxes are expensive. (Note: the City Engineer will require that the storm drain meet the current standard. The size of the storm drain line should be able to handle the difference between pre and post development. This must be calculated and submitted to the City for review.)

(g) Provide re-vegetation over all on-site and off-site areas disturbed for project-related utilities.

(h) Sanitary sewer improvements are assumed to involve replacing in the vicinity of 3,000 feet of sewer line, with new manholes included. Such construction will cost in the vicinity of $100,000, is subject to the approval of SBSID (now SBWRD), and is further subject to all District fees and agreements necessary for extension of lines.

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.

10. As projects are submitted for conditional use approval, the City shall review them for required employee housing in accordance with adopted ordinances in effect at the time of application.

Review of Conditional Use Permit

In the interest of moving forward efficiently and in an orderly fashion, Planning Staff requests to outline the CUP review criteria and development parameters/conditions and

determine in which order the Planning Commission anticipates to consider the filed CUP. Currently, Planning Staff is tentatively planning for one (1) meeting per month for this application. Each meeting will have an opportunity for public input and is planned to review one or more of the CUP review criteria as the Planning Commissions directs. If items are continued for further discussion, that may affect the rate at which each CUP review criteria can be heard by the Planning Commission and for the public to comment. For these reasons, a fixed schedule is not possible to predict. The Planning Department will make all reasonable efforts to keep a dedicated website at www.parkcity.org up to date and each meeting will adhere to public noticing requirements.

Staff requests that the review of the CUP be guided into four (4) basic review principles including: history/basic parameters, site, buildings, and operations. The following outline has been prepared to allow the Planning Department and the Commission to focus on specific items while at the same time being able to recognize specific items that are inter-related. Staff estimates that the full review would be able to be handled in a minimum of nine (9) meetings as follows:

I. History/Basic Parameters (1 meeting anticipated)
- Introduction
- History of Project
- Proposal
- Review Standards

II. Site (3 meetings anticipated)
(1) Size and scale of the location of the Site.
(2) Traffic considerations including capacity of the existing Streets in the Area.
(3) Utility capacity.
(4) Emergency vehicle Access.
(5) Location and amount of off-Street parking.
(6) Internal vehicular and pedestrian circulation system.
(7) Fencing, Screening, and landscaping to separate the Use from adjoining Uses.
(9) Usable Open Space.
(10) Signs and lighting.
(15) Within and adjoining the Site impacts on Environmentally Sensitive Lands, Slope retention, and appropriateness of the proposed Structure to the topography of the Site.

III. Buildings (3 meetings anticipated)
(1) Size and scale of the location of the Site.
(5) Location and amount of off-Street parking.
(8) Building mass, bulk, and orientation, and the location of buildings on the site; including orientation to buildings on adjoining lots.
(10) Signs and lighting.

(11) Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing.
(15) Within and adjoining the Site impacts on Environmentally Sensitive Lands, Slope retention, and appropriateness of the proposed Structure to the topography of the Site.
- Employee housing.

IV. Operations (1 meeting anticipated)

(12) Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site.
(13) Control of delivery and service vehicles, loading and unloading zones, and Screening of trash pickup Areas.
(14) Expected Ownership and managements of the project as primary residences, Condominiums, time interval Ownership, Nightly Rental, or commercial tenancies, how the form of ownership affects taxing entities.
- Construction Management.
- Shuttles/taxis/night lift operations.
- Snow removal/storage.

V. Wrap-up (1 meeting anticipated)

Discussion Requested. Staff would like consensus from the Planning Commission that the anticipated outlined review process is favored. If Planning Commission would like the staff to proceed with the review differently, comments regarding process would be appreciated. The CUP criteria have been divided into three (3) major sections. The order of CUP criteria is to be determined, e.g. mass (8) and compatibility (11) would be reviewed together.

Notice

The property was posted and notice was mailed to property owners within 300 feet on May 11, 2016. Legal notice was published in the Park Record on April 27, 2016 and May 11, 2016 according to requirements of the Land Management Code.

Public Input

Public input has been received by the time of this report. See Exhibit A – Public Comments.

All public comments are forwarded to the Planning Commission and kept on file at the Planning Office. The 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 input to the Planning Commission:

- Attending the Planning Commission meeting 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 Comment Card.

- Preparing a letter and mailing/delivering it to the Planning Office.

Exhibits/Links

Exhibit A – Public Comments
Approved MPD Narrative
Approved MPD Plans
Proposed Plans – Visualization Drawings1
Proposed Plans – Visualization Drawings2
Proposed Plans – Architectural/Engineering Drawings 1a
Proposed Plans – Architectural/Engineering Drawings 1b
Proposed Plans – Architectural/Engineering Drawings 2
Applicant's Written & Pictorial Explanation

Additional Exhibits/Links

2009.04.22 Jody Burnett MPD Vesting Letter
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

EXHIBIT F

PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
April 22, 2020

PUBLIC NOTICE IS HEREBY GIVEN that the PLANNING COMMISSION of Park City, Utah will hold its Regular Planning Commission Meeting at the City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Wednesday, April 22, 2020.

MEETING CALLED TO ORDER AT 5:30 PM.

1.ROLL CALL

2.MINUTES APPROVAL

2.A. Consideration to Approve the Planning Commission Meeting Minutes from March 11, 2020.
PC Minutes 03.11.2020 - Pending Approval

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5.CONTINUATIONS

5.A. Work Session – Staff Compiled the Planning Commission's Goals and Priorities for Land Management Code Amendments Provided by the Commission in the Work Session on February 26, 2020. Staff will Present a Plan and Schedule of Proposed 2020 Land Management Code Amendments for the Commission's Review.
(A) Continuation to a Date Uncertain
2020 Land Management Code Amendment Continuation Staff Report

5.B. Land Management Code (LMC) Amendment – Amending LMC § 15-10-5 to Allow the Board of Adjustment Alternate to Count Toward Establishing a Quorum. PL-20-04459
(A) Public Hearing (B) Continuation to a Date Uncertain
Board of Adjustment Quorum Amendment Staff Continuation Report

6.REGULAR AGENDA

6.A. 445 King Road –Conditional Use Permit – The Applicant is Requesting a Conditional Use Permit For The Construction of a Single Family Dwelling, Consistent With the Plat and Master Development Plan. This Item was Originally Continued From the February 12, 2020 Planning Commission Meeting to the March 25, 2020 Meeting, Which was Cancelled. PL-19-04373

(A) Public Hearing (B) Possible Action
445 King Road Conditional Use Permit Staff Report
EXHIBIT A: Applicant Statement and Project Description Documents
EXHIBIT B: Plans
EXHIBIT C: Treasure Hill Subdivision Phase 3 First Amended Plat
EXHIBIT D: Memorandum from Park City Public Utilities, dated December 20, 2019
EXHIBIT E : Ordinance 03-36
EXHIBIT F: Ordinance 03-37

6.B. 1209 Park Avenue – Plat Amendment – The 1209 Park Avenue Plat Amendment Proposes to Combine Lot 3 and the Northern Half of Lot 2 of Block 6 of the Snyders Addition to Park City Into One Lot of Record. PL-20-04500
(A) Public Hearing (B) Possible Recommendation for City Council's Consideration on May 14th, 2020
1209 Park Ave Plat Amendment Staff Report
Exhibit A : Proposed Ordinance
Exhibit B: Applicant's Project Intent
Exhibit C: Current Plat
Exhibit D: Existing Conditions Survey
Exhibit E: Aerial Photograph
Exhibit F: Site Photographs
Exhibit G: Snyderville Basin Water Reclamation District Approval Letter

6.C. 1064 Park Avenue – Condominium Plat – The 1064 Park Avenue Condominium Plat Proposes to Create a Two (2) Unit Condominium Plat from the Duplex That is Under Construction On This Lot.
(A) Public Hearing (B) Possible Recommendation for City Council's Consideration on May 14, 2020
1064 Park Avenue Condominium Plat Staff Report
Exhibit A: Draft Ordinance
Exhibit B: Current Plat
Exhibit C: Applicant's Project Intent
Exhibit D: Existing Conditions Survey
Exhibit E: Aerial Photograph
Exhibit F: Site Photographs

6.D. 2290 Deer Valley Drive East - Condominium Plat - The applicant is requesting approval of the Snow Park Residences Condominium Plat, Phase 2 of the larger St. Regis Deer Valley project. The Snow Park Residences includes a four story (4) condominium building with one (1) level of underground parking, nine (9) condominium units, meeting spaces, and support commercial space. PL-20-04471.
(A) Public Hearing (B) Recommendation to City Council on May 14, 2020
St. Regis Phase 2 Condo Plat Staff Report
Exhibit A: St Regis 1st Amended HMP 8-2019
Exhibit B: Deer Crest Settlement Agreement
Exhibit C: CUP Action Letter 4.18.16
Exhibit D: Deer Valley Twelfth Amended and Restated MPD

Exhibit E: Parking and UE Analysis
Exhibit F: St. Regis Parking Phases

7.ADJOURN

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

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

Planning Commission
Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Subject: 445 King Road
Project: PL-19-04373
Author: Liz Jackson, Planner
Date: April 22, 2020
Type of Item: Administrative – Conditional Use Permit (CUP)

Summary Recommendation

Staff recommends that the Planning Commission review the proposed Conditional Use Permit for 445 King Road in the Estate (E) Zoning District, conduct a Public Hearing, and consider approving the Conditional Use Permit for 445 King Road according to the Findings of Facts, Conclusions of Law, and Conditions of Approval as outlined in this report.

Description

Applicant:	Patrick J. Sweeney
Location:	445 King Road
Zoning District:	Estate (E)
Adjacent Land Uses:	Residential and Recreation Open Space
Reason for Review:	The Planning Commission reviews and approves Conditional Use Permit Applications

Proposal

The Applicant is requesting that the Planning Commission review their proposal for a new Single Family Dwelling at 445 King Road. The new Single Family Dwelling site is labelled as the “Main House” according to the Treasure Hill Subdivision Phase 3 First Amended Plat and will be referenced as such herein. Per the Plat for this Site (Note 12), final house design shall be reviewed under the Conditional Use Permit (CUP) process. The proposal is in accordance with the Plat and Sweeney Properties Master Planned Development (Sweeney Properties Master Plan – SPMP). This Site is located in the Estate (E) Zoning District.

Zoning District

445 King Road is located in the Estate (E) Zoning District. The purpose of the E District is to:

A. allow very low density, environmentally sensitive residential Development which:
    1. preserves ridge tops, meadows, and visible hillsides,
    2. preserves large, cohesive, unbroken Areas of Open Space and undeveloped land,
    3. preserves and incorporates wetlands, drainage ways, and intermittent streams as amenities of Development,
    4. mitigates geologic and flood hazards,
    5. protects views along the City’s entry corridors, and
    6. decreases fire risk by keeping Development out of sensitive wild land

interface Areas.

B. incorporate pedestrian trail linkages between and through neighborhoods; and
C. encourage comprehensive, efficient, Compatible Development which results in distinct and cohesive neighborhoods through Application of the Sensitive Lands Ordinance.

Background

The CUP Application was deemed complete on December 11, 2019. Per Summit County's records, this Site is Lot 8 of the Treasure Hill Subdivision Phase 3 First Amended Plat. Currently, the Site has an existing 1,500 square foot (Footprint) Structure being utilized as the "Main House" on the property. This was built with the intention that it would become a Guest House at a later date and a larger "Main House" would be built, in accordance with the Plat. A timeline of past Land Use and Development Activity is below.

Site Timeline

October 16, 1986 – Sweeney Master Planned Development (also known as Sweeney Properties Master Plan) was approved by the City.

July 31, 2003 – City Council approved a Zone Change for this Site from Recreational Open Space (ROS) to Estate (E). This was per Ordinance 03-36 (see Exhibit E).

July 31, 2003 – City Council approved a Subdivision Plat to create one Lot of record for this 11.9 acre Site. A six month Extension for this Application was approved by City Council on August 12, 2004. The Plat was subsequently recorded. This was per Ordinance 03-37 (see Exhibit F).

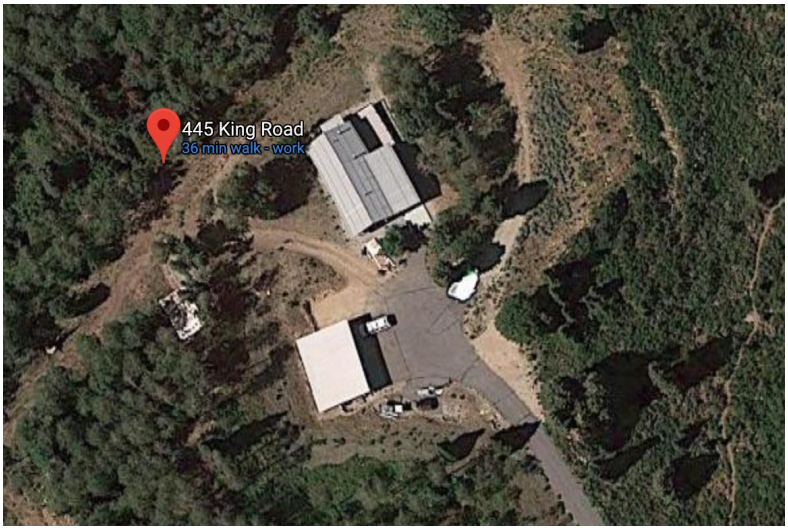
June 22, 2005 – A Conditional Use Permit was approved by the Planning Commission for construction of a Single Family Dwelling on this Site in accordance with the Sweeney Properties Master Plan. This approval had an expiration date of one year and has expired. No Building Permit was ever issued.

May 13, 2009 – Planning Commission approved a Conditional Use Permit for construction of a small Single Family Dwelling and detached garage with a carport. Condition of Approval 9 states that any future Dwelling on the Lot requires a separate Conditional Use Permit. The small Single Family Dwelling has a Footprint of 1,500 square feet and was considered to be the "Main House" at the time, but the intention – as stated by the Applicant – was to construct a larger "Main House" at a later date. The existing "Main House" will now be considered the Guest House, per the Plat and the Guest House definition in LMC 15-15-1, and the Applicant is now applying to construct a larger "Main House."

May 28, 2009 – A Subdivision Plat Amendment for this Site was approved by City Council. The Plat was recorded as Entry Number 00883780 with Summit County (Exhibit B).

December 17, 2009 – A Building Permit was issued for a 1,500 square foot Single Family Dwelling at this Site (at the time was considered a “Main House”, with the intention that it would become a Guest House at a later date), and was subsequently built.

To date, the existing Structure on the Site has been utilized by the Applicant as the “Main House”. The current Application now seeks approval for a larger “Main House” with the existing Structure to be used as a Guest House. Reference to this Structure is noted in Plat Note 1(f). See images below titled Existing Structures and Existing Site for reference to the current built Structure(s) configuration and how the proposed Development location relates to the overall Site conditions.



Existing Structures – Google Maps



Existing Site – Park City ArcGIS Map

February 12, 2020 – Planning Commission continued this item to the March 25, 2020 Planning Commission meeting, in order to give staff time to review new plans submitted by the Applicant. The Future Phase 3 Addition was discussed to offer clarification on why and how that will be reviewed as an Administrative Conditional Use Permit. See Analysis section of this report (Review of Potential "Future Phase 3 Addition" sub-section) regarding that Addition. No concerns or amendments to the proposed Conditions of Approval were proposed. See meeting minutes linked here, beginning on page 17.

March 25, 2020 –Planning Commission meeting was cancelled and items were noticed as being rescheduled to the April 22, 2020 meeting.

Analysis

A Conditional Use is defined in Land Management Code (LMC) 15-15-1 as a land Use that, because of its unique characteristics or potential impact, is allowed only if certain measures are taken to mitigate or eliminate the potential impacts. The Land Management Code requires the Planning Commission to review certain criteria when considering whether or not a proposed Conditional Use mitigates impacts. LMC 15-1-10(E). The criteria are outlined below, which include staff's analysis.

1. **Size and location of the Site**.

No unmitigated impacts

The proposed Structure will be a Single-Family Dwelling for the "Main House" on an

11.9 acre parcel. This Site is of a substantial size, especially compared to the nearby Historic Districts' Lots to the east that allow Lots as small as 1,875 square feet (.04 acre). The size of the Lot and its location on the hillside allows for the proposed Structure to be physically and visually buffered from the adjacent Historic District neighborhoods. See image below titled Cross-canyon View of Site. The adjacent Lots to the south and west are within the Estate Zone, which requires a minimum Lot size of 3 acres per Dwelling Unit, and the adjacent 555 King Road Site is 55.9 acres (within the Estate Zone – see Exhibit B Sheet C1.0). 445 King Road's size is not only compatible with the adjacent Estate parcel's size, but the Site's size limits the impact that a large Structure would have on the Historic District's smaller Structures and Lots through natural vegetation, a visual buffer of the hillside, and distance. The nearest adjacent residence is 853 feet away, as measured.

2. **Traffic considerations including capacity of the existing Streets in the Area**.
No unmitigated impacts
The Site is accessed off of King Road. In the fall of 2019, the Applicant upgraded a portion of King Road to be 16' wide paved asphalt, with 2' on either side of compacted gravel. This was done to improve Fire Department and emergency vehicle access, as prior to this it was a substandard road. This was approved through Building Permit BD-19-27208. This portion of the road is shown in the image below between the two red lines (indicated by arrows marked "Pave King Road").



The Applicant has an Access Easement Agreement (recorded with Summit County as

document number 00658445) that lays out the parties responsible for the use and maintenance of the public and private portions of King Road. Any traffic increase to this Site will be minor, as the proposed development is a Single Family Dwelling (i.e. “Main House”) and the existing Structure may only be used as a caretaker or Guest House. The Lot may not be further subdivided per Plat Note 12.

3. **Utility capacity, including Storm Water run-off**.
Potential impact mitigated through Conditional Use Permit Conditions of Approval
All utilities to the Site were installed during construction of the existing 1,500 square foot house. The Site has a booster pump installed for the drinking water, which was approved and previously regulated by the Division of Drinking Water. Any update to the system and/or increase in demand would need their review and approval, and Park City Public Utilities requests they be included in the review and approval process with the Division of Drinking Water. See Exhibit D for Memorandum regarding the Site’s utilities. Maintenance and replacement of this system is the responsibility of the current or future Property owner. This is addressed in Condition of Approval 7. The Park City Fire District will need to review and approve the new development demands on the current system, at the Building Permit phase, to determine if the new development demands on the current system will be sufficient for fire flow and that the current backup systems are adequate.

4. **Emergency vehicle Access**.
No unmitigated impacts
See item 2 above, as that addresses the upgrades to King Road for emergency vehicle access.

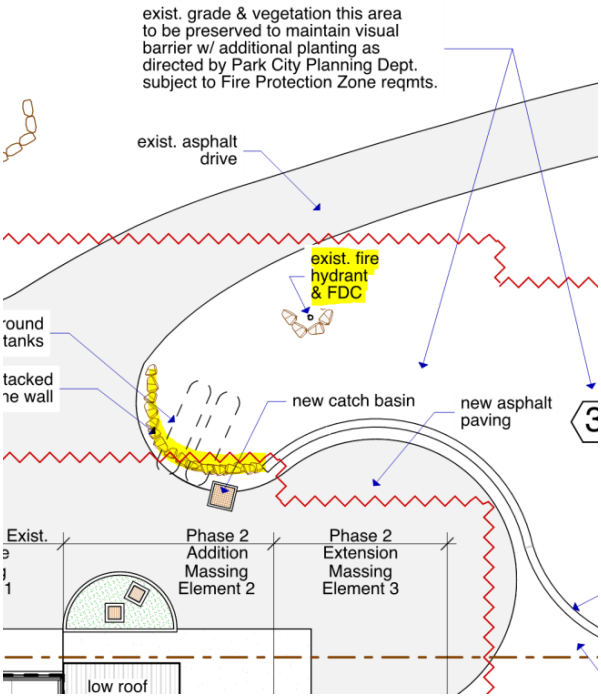
5. **Location and amount of off-Street parking**.
No unmitigated impacts
Two (2) parking spaces are required for the proposed “Main House” (i.e. Single Family Dwelling - up to the first six [6] bedrooms) and one (1) space is required for the existing Guest House Structure, per LMC 15-3-6(A). The Application is in compliance with these parking requirements. See Exhibit B Sheet CU-103. This project proposes more than ample parking, as there are at least four (4) covered Parking Spaces (two [2] side-by-side and two [2] tandem, with extra garage space) within the existing and proposed Garage, one (1) carport, and a paved, uncovered parking area between the existing Structure and the proposed Structure. The proposed Structure has three (3) bedrooms proposed, so no extra parking spaces are required other than what has been proposed.

6. **Internal vehicular and pedestrian circulation system**.
Condition of Approval Recommended
Vehicle Circulation: King Road is predominantly a steep and narrow street, and likely the simplest form of access to the Site would be by vehicle. The Site circulation is vast, as there is private driveway leading from King Road to a circular driveway adjacent to the “Building Zone”, ideal for turning vehicles. The “Building Zone” and Building Area Zone terms are noted in Plat Note 3, and are similar to Building Envelope, per the

definition in LMC 15-15-1. Plat Note 3 states this area includes “Improvements, including fences and formal landscaping (unless otherwise permitted under easements or agreements of record or as shown on this Plat or as consistent with construction drawings approved by the Park City Municipal Corporation (“City”) for the driveway and utilities (“Drawings”) shall be limited to the “Building Zone” noted on this Plat.” Vehicle circulation to the Site is via King Road which has sufficient capacity for the proposed “Main House”. The Applicant is requesting that the driveway be restricted to what is proposed in the plans (i.e. not allowed to change locations and further disrupt the Site, adjacent to the existing fire hydrant). See Condition of Approval 10.

Pedestrian Circulation: Although a portion of the road has been widened by the Applicant, it is likely not an ideal road for pedestrians as it is steep and does not have sidewalks. Once on the Site there are multiple ski runs and recreation trails within walking distance. Ski and pedestrian easements exist on this Property, per the Sweeney Properties Master Plan. See Plat Note 10. No changes to trails or easements are proposed with this Application.

7. **Fencing, Screening, and landscaping to separate the Use from adjoining Uses**.
Condition of Approval Recommended
No Fencing is proposed at this time. Landscaping is proposed to be native grasses to blend in with existing vegetation. See Exhibit B Sheet CU-101. The Applicant is requesting that the driveway be restricted to what is proposed in the plans (i.e. not allowed to change locations and further disrupt the Site, adjacent to the existing fire hydrant) and a low demarcation wall be required on the Site to not allow for further landscaping disturbance from development, expansion of driveway, and similar activities in the future. See fire hydrant and wall highlighted in yellow below in image from Exhibit B Sheet CU-101, titled Stone Wall – Zoomed in Site Plan. See Condition of Approval 10. The landscaping that exists is meant to maintain a visual barrier of this Site’s “Main House” and assist in mitigating its visual impact. Per Plat Note 2 Park City Municipal Corporation can determine if more vegetation is necessary.



Stone Wall – Zoomed in Site Plan

The Applicant also currently practices landscaping techniques that are recognized industry-wide in order to have a “firewise” property, and is proposing to continue that practice, per Exhibit A. Staff finds that as this Site is on a highly vegetated hillside, allowing “firewise” landscaping, as shown on the plans, outside of the “Building Zone” is permissible to protect the Structures (“Main House” and Guest House) should a wildfire occur. Per Plat Note 2, the Structures must be shielded from the view of the Historic District, through the maintenance of existing vegetation. A Water-wise and “firewise” landscape plan will be required at the time of the Building Permit submittal, and shall only disturb within the area shown on the plans reviewed by the Planning Commission on April 22, 2020. See Exhibit B Sheet CU-101 Site Plan for this area shown with red outline. Plat Note 4 restricts temporary Construction disturbance, that must be revegetated with native vegetation, to 20’ outside of the Building Zone. This will need to occur at the Building Permit phase. This is not to be confused with the “firewise” landscaping area that staff has found to be appropriate (noted above) per the vegetation conditions and potential wildfire risk for this Site, but to put parameters around the allowable disturbance that may occur during Construction.

Additional landscaping may be required post-construction after review by the City Forestry Manager. A landscape plan will need to be reviewed prior to the issuance of a Building Permit. See Condition of Approval 4.

8. **Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots**.
Potential impact mitigated through Conditional Use Permit Conditions of

Approval and Existing Plat Requirements

The proposal is for a “Main House” Structure, with a large portion of the first floor below Existing Grade. As proposed, per the architect on the project, the total square footage for the “Main House” is 7,925. This is including the interior square footage of all three levels of the “Main House”. This calculation is just informational as, per the Plat, the restriction on the “Main House’s” size is measured by the Building Footprint. Per Plat Note 1, the “Main House” will have a maximum Footprint of 3,500 square feet. It states “The following shall not count toward the Footprint calculations:

1) Deck which is open on at least two sides, but which may have railings as required, covered or uncovered, and that does not have above-existing-natural-grade or living space located below or above it;
2) Exterior walkways;
3) Exterior stairs;
4) Driveway; and
5) That portion of any Garage, carport, mechanical space, or living space that is located below existing Natural Grade and which has landscaping or deck (as provided in 1(a)) located above it.
6) The Footprint for up to fifteen hundred (1,500) square feet for an additional attached or detached residence, further provided such residential space is used for only a caretaker’s house or guest house...”

The applicable Building Footprint for the “Main House” is 2,617 square feet, as measured, which is allowed per Plat Note 1. See Exhibit B Sheet CU-102 for Footprint Area Analysis. The applicable Footprint areas are marked with green dashed lines. This includes the proposed Phase 2 Addition (1,873 square feet), Phase 2 Extension (546 square feet), and Garage (198 square feet, non-exempt portion per Plat Note 1). Staff proposes that the possible “Future Phase 3 Addition” as shown on Exhibit B Sheet CU-101 Site Plan be reviewed and approved via an Administrative Conditional Use Permit, per Condition of Approval 3. At this time, the Applicant is requesting only the “Main House” (2,617 square feet of Footprint proposed), with a possible “Future Phase 3 Addition” that may utilize the remaining Footprint square footage (maximum of 883 square feet, per Plat Note 1 and the proposed plans in Exhibit B). As this is a small portion of the allowed “Main House” Footprint and at this time considered a *possible* addition, staff finds this can be done administratively at a future date. See Condition of Approval 3 regarding materials review for the “Main House”.

This “Main House” will be located behind a cluster of aspen trees. Per Plat Note 2, the Planning Department may require additional vegetation screening for the Structure(s). See image below from McHenry Street, titled Cross-canyon View of Site, showing the Site (labelled in red as “Lot 8”). This image shows the existing Structure (to be the Guest House) and the shielding that its location on the hillside and existing vegetation provide.



Cross-canyon View of Site

The image below titled Proposed Structure and Potential Vegetation Locations shows the proposed “Main House”, Guest House, and possible new vegetation (green triangles) that can be added to minimize the visual impact of the “Main House”.



Proposed Structure and Potential Vegetation Location

Per Plat Note 5, the maximum height of the “Main House” may be twenty-five feet (25’) from existing grade for roof ridges/roof elements that are parallel from Existing Grade and thirty feet (30’) for roof ridges/roof elements that are perpendicular from Existing Grade. Any roof ridges above twenty five feet (25’) in height that are oriented

perpendicular to Existing Grade may make up to twenty percent (20%) of the roof plan. See Exhibit B Sheet CU-102 for height analysis showing that ten percent (10%) of the perpendicular roof heights exceed twenty five feet (25') in height (marked as red dashed areas on Sheet CU-102 - Building Height Analysis). Per Plat Note 6, the design of the "Main House" is broken up into multiple masses, which allows for variation in roof heights and wall faces, with the largest massing element (Phase 2 Addition) having a footprint of 1,873 square feet. The maximum footprint a massing element – disconnected or connected – may have, per Plat Note 6, is 2,000. The entire "Main House" Building Footprint shall not exceed 3,500 square feet, per the Plat.

9. **Usable Open Space**.
Condition of Approval Recommended
The proposed Use does not significantly change the Site's Open Space. The "Building Zone" for the Lot is 29,084 square feet on an 11.9 acre (518,364 square feet) Lot, per the Plat. The proposed Building Footprint, not including the exclusions of Plat Note 1, is 2,617 square feet. No disturbances are permitted outside of the "Building Zone" shown on the Plat, unless it is a driveway improvement or an approved utility. The proposed driveway expansion allows for access to the proposed Structure and vehicle circulation, and the adjacent walls prevent further expansion of said driveway area, per Condition of Approval 10.

10. **Signs and lighting**.
No unmitigated impacts
No signs are proposed. The lighting must conform to Building and Land Management Code standards at the time of Application(s). The Plat for this Site also requires that lighting on the Lot including the interior and exterior of all Structures be shielded from direct view from all viewpoints within the City Limits with the exception of Seasonal Lighting, per Plat Note 11. This will be reviewed at the time of Building Permit.

11. **Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing**.
Condition of Approval Recommended
This Site is adjacent to the Historic District, and is required to abide by the Historic District Design Guidelines of LMC 15-13 Design Guidelines For Historic Districts and Historic Sites, per the SPMP. This was reviewed by the Planning Department's Design Review Team and was found to substantially comply with LMC 15-13-8. One aspect to note from this review was that although the "Main House" is predominantly sided with corrugated metal, per Exhibit B Sheet CU-104, this is appropriate in regard to the massing of this Structure. Typically in the Historic District, homes were of a small scale and had wood siding. As this Structure is permitted to be of a larger size, per Plat Note 1, it reads as more of a commercial Structure that would have been seen historically. These types of Structures may have had metal siding, and therefore this is in substantial compliance with the intention of the Historic District Design Guidelines. The Building Zone is also not typical to the street fronting homes seen in the Historic District, and as such the "Main House" materials won't have a negative impact on surrounding Structures.

Per the Design Review Team's comments, there are no immediate surrounding Structures near this property to evaluate the compatibility. However, historically this hillside and surrounding areas were identified by the low-density, large, scattered industrial-type buildings with no residential style structures in the vicinity. As the Use of this project is residential, and the massing and scale comply with the required plat note, allowing this residential structure to portray a more industrial style of architecture as opposed to the primarily wood-sided small houses in the Historic Residential districts complies with the intent of not replicating structures that never existed in Park City, as well as not creating an architectural language that would have never been seen historically in this area.

See Condition of Approval 3 regarding materials review for the "Main House", as this will allow staff to determine if proposed materials are compatible with surrounding Structures. The Site is shielded by vegetation and distance from other Sites, so the Structure's design will have minimal impact on surrounding Sites.

12. **Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site**.
No unmitigated impacts
No noise, vibration, odors, steam, or mechanical factors that might affect people and Property are anticipated. The vegetation and distance from other properties should shield these potential effects from other Sites.

13. **Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas**.
No unmitigated impacts
Residential trash pickup is contracted by the Applicant with a private company and this is noted in Condition of Approval 8. Currently, the Applicant uses a dumpster on the Site, which is swapped out every eight (8) weeks. It is likely the new Dwelling will increase the frequency at which the dumpster is replaced, but staff finds that it likely won't have a significant impact on surrounding Sites. The dumpster is located within the "Building Zone" and is not visible from neighboring Sites. The loading and unloading of said dumpster occurs within the "Building Zone".

14. **Expected ownership and management of the project as primary residences, Condominiums, time interval Ownership, Nightly Rental, or commercial tenancies, how the form of Ownership affects taxing entities**.
No unmitigated impacts
At this time, the Single-Family Dwelling will be the primary residence of the Applicant. Per the project description in Exhibit A, the Applicant has proposed a restriction be recorded against the Property which will limit driveway access to one point and restrict further expansion and relocation. See Condition of Approval 10. The Lot cannot be further subdivided, per Plat Note 12. Nightly Rentals are an allowed Use in the Estate Zoning District, should the current or future owner decide to utilize the Property in this way. Per LMC 15-4-6, Guest Houses may not be sold or leased separate – including Nightly Rentals – from the "Main House". See Condition of Approval 12.

15. **Within and adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and appropriateness of the proposed Structure to the existing topography of the Site**.
No unmitigated impacts
Grading and slope retention must be approved prior to issuance of a Building Permit. This Site and the adjoining Sites are not within the Soil Ordinance boundary, but are within the Sensitive Lands Overlay (SLO). Staff finds that this proposal is in substantial compliance with LMC 15-2.21, as the size of the "Building Zone" is six percent (6%) of the overall Property Area, with the rest remaining as Open Space. The location of the "Building Zone" was approved in the 2004 Plat Amendment and is in a location with minimal impact on the Slope and Ridge Line of the Site, overall hillside, and adjacent properties and neighborhoods. The height limitations on the Plat (Plat Note 5) were put into place, along with massing limitations (Plat Note 6) and vegetation screening (Plat Note 2), in order to preserve the view of the Ridge Line from surrounding Sites. There are no wetlands or streams on the Site.

As there is virtually no development allowed outside of the "Building Zone" (see item 9 regarding driveway and utilities), disturbance to wildlife habitat areas would be minimal. This Site includes – and/or is surrounded by – trails and ski runs that allow for human activity all year long, and can be used heavily depending on the season, so impact on wildlife would not be greatly varied by the addition of a main Dwelling. The Site is already utilized by the Property owner and accessible by members of the public. The "Building Zone" does not have environmentally sensitive lands.

16. **Reviewed for consistency with the goals and objectives of the Park City General Plan; however such review for consistency shall not alone be binding**.
Condition of Approval Recommended
Goal 6 of the General Plan, Natural Setting, is to implement climate adaptation strategies to enhance the City's resilience to the future impact of Climate Change. Wildfire probability is increased with a lack of moisture, and as Climate Change has affected the snow fall and amount of moisture in Park City, preparing for a possible fire is a key measure community members can take to limit Structure and properties from burning. The Applicant has incorporated "firewise" techniques on the Property to minimize the impact of a potential wildfire to the Structure and Site. Condition of Approval 4 will help to mitigate impacts of future landscaping.

Goal 9 of the General Plan, Parks & Recreation, is to continue to provide unparalleled parks and recreation opportunities for residents and visitors. Objective 9A includes maintaining local recreation opportunities. This Site's development allows for continued public use of trails on the Property, with minimal impact from the built Structures and Use.

Review of Potential "Future Phase 3 Addition"
Although the current proposed design complies with the height, massing, and visibility requirements, the Building Permit for this Structure must also comply with the Land

Management Code in effect at the time of Application. Pertaining to item 11 above regarding a proposed Administrative Conditional Use review, and regarding Plat Note 12 that states that final house design will be reviewed under the Conditional Use process in accordance with the SPMP, staff finds that the proposal has a significant portion of the "Main House" shown, with a possible addition in the future (see Exhibit B Sheet CU-101 Site Plan showing red dashed "Future Phase 3 Addition"). The Applicant has proposed the "Main House", as shown in Exhibit B, as being a total of 2,617 square feet (per Plat Note 1's exemptions) with 883 square feet of Footprint remaining. As that addition is a fraction of the house size and the proposal outlines the greater design of the Structure, staff finds that possible "Future Phase 3 Addition" can be reviewed administratively. See Condition of Approval 3. This addition's (to the "Main House") Footprint may be up to 883 square feet, per Plat Note 1, as the plans are proposed. Staff has determined that the plans meet the requirements of the Plat, specifically Plat Note 12 that states the Final House Design shall be reviewed under the Conditional Use process.

CUP Expiration Date

Per LMC 15-1-10(G), Conditional Use Permits expire one (1) year from the date of Planning Commission approval, unless otherwise indicated. The Applicant is requesting that the CUP have an expiration date of five (5) years from approval, as it is possible the proposed "Main House" will not be built within the next few years or that the Applicant will sell the property. The Applicant is also proposing additional ways to restrict the property from further development. These restrictions are shown in Condition of Approval 10 (i.e. no changes to the driveway be permitted, and maintenance of a visual buffer between the "Main House" and adjacent properties). Staff finds that these restrictions are beneficial for minimizing the impacts of the proposed "Main House" on the natural environment of the Site and on adjacent properties and neighborhoods. Due to the nature and location of the Site being shielded from the Historic District and a large distance from adjacent properties – and that the "Main House" will need to abide by the SPMP and Plat, and the Land Management Code in effect at the time of Building Permit Application – staff recommends allowance of a five (5) year expiration of this Conditional Use Permit. This will vest development on the Site and limit further Development of built Structures. As this timeframe is already extending the typical one (1) year expiration period, per LMC 15-1-10(G), staff recommends a Conditions of Approval stating that extensions not be granted for this Permit. See Condition of Approval 2.

Department Review

The Applicant's proposal has gone through an interdepartmental review. Comments received have been added into this report.

Notice

Notice was posted, and a courtesy notice was mailed to Property owners within 300' of the Property, on January 29, 2020. Notice was published in the *Park Record,* City website, and the Utah Public Notice website on January 29, 2020.

Public Input
No public input was received prior to the issuance of this Staff Report.

Alternatives
1. The Planning Commission may approve the Conditional Use Permit for the 445 King Road Conditional Use Permit, as conditioned; or
2. The Planning Commission may continue the discussion on the Conditional Use Permit for the 445 King Road and direct staff to conduct further research and analysis; or
3. The Planning Commission may deny the Conditional Use Permit for the 445 King Road and direct staff to make findings for this decision.

Recommendation
Staff recommends that the Planning Commission review the proposed Conditional Use Permit for 445 King Road in the Estate District, conduct a public hearing, and consider approving the Conditional Use Permit for 445 King Road according to the Findings of Facts, Conclusions of Law, and Conditions of Approval as outlined below:

Findings of Fact
1. The Property is located at 445 King Road, Summit County Parcel Number THILL-3-8-1AM, and is within the Estate (E) Zoning District.
2. The Property is located on Lot 8 of the Treasure Hill Subdivision, Phase 3.
3. Per Plat Note 12, final house design shall be reviewed under the Conditional Use Permit process. Plat Note 1 lists this as the “Main House.” This “Main House” is considered a Single Family Dwelling per the definition in LMC 15-15-1. The new Single Family Dwelling site is labelled as the “Main House” according to the Treasure Hill Subdivision Phase 3 First Amended Plat and will be referenced as such herein.
4. The proposed “Main House”, a 7,925 square foot residence, is located on a 11.9 acre parcel.
5. The City approved the Sweeney Master Planned Development on October 16, 1986. The Sweeney Master Plan Approval identifies miscellaneous Properties including, “…a third lot to be situated up on top of Treasure Mountain (possible future access predicated on United Park City Mines Company’s plans for development off of King Road). Development would be restricted to single-family homes with no greater than 3,500 square foot Footprints and maximum Building heights of 25 feet.” Final house designs are required to be reviewed as Conditional Use Permits in accordance with the Sweeney Properties Master Plan.
6. On July 31, 2013, the City Council approved a Subdivision Plat to create one (1) Lot of record for this 11.9 acre Site. On this same date, Council approved a Zone Change for this Site to be changed from Recreation Open Space (ROS) to the Estate (E) Zoning District.
7. The CUP Application was deemed complete on December 11, 2019.
8. The Application meets the requirements of LMC 15-1-10(E), regarding the Conditional Use Review Process.
9. Per LMC 15-1-10(E)(1), there are no unmitigated impacts of the Site size and

location as the Site's size and location are not changing.

10. Per LMC 15-1-10(E)(2), there are no unmitigated impacts regarding the traffic considerations including capacity of the existing Streets in the Area. In the fall of 2019, the Applicant upgraded a portion of King Road to 16' wide asphalt paving, with 2' on either side of compacted gravel to allow for Fire Department Access. This allows for sufficient emergency vehicle access on King Road. This Conditional Use Permit will not alter the required emergency vehicle access.
11. Per LMC 15-1-10(E)(3), there are potential impacts to the utility capacity, including storm water run-off. 445 King Road is currently used as a private residence and the addition of the "Main House" will not significantly change overall utility capacity and storm water run-off. See Condition of Approval 7 for drinking water booster pump requirements if updates to this system are proposed.
12. Per LMC 15-1-10(E)(4), there are no unmitigated impacts to emergency vehicle Access.
13. Per LMC 15-1-10(E)(5), there are no unmitigated impacts to the location and amount of Off-Street parking. Pursuant to LMC 15-3-6(A), three (3) parking spaces are required for this Site – two (2) for the Single-Family Dwelling and one (1) for the Guest House. This proposal meets these requirements. There is an enclosed Garage with two (2) side-by-side parking spaces and at least two (2) tandem parking spaces; and a carport with one (1) parking space.
14. Per LMC 15-1-10(E)(6), there are impacts to the internal vehicular and pedestrian circulation system. There is ample vehicular circulation on the Site, with a private driveway that leads from King Road to the "Building Zone". There is also a circular parking area that can be used as a turning point for vehicles. As this area is expanding, but staff finds it acceptable per the proposed "Main House" location, Condition of Approval 10 will mitigate further expansion of driveway area. The Property includes trail easements for public access, per the Plat.
15. Per LMC 15-1-10(E)(7), there are no unmitigated impacts to the Fencing, but Screening and Landscaping to separate the Use from the adjoining Uses are proposed to be affected. No Fencing is proposed at this time. Landscaping is proposed to be native grasses to blend in with existing vegetation. The Applicant is requesting that the driveway be restricted to what is proposed in the plans (i.e. not allowed to change locations and further disrupt the Site, adjacent to the existing fire hydrant) and a low demarcation wall be required on the Site to not allow for further landscaping disturbance from development, expansion of driveway, and similar activities in the future. See Conditions of Approval 4 and 10.
16. Per LMC 15-1-10(E)(8), Conditions of Approval are proposed regarding impacts of the Building mass, bulk, and orientation, and the location of Buildings of the Site. The Building mass, bulk, orientation, and location are in accordance with the requirements of the Plat. The Plat (Notes 1, 2, 3, 5, and 6) already has restrictions regarding Footprint, visibility, Building Area (Zone), height, and massing to mitigate impacts the Building's design would have on the Site and adjacent Structures. As conditioned, the proposal is in alignment with restrictions on the Plat. See Condition of Approval 3 for review of the future design of the "Main House".
17. The Building Footprint for the "Main House" can be up to 3,500 square feet with a Guest House of an additional 1,500 square feet, per Plat Note 1. The Building

Footprint included in this calculation is 2,617 square feet, as measured. This includes the proposed Phase 2 Addition (1,873 square feet), Phase 2 Extension (546 square feet), and Garage (198 square feet, non-exempt portion per Plat Note 1). A future extension of this Building's Footprint may be up to 883 square feet, per Plat Note 1.

18. The Plat states in Note 5 that "The 'Main House' height…shall be twenty-five (25') feet for roofs and roof elements that generally are parallel to existing Natural Grade and thirty (30') feet for roof ridges that are generally oriented (in the horizontal plane) perpendicular to existing contour lines… Such perpendicularly oriented roof portions located above twenty five (25) feet shall comprise less than 20 percent of the roof plan." The Applicant has shown this requirement being met in Exhibit B Sheet CU-102, including an analysis of the percentage of perpendicularly oriented roof portions that are above 25 feet in height. It is noted as 10% of the roof plan on that sheet. The Structure's physical design is compatible with surrounding Structures.
19. Per LMC 15-1-10(E)(9), there are no unmitigated impacts to the usable Open Space. The Application is for a private Parcel, although there are easements on the Site for public access, per Plat Note 10. Approximately 74% of the 0.11-acre parcel is landscape. The development of the "Main House" will not significantly impact the Open Space or easements on the Site.
20. Per LMC 15-1-10(E)(10), there are no unmitigated impacts regarding Signs and lighting. No signs or additional lighting are proposed to be installed.
21. Per LMC 15-1-10(E)(11), staff has proposed Conditions regarding the physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing. See Condition of Approval 3 regarding the materials and final detail design of the Structure. This Site is adjacent to the Historic District, and is required to abide by the Historic District Design Guidelines of LMC 15-13 Design Guidelines For Historic Districts and Historic Sites, per the SPMP. This was reviewed by the Planning Department's Design Review Team and was found to substantially comply with LMC 15-13-8.
22. Per LMC 15-1-10(E)(12), there are no unmitigated impacts regarding noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site. No noise, vibration, odors, steam, or mechanical factors that might affect people and Property are anticipated.
23. Per LMC 15-1-10(E)(13), there are no unmitigated impacts regarding control of deliver and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup areas. No deliveries are anticipated. Residential trash pickup for the Property will be similar to the frequency it is currently at, which is about every 8 weeks. Frequency of pick-up may increase slightly with the new Structure, but staff anticipates not greatly.
24. Per LMC 15-1-10(E)(14), there are no unmitigated impact regarding the ownership and management of the Property. At this time, the Single-Family Dwelling will be the primary residence of the Applicant. The Property cannot be further subdivided per Plat Note 12. Per LMC 15-4-6, Guest Houses may not be sold or leased separate – including Nightly Rentals – from the "Main House".
25. Per LMC 15-1-10(E)(15), there are no unmitigated impacts regarding Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and

Park City Soils Ordinance, Steep Slopes, and appropriateness of the proposed Structure to the existing topography of the Site. 445 King Road is located outside of the Park City Soils Ordinance Zone, but is within the Sensitive Land Overlay Zone.

26. Per LMC 15-1-10(E)(16), staff recommends that Condition of Approval 3 be added that allows for staff to review the "Future Phase 3 Addition" (as shown in Exhibit B Sheet CU-101 Site plan that depicts a red dashed Footprint of this addition) as an Administrative Conditional Use Permit. Per the Plat for this Site – Plat Note 12 – the final house design shall be reviewed under the Conditional Use process. Staff has determined that the plans submitted by February 27, 2020 (Exhibit B) are in compliance with this requirement and the future final details (phase 3 addition, window and door placement, proposed materials, and similar details) shall be reviewed through an Administrative Conditional Use Permit prior to Building Permit approval.
27. Due to the nature and location of the Site being shielded from the Historic District and a large distance from adjacent properties, staff recommends an allowance of five (5) years for expiration of this Conditional Use Permit. This will vest restrictions on the Site to limit further Development than what is allowed per the Plat and this CUP, as shown in this report. Staff recommends this be the maximum timeframe for this Permit and no further Extensions be granted. See Condition of Approval 2.
28. The Application was reviewed by the Planning Commission on February 12, 2020 meeting and continued to the March 25, 2020 meeting date, which was cancelled. Cancelled meeting items were noticed as being rescheduled to the April 22, 2020 meeting.

Conditions of Law

1. The proposed Application as conditioned complies with the requirements of the Land Management Code.
2. The proposed Structure is compatible with surrounding Structures in Use, scale, mass, and circulation.
3. The proposed Conditional Use Permit is consistent with the Park City General Plan.
4. The Conditional Use Permit is consistent with the Sweeney Master Planned Development.
5. The effects in difference in use or scale of the Conditional Use Permit have been mitigated through careful planning and Conditions of Approval.

Conditions of Approval

1. All standard project conditions shall apply.
2. This Conditional Use Permit shall expire on April 22, 2025, if the Applicant or any future Site owner has not been issued a Building Permit by that date. As this timeframe is already extending the typical one (1) year expiration period, per LMC 15-1-10(G), further extensions may not be granted for this Permit.
3. Prior to applying for a Building Permit:
    a. Regarding the "Main House" as it is shown in Exhibit B, material samples and final design details must be approved by staff prior to issuance of any Building Permits. Construction shall be in substantial compliance with plans reviewed by the Planning Commission on April 22, 2020.

b. Regarding the “Future Phase 3 Addition” that is shown in Exhibit B, the Applicant shall apply for and receive approval from the Planning Department of an Administrative Conditional Use Permit for final design of the “Main House”. Material samples and final design details must be approved by staff prior to any Building Permit issuance. Construction shall be in substantial compliance with plans reviewed by the Planning Commission on April 22, 2020, regarding Footprint and location. Height shall be in compliance with Plat Note 5.

4. A water efficient (Water-wise) landscape and irrigation plan shall be submitted at the Building Permit phase for staff’s review. This shall include information regarding defensible space on the Site. This plan shall abide by the Land Management Code at the time of submittal and will be reviewed by the Fire Marshal and Forestry Manager.
5. Exterior lights shall conform to the Land Management Code at the time of Building Permit submittal.
6. All Conditions of the First Amended Treasure Hill Subdivision Plat Phase 3 continue to apply.
7. Any update to the drinking water booster pump system and/or increase in demand will require Park City Public Utilities to be included in the review and approval process with the Utah Division of Drinking Water. Proof of this approval will need to be submitted at the Building Permit phase.
8. Grading and slope retention must be approved by the City prior to issuance of a Building Permit.
9. Trash pick-up will be by private contractor.
10. The proposed driveway Footprint shall not be expanded or changed. The stone-clad demarcation wall to the east of the new Structure (“Main House”) will remain onsite to limit Site disturbance and any further driveway expansion into the naturally vegetated areas.
11. Final design of the “Main House” shall abide by the Plat, the Sweeney Property Master Plan, and the Land Management Code at the time of submittal.
12. Per LMC 15-4-6, Prior to Building Permit issuance, a deed restriction “Notice to Purchaser” stating that the Guest House may not be sold or leased separate from the “Main House”, shall be recorded at the County Recorders Office. Applicant will include a copy of the recorded document in the Building Permit file.

Exhibits

Exhibit A – Applicant’s Statement and Project Description Documents
Exhibit B – Plans
Exhibit C – Treasure Hill Subdivision Phase 3 First Amended Plat
Exhibit D – Memorandum from Park City Public Utilities, dated December 20, 2019
Exhibit E – Ordinance 03-36
Exhibit F – Ordinance 03-37

EXHIBIT A

November 7, 2019

Bruce Erickson
Planning Director
Park City Municipal Corporation
PO Box 1480
Park City, UT 84060

Dear Bruce,

Phase 2 of the residence construction on Treasure Hill Subdivision, Phase 3, Amended Plat (Plat) consists of 1976 SF of footprint as calculated according to Plat notes. The structure is three stories with an entrance and garage on the first level, bedrooms and a sitting area on the second level, and a bedroom, kitchen, dining/living area on the third level. It is compliant with all the Plat parameters. The design is meant to reflect historic mine architecture with dull grey corrugated metal siding and seamed roof. The siding and roof is tin clad stainless steel commonly referred to in Europe as terne. The trim of the windows is dark brown with a green tint. All lighting, exterior and interior, will be shielded from view from offsite.

We propose that a restriction be recorded against the property, with the Park City Municipal Corporation named as the beneficiary, which limits driveway access to one point, north of the existing fire hydrant, employs a 10' demarcation stone clad wall (as viewed from the interior of the site and much shorter as viewed from the Old Town side), provides for preservation (after disturbance necessary for construction of the wall) of the peninsula of vegetation between Phase 2 (and the future Phase 3) and the City–augmented with plantings as directed by the Park City Planning Department subject to the Fire Protection Zone Requirements.

The intent is to decrease the visibility of Phase 2 (and future Phase 3) as seen from the Historic District and elsewhere and to specifically prevent an intermediate driveway access to Phase 2 or Phase 3 with the result of exposing multiple levels of structure to view from offsite.

Regards,

Pat Sweeney

RECEIVED
NOV 15 2019
PARK CITY
PLANNING DEPT.

PO Box 2429, Park City, Utah 435-901-2077 psbro23@mac.com

Project Description

- How will the proposed use "fit-in" with surrounding uses? Proposed improvements have been designed to minimize the impact on the landscape of Treasure Hill as intended by the approved Sweeney Properties Master Plan ("SPMP"), Ordinance No. 09-18 and May 28, 2009 CUP ("CUP"). See below SPMP History. Also below is the Treasure Hill Subdivision, Phase 3 First Amended Plat ("Plat") showing, Lot 8 ("Property").
- What type of service will it provide to Park City? Open space: 11.2 acres of 11.9 acres – 94%, public trails, low visibility of buildings and improvements, ski easements in favor of the Park City Mountain.
- Is the proposed use consistent with the current zoning district and with the General Plan? Yes – consistent with the approved Plat.
- Is the proposed use similar or compatible with other uses in the same area? Yes – there is one other single family residence in the general vicinity.
- Will the proposed use emit noise, glare dust, pollutants, or odor? No, other than that of a typical single family residence occupation and maintenance.
- What will be the hour of operation and how many people will be employed? Not Applicable – single family residence.
- Are other special issues that need to be mitigated? Visibility from Old Town will be mitigated by a recorded one point driveway access restriction, wall feature, dedicated open space, and plantings. Of note, there is a sophisticated fire protection system with overhead grounds sprinklers that help protect the buildings and nearby vegetation. All lights (interior/exterior) will be shielded to prevent light pollution offsite. Building materials have been chosen to minimize glare, especially from exterior walls, windows, and roof.

RECEIVED
NOV 15 2019
PARK CITY
PLANNING DEPT.

Revision Stats - Sweeney Residence Phase 2 Addition CUP Submittal

Item	1/9/20 vrs.	2/27/20 vrs.	difference
Footprint	2518	2617	99
Roof % Above 25'	12%	10%	-2%
Overall Floor Area	7584	7925	341

2/27/20 Revision General Description:
1) The primary change is the inclusion of a "stepped back" portion of the east facade central massing element (#2) which is intended to further articulate distinct, separate massing elements per Plat Note #6

2) Some of the roof details have been further refined for appearance and structural issues. The main upper roof has been raised approx. 12 inches

2) The addition has been set back 5 feet further into the hillside which reduces visibility of the structure when viewed from Historic Old Town in compliance with Plat Note #2

3) Locating the addition further back into the hillside has the additional benefit of reducing the percentage of roof more than 25 feet above E.N.G.

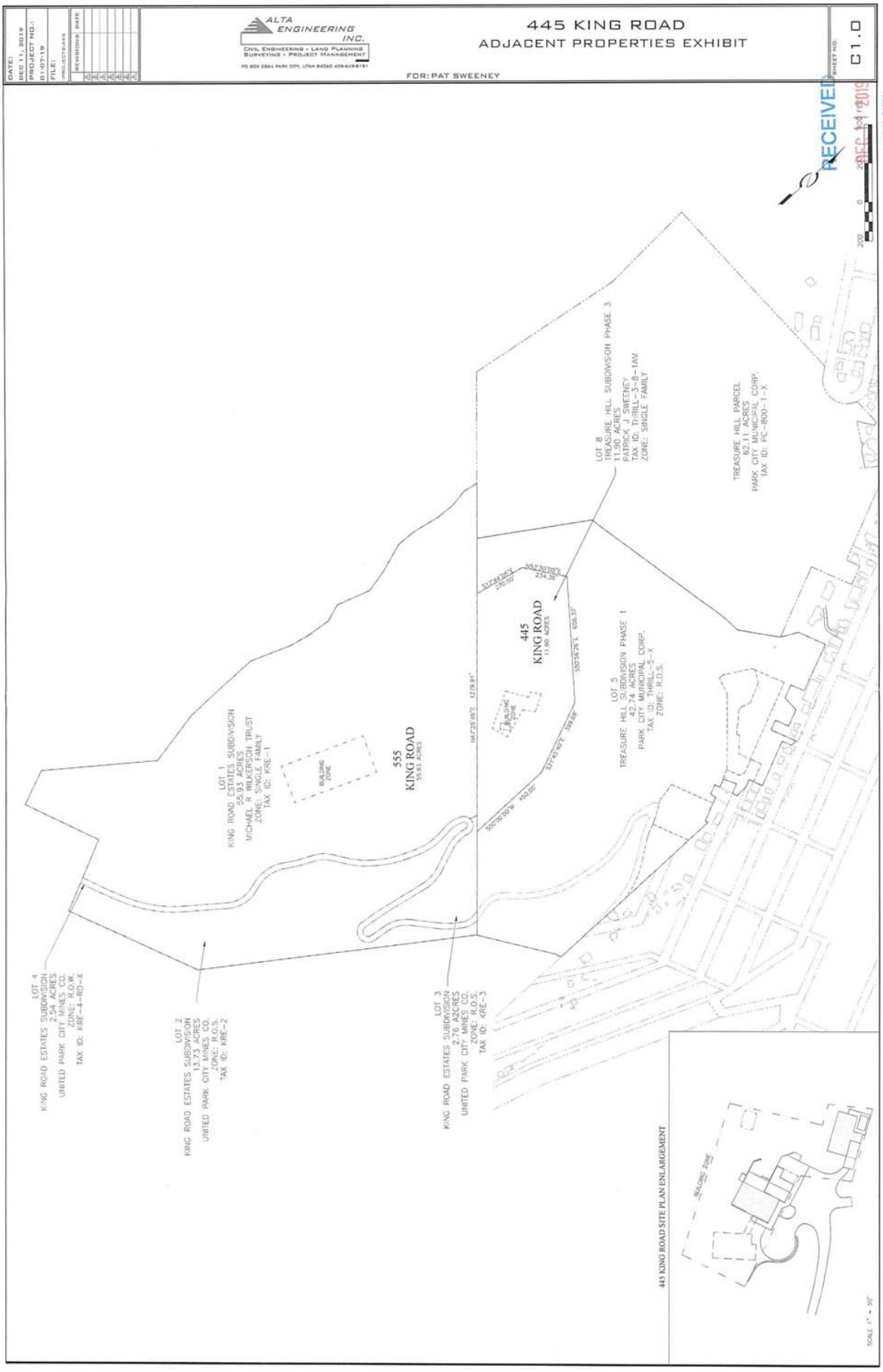

ALTA ENGINEERING INC.
CIVIL ENGINEERING • LAND PLANNING
SURVEYING • PROJECT MANAGEMENT
445 KING ROAD
ADJACENT PROPERTIES EXHIBIT
FOR: PAT SWEENEY
DATE: DEC 11, 2019
PROJECT NO.: 01-07-19
FILE:
SHEET NO: C1.0
RECEIVED
DEC 19 2019
PARK CITY
PLANNING DEPT.
445
KING ROAD
11.90 ACRES
555
KING ROAD
5.93 ACRES
LOT 1
KING ROAD ESTATES SUBDIVISION
5.93 ACRES
MICHAEL S. WILKERSON TRUST
ZONE: SINGLE FAMILY
TAX ID: KRE-1
LOT 2
KING ROAD ESTATES SUBDIVISION
1.33 ACRES
UNITED PARK CITY MINES CO.
ZONE: R.O.S.
TAX ID: KRE-2
LOT 3
KING ROAD ESTATES SUBDIVISION
2.76 ACRES
UNITED PARK CITY MINES CO.
ZONE: R.O.S.
TAX ID: KRE-3
LOT 4
KING ROAD ESTATES SUBDIVISION
2.54 ACRES
UNITED PARK CITY MINES CO.
ZONE: R.O.W.
TAX ID: KRE-4-RD-X
LOT 8
TREASURE HILL SUBDIVISION PHASE 3
11.90 ACRES
PATRICK J SWEENEY
TAX ID: THRILL-3-8-1AW
ZONE: SINGLE FAMILY
LOT 5
TREASURE HILL SUBDIVISION PHASE 1
42.74 ACRES
PARK CITY MUNICIPAL CORP.
TAX ID: THRILL-5-X
ZONE: R.O.S.
TREASURE HILL PARCEL
62.11 ACRES
PARK CITY MUNICIPAL CORP.
TAX ID: PC-800-1-X
BUILDING ZONE
445 KING ROAD SITE PLAN ENLARGEMENT
SCALE 1" = 50'

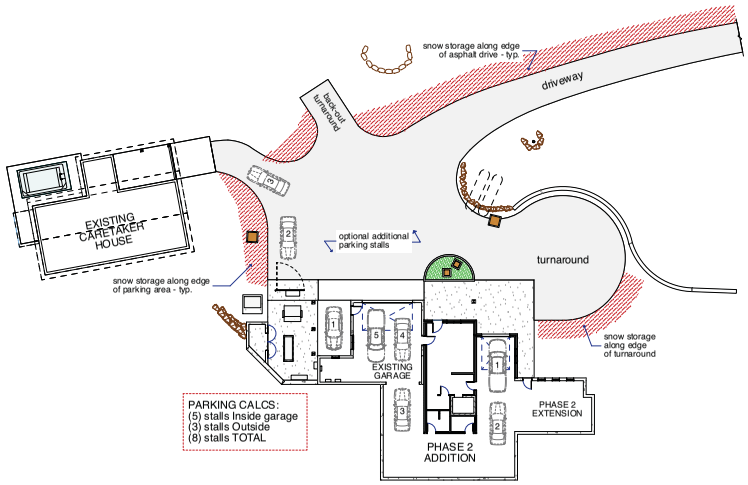
EXHIBIT B

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SHEET INDEX

CONDITIONAL USE

CU-101 SITE PLAN; PARKING & SNOW STORAGE PLAN
CU-102 HEIGHT & FOOTPRINT ANALYSIS
CU-103 FLOOR PLANS
CU-104 EXTERIOR ELEVATIONS
CU-105 EXTERIOR 3D VIEWS



B1 SITE PARKING & SNOW STORAGE PLAN
SCALE: 1" = 20'

PLAT NOTE NARRATIVE - COMPLIANCE WITH PLAT NOTES RELEVANT TO THE ARCHITECTURAL DESIGN

Plat Note #1 Footprint:
Allows for maximum 3,500 SF total footprint. Actual proposed area is 2,617 SF for Phase 2 - *complies*.

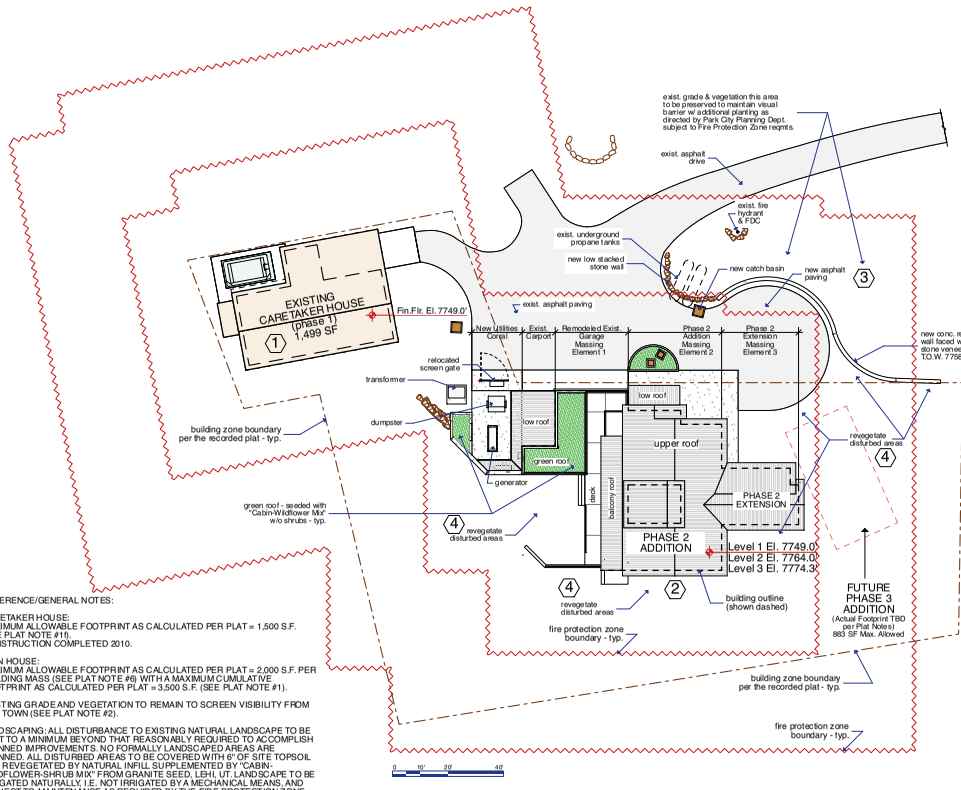
3,500 SF total allowable footprint per Plat note #1, thus 883 SF remaining allowable footprint for future Phase 3 Addition.

Plat Note #2 Visibility:
Requires that Main House & Caretaker/Guest House shall be located and screened so that the structures are substantially out of sight from the Historic District. Due to the following existing conditions and proposed improvements and measures, Phase 2 complies and further mitigates visibility:
- Considerable distance to the building site.
- The steep topography combined with placement of the improvements into the hillside away from the Historic District.
- Intervening existing and (to be) transplanted evergreen trees.
- Intervening existing (previously constructed) berms.
- Preservation of the finger of land between Phase 2/Phase 3 and the Historic District with a proposed wall to permanently set off this area and further decrease visibility.
- Limit driveway access to one point.

Plat Note #3 Building Area Zone:
All applicable construction and improvements shall be limited to the Building Zone indicated on the Plat and the attached Site Plan - *complies*

Plat Note #6 Massing:
Requires that no one massing element (within 3,500 SF total footprint) shall exceed 2,000 SF. Largest actual massing element proposed is 1,873 SF - *complies*.





REFERENCE/GENERAL NOTES:

1. CARETAKER HOUSE:
MAXIMUM ALLOWABLE FOOTPRINT AS CALCULATED PER PLAT = 1,500 S.F. (SEE PLAT NOTE #1f).
CONSTRUCTION COMPLETED 2010.

2. MAIN HOUSE:
MAXIMUM ALLOWABLE FOOTPRINT AS CALCULATED PER PLAT = 2,000 S.F. PER BUILDING MASS (SEE PLAT NOTE #6) WITH A MAXIMUM CUMULATIVE FOOTPRINT AS CALCULATED PER PLAT = 3,500 S.F. (SEE PLAT NOTE #1).

3. EXISTING GRADE AND VEGETATION TO REMAIN TO SCREEN VISIBILITY FROM OLD TOWN (SEE PLAT NOTE #2).

4. LANDSCAPING: ALL DISTURBANCE TO EXISTING NATURAL LANDSCAPE TO BE KEPT TO A MINIMUM BEYOND THAT REASONABLY REQUIRED TO ACCOMPLISH PLANNED IMPROVEMENTS. NO FORMALLY LANDSCAPED AREAS ARE PLANNED. ALL DISTURBED AREAS TO BE COVERED WITH 6" OF SITE TOPSOIL AND REVEGETATED BY NATURAL INFILL SUPPLEMENTED BY "CABIN-WILDFLOWER-SHRUB MIX" FROM GRANITE SEED, LEHI, UT. LANDSCAPE TO BE IRRIGATED NATURALLY, I.E. NOT IRRIGATED BY A MECHANICAL MEANS, AND SUBJECT TO MAINTENANCE AS REQUIRED BY THE FIRE PROTECTION ZONE.

5. EXTERIOR LIGHTING: ALL EXTERIOR LIGHTING VISIBLE FROM ANY OFF SITE VANTAGE POINT SHALL INCLUDE SHIELDING IN COMPLIANCE WITH PARK CITY MUNICIPAL CODE. ALL SUCH LAMPING SHALL BE 3500°K OR LESS.

D3 SITE PLAN
SCALE: 1" = 20'

PROJECT: 19-05
DATE: 11.7.19
REVISIONS:
1-9-20, 2-5-20,
2-27-20

DAVE RICHARDS ARCHITECTS INC.
1399 south 700 east, suite 17-d p.o. box 526064 salt lake city, utah 84152-6064
v: 801.466.1396 email: dave@daverichards-architects.com

DAVE RICHARDS ARCHITECTS

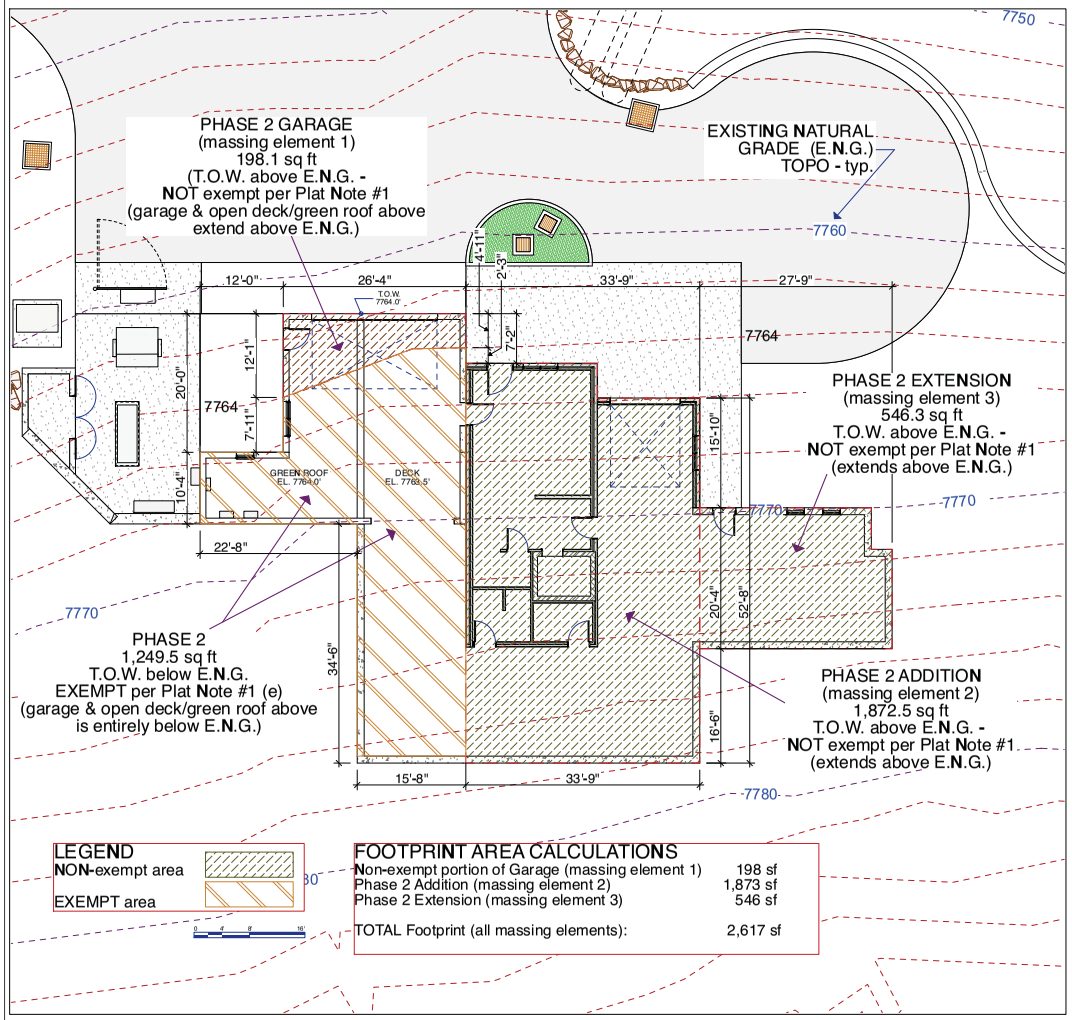
CONDITIONAL USE REVIEW SET - 11-7-19, REV 2-27-20

SWEENEY RESIDENCE - PHASE 2

445 KING ROAD, PARK CITY, UTAH

CU-101

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LEGEND
NON-exempt area
EXEMPT area

FOOTPRINT AREA CALCULATIONS

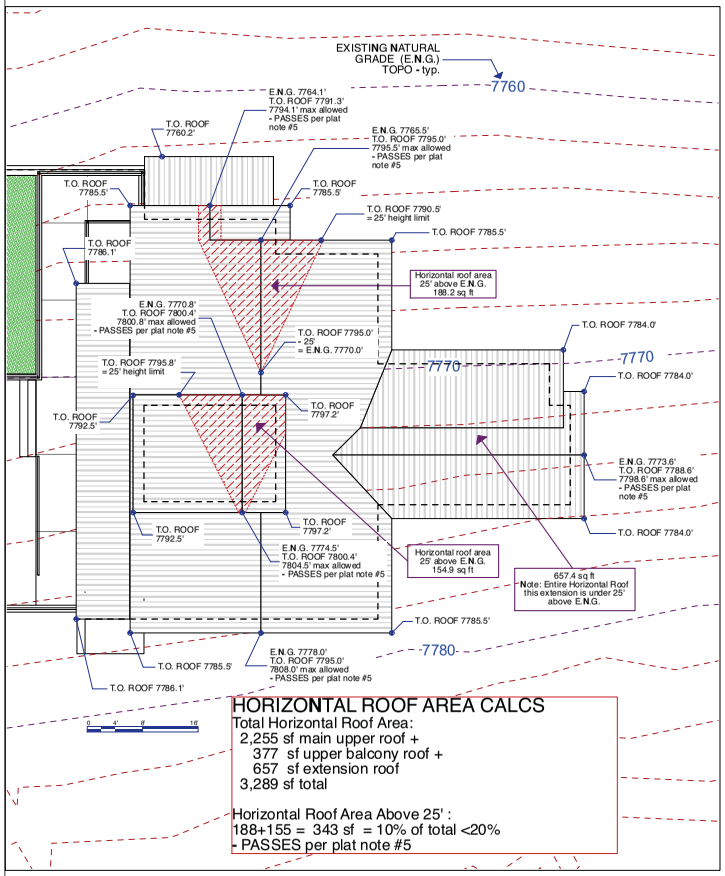
Non-exempt portion of Garage (massing element 1)	198 sf
Phase 2 Addition (massing element 2)	1,873 sf
Phase 2 Extension (massing element 3)	546 sf
TOTAL Footprint (all massing elements):	2,617 sf

TOPOGRAPHIC NOTES:

1) E.N.G. = Existing Natural Grade, i.e. original grade.

2) Topographic contour info shown here taken from survey by Alta Engineering.

D1 FOOTPRINT AREA ANALYSIS.
SCALE: 1/8" = 1'-0"



HORIZONTAL ROOF AREA CALCS
Total Horizontal Roof Area:
2,255 sf main upper roof +
377 sf upper balcony roof +
657 sf extension roof
3,289 sf total

Horizontal Roof Area Above 25' :
188+155 = 343 sf = 10% of total <20%
- PASSES per plat note #5

D4 BUILDING HEIGHT ANALYSIS
SCALE: 1/8" = 1'-0"

PROJECT: 19-05
DATE: 11-7-19
REVISIONS:
1-9-20, 2-5-20,
2-27-20

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v: 801.466.1396
email: dave@daverichards-architects.com

CONDITIONAL USE REVIEW SET - 11-7-19, REV 2-27-20

SWEENEY RESIDENCE - PHASE 2

445 KING ROAD, PARK CITY, UTAH

CU-102

CONDITIONAL USE REVIEW SET - 11-7-19, REV 2-27-20

SWEENEY RESIDENCE - PHASE 2

445 KING ROAD, PARK CITY, UTAH

CU-103

DAVE RICHARDS ARCHITECTS

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v: 801.466.1396 email: dave@daverichards-architects.com

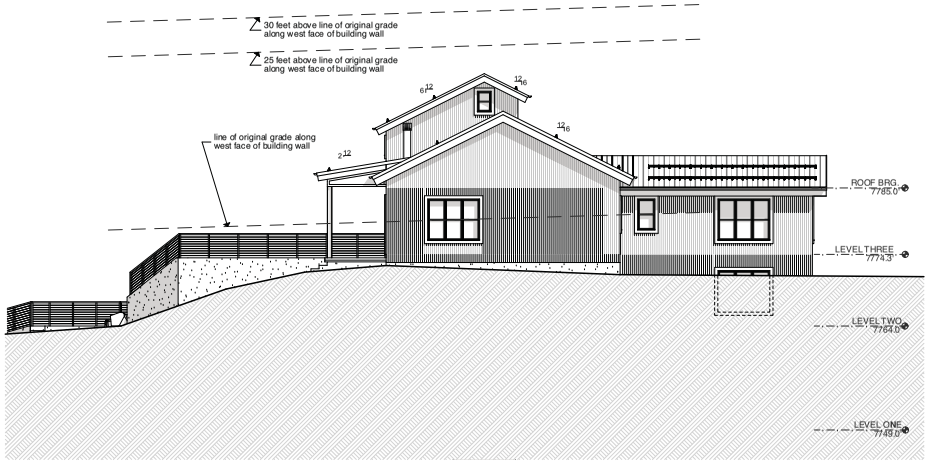
PROJECT: 19-05
DATE: 11.7.19
REVISIONS:
1-9-20, 2-5-20,
2-27-20

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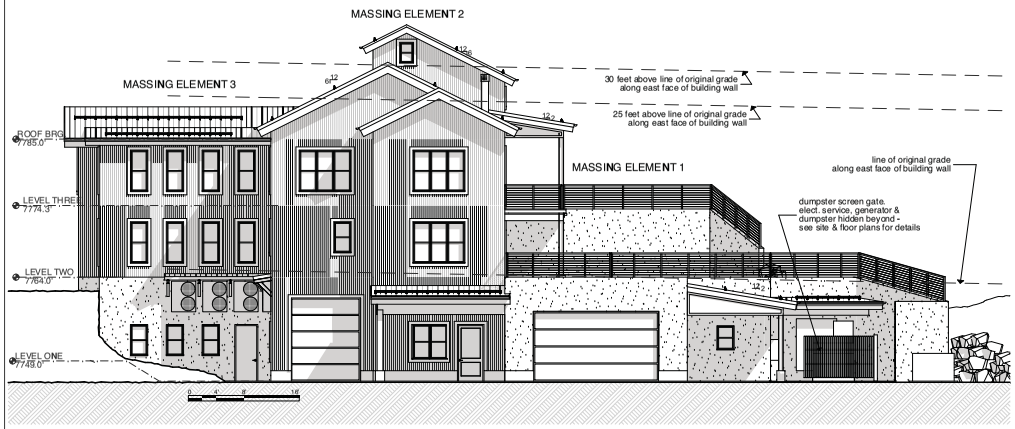
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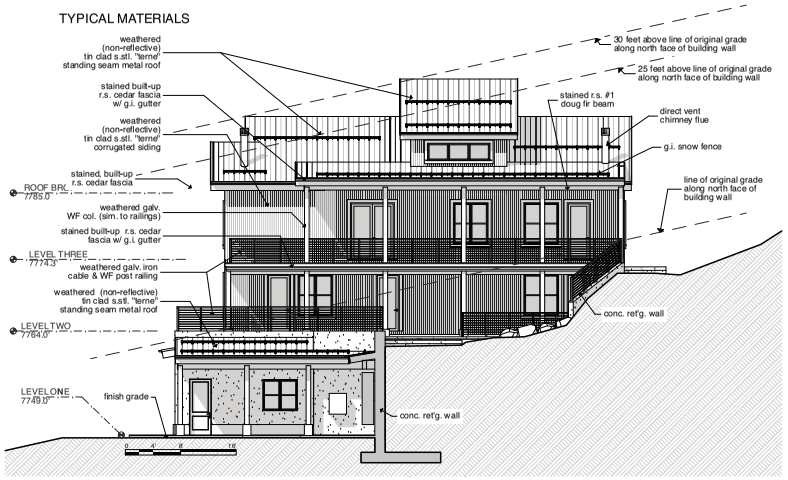
B1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



B3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



D1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



D3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT: 19-05
DATE: 11.7.19
REVISIONS:
1-9-20, 2-5-20,
2-27-20

DAVID R. RICHARDS
LICENSED ARCHITECT
154182

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v: 801.466.1396 email: dave@daverichards-architects.com

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CONDITIONAL USE REVIEW SET - 11-7-19, REV 2-27-20

SWEENEY RESIDENCE - PHASE 2

445 KING ROAD, PARK CITY, UTAH

CU-104

CONDITIONAL USE REVIEW SET - 11-7-19, REV 2-27-20

SWEENEY RESIDENCE - PHASE 2

445 KING ROAD, PARK CITY, UTAH

CU-105

DAVE RICHARDS ARCHITECTS

DAVE RICHARDS ARCHITECTS INC.

1399 south 700 east, suite 17-d p.o. box 526064 salt lake city, utah 84152-6064
v: 801.466.1396 email: dave@daverichards-architects.com

PROJECT: 19-05
DATE: 11.7.19
REVISIONS:
1-9-20, 2-5-20,
2-27-20

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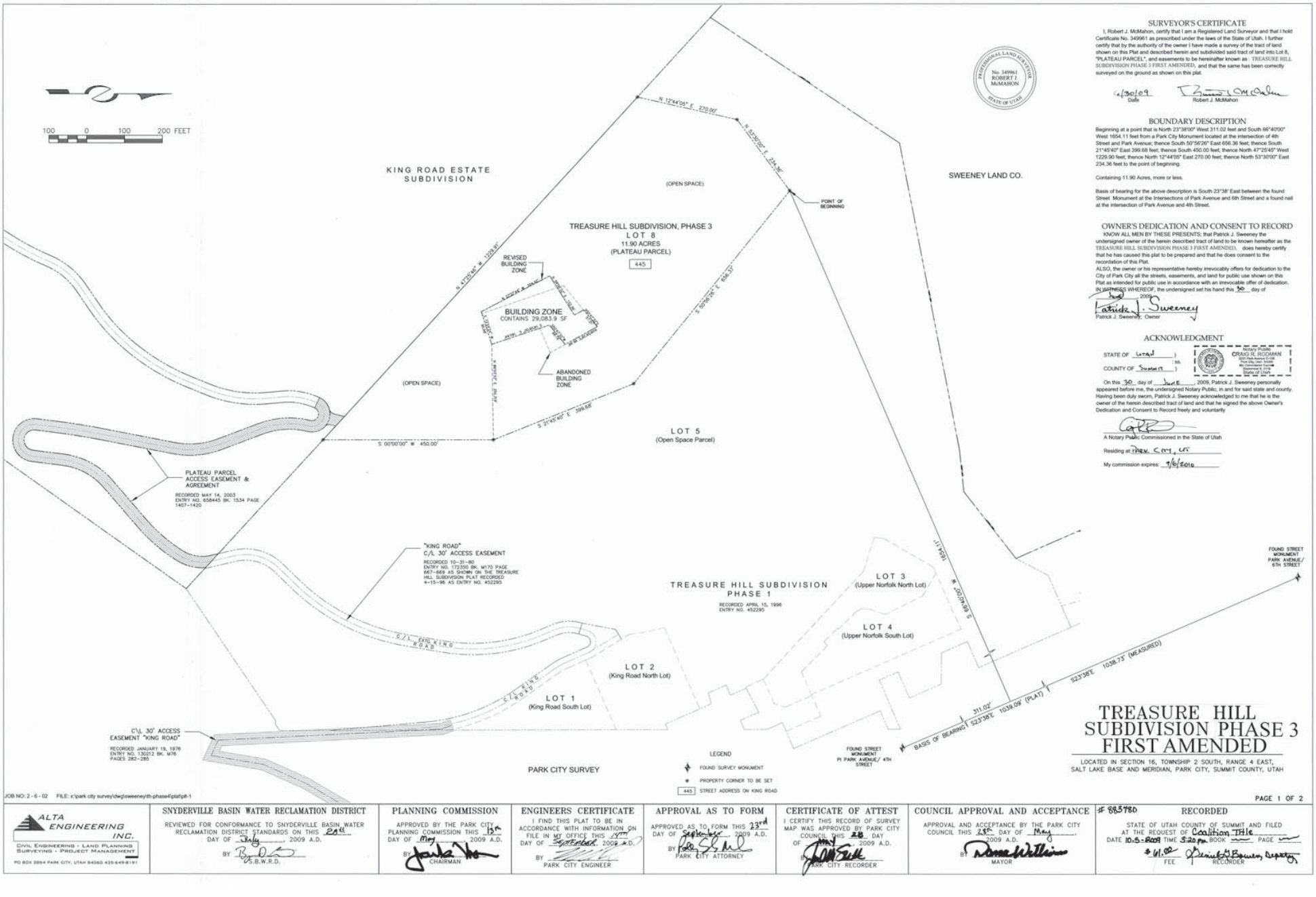
EXTERIOR MASSING STUDIES

APPROXIMATE BUILDABLE ENVELOPE FOR FUTURE PHASE 3 ADDITION. DEVELOPMENT SUBJECT TO THE RESTRICTIONS ON THE PLAT

D1 AERIAL VIEW FROM EAST (W/ PHASE 3 ADDITION)
NOT TO SCALE

B1 AERIAL VIEW FROM SOUTHEAST (MASSING)
NOT TO SCALE

EXHIBIT C



SURVEYOR'S CERTIFICATE

I, Robert J. McMahon, certify that I am a Registered Land Surveyor and that I hold Certificate No. 349961 as prescribed under the laws of the State of Utah. I further certify that by the authority of the owner I have made a survey of the tract of land shown on this Plat and described herein and subdivided said tract of land into Lot 8, "PLATEAU PARCEL", and easements to be hereinafter known as TREASURE HILL SUBDIVISION PHASE 3 FIRST AMENDED, and that the same has been correctly surveyed on the ground as shown on this plat.

6/30/09 Date

Robert J. McMahon

No. 349961 ROBERT J. McMAHON STATE OF UTAH

BOUNDARY DESCRIPTION

Beginning at a point that is North 23°38'00" West 311.02 feet and South 66°40'00" West 1654.11 feet from a Park City Monument located at the intersection of 4th Street and Park Avenue; thence South 50°56'26" East 656.36 feet; thence South 21°45'40" East 399.68 feet; thence South 450.00 feet; thence North 47°25'45" West 1229.90 feet; thence North 12°44'05" East 270.00 feet; thence North 53°30'00" East 234.36 feet to the point of beginning.

Containing 11.90 Acres, more or less.

Basis of bearing for the above description is South 23°38' East between the found Street Monument at the Intersections of Park Avenue and 6th Street and a found nail at the intersection of Park Avenue and 4th Street.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS; that Patrick J. Sweeney the undersigned owner of the herein described tract of land to be known hereafter as the TREASURE HILL SUBDIVISION PHASE 3 FIRST AMENDED, does hereby certify that he has caused this plat to be prepared and that he does consent to the recordation of this Plat.

ALSO, the owner or his representative hereby irrevocably offers for dedication to the City of Park City all the streets, easements, and land for public use shown on this Plat as intended for public use in accordance with an irrevocable offer of dedication.

IN WITNESS WHEREOF, the undersigned set his hand this 30 day of June 2009.

Patrick J. Sweeney, Owner

ACKNOWLEDGMENT

STATE OF Utah)
: ss.
COUNTY OF Summit)

Notary Public CRAIG R. ROSMAN 2001 Park Avenue D-102 Park City, Utah 84098 My Commission Expires 9/6/2010 State of Utah

On this 30 day of June 2009, Patrick J. Sweeney personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Patrick J. Sweeney 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 the State of Utah

Residing at Park City, UT

My commission expires: 9/6/2010

TREASURE HILL SUBDIVISION PHASE 3 FIRST AMENDED

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

PAGE 1 OF 2

JOB NO: 2 - 6 - 02 FILE: x:\park city survey\dwg\sweeney\th-phase4\plat\plt-1

ALTA ENGINEERING INC.
CIVIL ENGINEERING • LAND PLANNING
SURVEYING • PROJECT MANAGEMENT
PO BOX 2664 PARK CITY, UTAH 84060 435-649-9191

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 20th DAY OF July, 2009 A.D.
BY S.B.W.R.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 15th DAY OF May, 2009 A.D.
BY CHAIRMAN

ENGINEERS CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 14th DAY OF September, 2009 A.D.
BY PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 23rd DAY OF September, 2009 A.D.
BY PARK CITY ATTORNEY

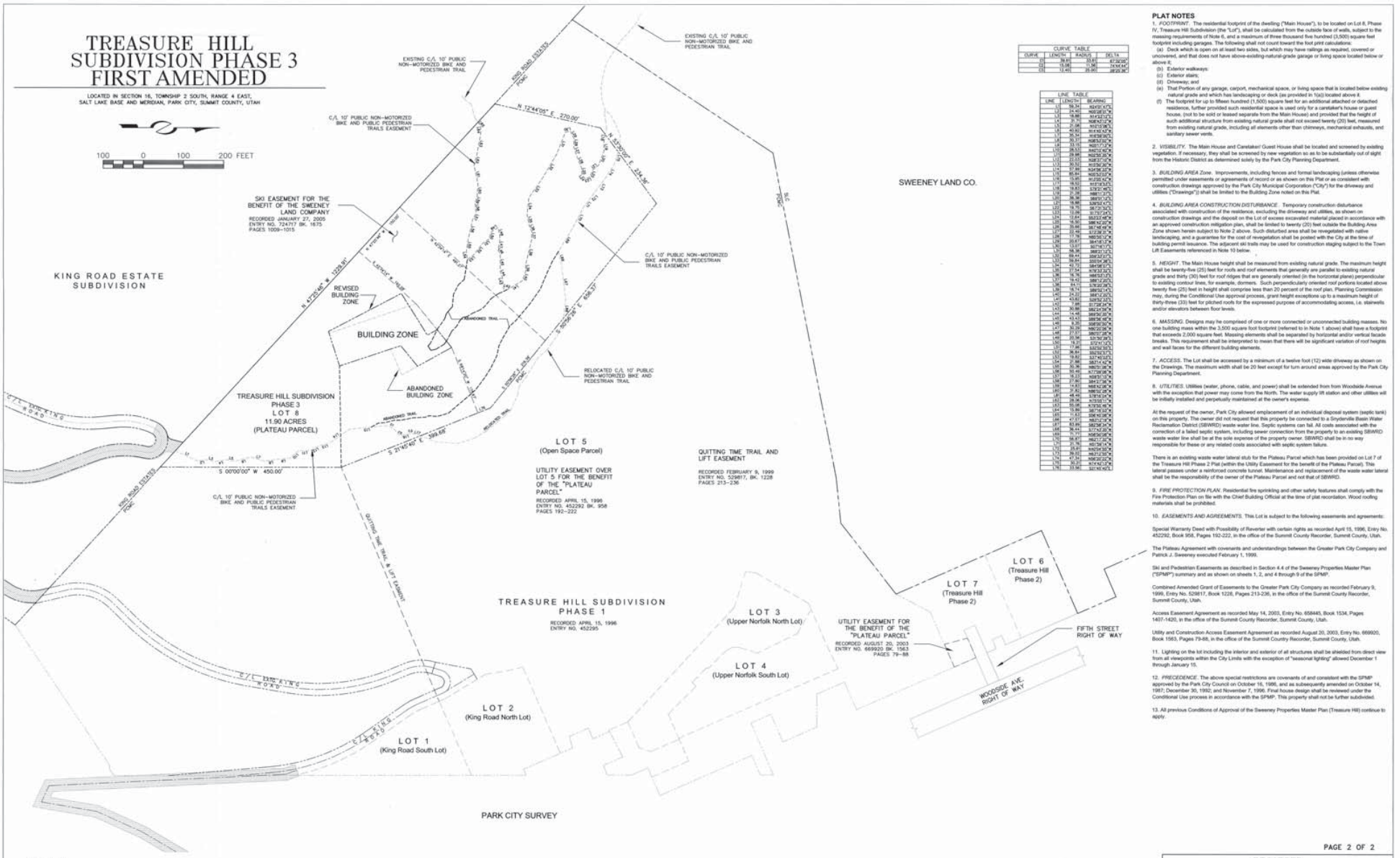
CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 28 DAY OF May, 2009 A.D.
BY PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 28th DAY OF May, 2009 A.D.
BY MAYOR

RECORDED
885780
STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF Coalition Title
DATE 10-5-2009 TIME 3:20 pm BOOK — PAGE —
$ 61.00 FEE
RECORDER

TREASURE HILL SUBDIVISION PHASE 3 FIRST AMENDED

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



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	78.81	53.81'	83°56'05"
C2	13.08	13.36'	74°56'44"
C3	13.40	25.00'	30°42'36"

LINE TABLE

LINE	LENGTH	BEARING
L1	59.44	N24°01'47"E
L2	14.80	N63°58'31"W
L3	18.80	S14°43'13"E
L4	21.00	N58°47'12"W
L5	21.08	N15°15'08"E
L6	40.50	S14°43'13"E
L7	35.54	N58°58'08"W
L8	35.31	N58°58'08"W
L9	53.15	N65°17'12"W
L10	28.53	N40°10'40"W
L11	28.68	N02°56'35"W
L12	23.03	N38°31'10"W
L13	30.52	N15°56'36"W
L14	57.96	N34°56'32"W
L15	85.64	N05°53'03"W
L16	13.95	N12°55'52"W
L17	18.50	N13°18'53"E
L18	19.83	S78°01'46"E
L19	21.08	N88°11'31"E
L20	36.36	S68°31'14"E
L21	18.66	S39°52'41"E
L22	19.75	S67°20'34"E
L23	12.09	S17°50'24"E
L24	12.64	S53°23'48"E
L25	20.44	S86°43'20"E
L26	33.46	S61°48'48"E
L27	17.79	S13°28'21"E
L28	20.67	N85°50'12"E
L29	13.01	S41°08'33"E
L30	58.36	S68°31'14"E
L31	69.44	S54°33'51"E
L32	59.84	S55°04'38"E
L33	43.72	S84°08'51"E
L34	27.54	N78°23'32"E
L35	16.76	N66°53'13"E
L36	19.42	S89°12'20"E
L37	64.71	S76°26'28"E
L38	18.74	S89°52'14"E
L39	24.72	S64°14'20"E
L40	43.82	S28°52'33"E
L41	7.98	S17°58'24"W
L42	30.88	S62°24'39"E
L43	14.48	S89°56'30"E
L44	43.43	S89°56'49"E
L45	9.70	S08°56'30"E
L46	30.09	N80°20'26"E
L47	20.52	S80°07'28"E
L48	33.96	S7°57'39"E
L49	21.57	S72°41'53"E
L50	17.66	S32°52'55"E
L51	36.84	S31°56'51"E
L52	19.87	S31°56'51"E
L53	21.96	S67°14'40"E
L54	30.76	N80°51'36"E
L55	55.46	N77°09'08"E
L56	15.03	N58°31'14"W
L57	27.80	S84°21'36"E
L58	14.61	N68°42'36"E
L59	31.82	N86°02'28"E
L60	48.06	S78°16'24"E
L61	39.06	N75°05'11"E
L62	55.06	N78°56'46"E
L63	13.86	S67°14'53"E
L64	11.53	S06°43'36"E
L65	47.57	N83°21'19"E
L66	63.95	S82°36'24"E
L67	36.44	S77°43'20"E
L68	15.00	N58°36'08"W
L69	58.67	N62°17'20"E
L70	30.00	N51°36'08"W
L71	39.10	N40°04'30"W
L72	47.74	N63°12'30"E
L73	30.00	N26°20'22"E
L74	30.21	S74°42'12"E
L75	33.56	S21°43'40"E

PLAT NOTES

1. *FOOTPRINT.* The residential footprint of the dwelling ("Main House"), to be located on Lot 8, Phase IV, Treasure Hill Subdivision (the "Lot"), shall be calculated from the outside face of walls, subject to the massing requirements of Note 6, and a maximum of three thousand five hundred (3,500) square feet footprint including garages. The following shall not count toward the foot print calculations:
   (a) Deck which is open on at least two sides, but which may have railings as required, covered or uncovered, and that does not have above-existing-natural-grade garage or living space located below or above it;
   (b) Exterior walkways;
   (c) Exterior stairs;
   (d) Driveway; and
   (e) That Portion of any garage, carport, mechanical space, or living space that is located below existing natural grade and which has landscaping or deck (as provided in 1(a)) located above it.
   (f) The footprint for up to fifteen hundred (1,500) square feet for an additional attached or detached residence, further provided such residential space is used only for a caretaker's house or guest house, (not to be sold or leased separate from the Main House) and provided that the height of such additional structure from existing natural grade shall not exceed twenty (20) feet, measured from existing natural grade, including all elements other than chimneys, mechanical exhausts, and sanitary sewer vents.

2. *VISIBILITY.* The Main House and Caretaker/ Guest House shall be located and screened by existing vegetation. If necessary, they shall be screened by new vegetation so as to be substantially out of sight from the Historic District as determined solely by the Park City Planning Department.

3. *BUILDING AREA Zone.* Improvements, including fences and formal landscaping (unless otherwise permitted under easements or agreements of record or as shown on this Plat or as consistent with construction drawings approved by the Park City Municipal Corporation ("City") for the driveway and utilities ("Drawings")) shall be limited to the Building Zone noted on this Plat.

4. *BUILDING AREA CONSTRUCTION DISTURBANCE.* Temporary construction disturbance associated with construction of the residence, excluding the driveway and utilities, as shown on construction drawings and the deposit on the Lot of excess excavated material placed in accordance with an approved construction mitigation plan, shall be limited to twenty (20) feet outside the Building Area Zone shown herein subject to Note 2 above. Such disturbed area shall be revegetated with native landscaping, and a guarantee for the cost of revegetation shall be posted with the City at the time of building permit issuance. The adjacent ski trails may be used for construction staging subject to the Town Lift Easements referenced in Note 10 below.

5. *HEIGHT.* The Main House height shall be measured from existing natural grade. The maximum height shall be twenty-five (25) feet for roofs and roof elements that generally are parallel to existing natural grade and thirty (30) feet for roof ridges that are generally oriented (in the horizontal plane) perpendicular to existing contour lines, for example, dormers. Such perpendicularly oriented roof portions located above twenty five (25) feet in height shall comprise less than 20 percent of the roof plan. Planning Commission may, during the Conditional Use approval process, grant height exceptions up to a maximum height of thirty-three (33) feet for pitched roofs for the expressed purpose of accommodating access, i.e. stairwells and/or elevators between floor levels.

6. *MASSING.* Designs may he comprised of one or more connected or unconnected building masses. No one building mass within the 3,500 square foot footprint (referred to in Note 1 above) shall have a footprint that exceeds 2,000 square feet. Massing elements shall be separated by horizontal and/or vertical facade breaks. This requirement shall be interpreted to mean that there will be significant variation of roof heights and wall faces for the different building elements.

7. *ACCESS.* The Lot shall be accessed by a minimum of a twelve foot (12) wide driveway as shown on the Drawings. The maximum width shall be 20 feet except for turn around areas approved by the Park City Planning Department.

8. *UTILITIES.* Utilities (water, phone, cable, and power) shall be extended from from Woodside Avenue with the exception that power may come from the North. The water supply lift station and other utilities will be initially installed and perpetually maintained at the owner's expense.

At the request of the owner, Park City allowed emplacement of an individual disposal system (septic tank) on this property. The owner did not request that this property be connected to a Snyderville Basin Water Reclamation District (SBWRD) waste water line. Septic systems can fail. All costs associated with the correction of a failed septic system, including sewer connection from the property to an existing SBWRD waste water line shall be at the sole expense of the property owner. SBWRD shall be in no way responsible for these or any related costs associated with septic system failure.

There is an existing waste water lateral stub for the Plateau Parcel which has been provided on Lot 7 of the Treasure Hill Phase 2 Plat (within the Utility Easement for the benefit of the Plateau Parcel). This lateral passes under a reinforced concrete tunnel. Maintenance and replacement of the waste water lateral shall be the responsibility of the owner of the Plateau Parcel and not that of SBWRD.

9. *FIRE PROTECTION PLAN.* Residential fire sprinkling and other safety features shall comply with the Fire Protection Plan on file with the Chief Building Official at the time of plat recordation. Wood roofing materials shall be prohibited.

10. *EASEMENTS AND AGREEMENTS.* This Lot is subject to the following easements and agreements:

Special Warranty Deed with Possibility of Reverter with certain rights as recorded April 15, 1996, Entry No. 452292, Book 958, Pages 192-222, in the office of the Summit County Recorder, Summit County, Utah.

The Plateau Agreement with covenants and understandings between the Greater Park City Company and Patrick J. Sweeney executed February 1, 1999.

Ski and Pedestrian Easements as described in Section 4.4 of the Sweeney Properties Master Plan ("SPMP") summary and as shown on sheets 1, 2, and 4 through 9 of the SPMP.

Combined Amended Grant of Easements to the Greater Park City Company as recorded February 9, 1999, Entry No. 529817, Book 1228, Pages 213-236, in the office of the Summit County Recorder, Summit County, Utah.

Access Easement Agreement as recorded May 14, 2003, Entry No. 658445, Book 1534, Pages 1407-1420, in the office of the Summit County Recorder, Summit County, Utah.

Utility and Construction Access Easement Agreement as recorded August 20, 2003, Entry No. 669920, Book 1563, Pages 79-88, in the office of the Summit County Recorder, Summit County, Utah.

11. Lighting on the lot including the interior and exterior of all structures shall be shielded from direct view from all viewpoints within the City Limits with the exception of "seasonal lighting" allowed December 1 through January 15.

12. *PRECEDENCE.* The above special restrictions are covenants of and consistent with the SPMP approved by the Park City Council on October 16, 1986, and as subsequently amended on October 14, 1987; December 30, 1992; and November 7, 1996. Final house design shall be reviewed under the Conditional Use process in accordance with the SPMP. This property shall not be further subdivided.

13. All previous Conditions of Approval of the Sweeney Properties Master Plan (Treasure Hill) continue to apply.

ALTA ENGINEERING INC.
CIVIL ENGINEERING - LAND PLANNING
SURVEYING - PROJECT MANAGEMENT
PO BOX 2864 PARK CITY, UTAH 84060 435-649-9191

RECORDED
STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT DATE ENTRY NO. 00883780
10/05/2009 03:20:40 PM B: 2004 P: 1446
Plat PAGE 1/1
JOAN MINUCCI, SUMMIT COUNTY RECORDER
FEE 51.00 BY COALITION TITLE

EXHIBIT D

Public Utilities

Park City Public Utilities
1053 Iron Horse Drive PO Box 1480 | Park City, UT 84060-1480
p (435)-615-5323 | f (435) 615-4912
griffin.lloyd@parkcity.org

Memorandum

To: **Elizabeth Jackson, Planner**
cc: **Roger McClain, Public Utilities Engineering Manager**
Clint McAffee, Public Utilities Director
From: **Griffin Lloyd, Public Utilities Engineer**
Subject: **Water service review of 445 King Road**
Date: **December 20, 2019**

Upon review of the 445 King Road, Conditional Use Permit reviewed in the Development Review Committee on December 17, 2019, Public Utilities have the following items to be addressed and/or listed as condition of approval.

1. Park City Public Utilities does not allow booster pump connections from their system. This connection has been previously approved by and regulated by the Division of Drinking Water. Any update to the system and increase in demand would need their review, approval and/or exception. Park City Public Utilities requests they be included on any such approvals with Division of Drinking Water.

2. Park City Fire Department would need to review and approve new development demands on current system to see if fire flow conditions are met for new and existing structures, and that current backup power systems are adequate.

3. Because current booster system is serving both old and new structures; ownership, operation, and maintenance/replacement of the booster station and piping needs to be addressed. Due to the possible change in ownership, this information would need to be on a plat or recorded document, not just CCRs (which are changeable by the owners) to insure any future owner continues responsibility of system.

4. If booster pumps are to be upsized, Park City Public Utilities requests engineered drawings and calculations of the new pumps design to insure pump sizing does not negatively affect or damage existing water infrastructure.

If Division of Drinking Water should deny the booster connection, the property owner can explorer a service connection to a different water main in the vicinity, with Public Utilities.

EXHIBIT E

Ordinance No. 03-36

AN ORDINANCE APPROVING A ZONE CHANGE FROM RECREATIONAL OPEN SPACE (ROS) TO ESTATE (E) AT 445 KING ROAD, PARK CITY, UTAH.

WHEREAS, the owners of the property located at 445 King Road have petitioned the City Council for approval of the zone change; and

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

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on July 23, 2003, to receive input on the zone change;

WHEREAS, the Planning Commission, on July 23, 2003, forwarded a positive recommendation to the City Council; and,

WHEREAS, on July 31, 2003, the City Council held a public hearing and approved the zone change; and

WHEREAS, it is in the best interest of Park City, Utah to approve the zone change.

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

SECTION 1. APPROVAL. The zone change on the lot as shown in Exhibit A 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 445 King Road and is known as lot 12 of the Treasure Hill Subdivision Phase 4, part of the Sweeney Properties Master Plan.
2. The property is currently zoned Recreation Open Space - ROS-MPD. The 11.9 acre property is unimproved.
3. The Sweeney Properties Master Plan (SPMP) was approved by the City Council on October 16, 1986 and amended on October 14, 1987, December 30, 1992, and November 7, 1996.
4. The underlying zoning of the Hillside Parcels, including this one, at the time of MPD approval was Estate.
5. The SPMP approval designated this development parcel as being subject to Estate-MPD approval.
6. The purpose of the Estate zone is to allow very low density, environmentally sensitive residential development which preserves ridge tops, meadows, and visible hillsides, preserves large, cohesive, unbroken Areas of Open Space and undeveloped land, preserves and incorporates wetlands, drainage ways, and intermittent streams as amenities of Development, mitigates geologic and flood

hazards, protects views along the City's entry corridors, and decreases fire risk by keeping Development out of sensitive wild land interface Areas, incorporates pedestrian trail linkages between and through neighborhoods; and encourages comprehensive, efficient, Compatible Development which results in distinct and cohesive neighborhoods through application of the Sensitive Lands Ordinance.

7. The entire lot will be zoned Estate. The area outside of the Building Pad will be subject to a Conservation or Open Space Easement.
8. The Planning Commission held a public hearing on July 23, 2003 and forwarded a positive recommendation to the City Council.

Conclusions of Law:

1. The development of this lot is consistent with the E District purpose statements.
2. The change from ROS to E-MPD Zoning is consistent with the Park City General Plan and the Sweeney Properties Master Plan.
3. The rezone from ROS to E is in the best interest of the community.

Conditions of Approval:

1. This zone change is contingent upon the recordation of the plat approved concurrently herein.

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

PASSED AND ADOPTED this 31st day of July, 2003.

PARK CITY MUNICIPAL CORPORATION

Dana Williams

Mayor Dana Williams

Attest:

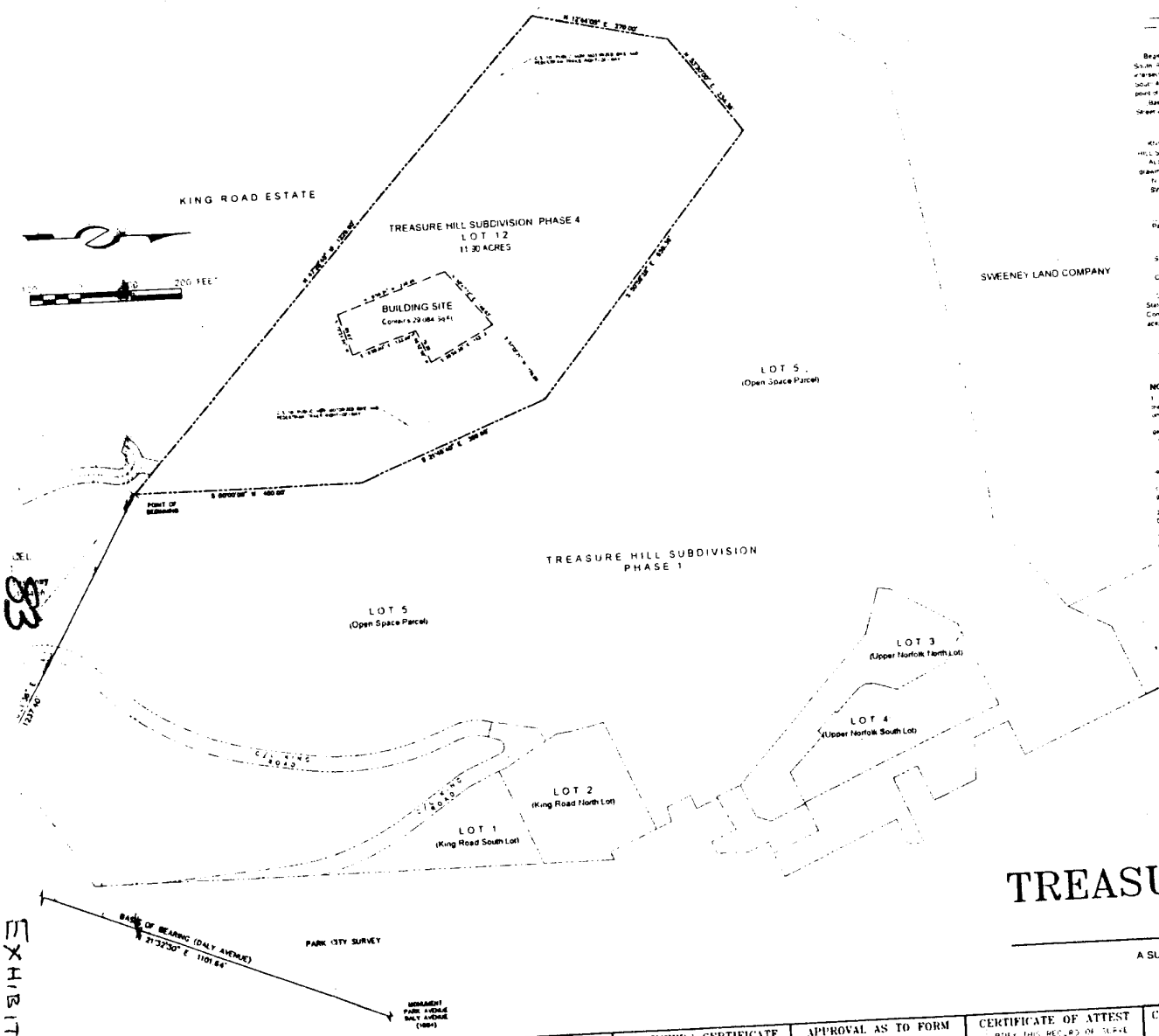
Janet M. Scott

Janet M. Scott, City Recorder

PARK CITY SUMMIT COUNTY UTAH CORPORATE SEAL MARCH 1, 1884

Approved as to form:

Mark D. Harrington, City Attorney



SURVEYOR'S CERTIFICATE

BOUNDARY DESCRIPTION

OWNER'S DEDICATION AND CONSENT TO RECORD

SWEENEY LAND COMPANY

ACKNOWLEDGEMENT

NOTES TO PURCHASER

RECORD OF SURVEY MAP

TREASURE HILL SUBDIVISION PHASE 4

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

PAGE 1 OF 1

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION	ENGINEERS CERTIFICATE	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	COUNCIL APPROVAL AND ACCEPTANCE	RECORDED
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS ____ DAY OF _____, 2005 A.D.	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ____ DAY OF _____, 2005 A.D.	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ____ DAY OF _____, 2005 A.D.	APPROVED AS TO FORM THIS ____ DAY OF _____, 2005 A.D.	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS ____ DAY OF _____, 2005 A.D.	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ____ DAY OF _____, 2005 A.D.	STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____
BY: _____ BOARD	BY: _____ CHAIRMAN	BY: _____ PARK CITY ENGINEER	BY: _____ PARK CITY ATTORNEY	BY: _____ PARK CITY RECORDER	BY: _____ MAYOR	DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ FEE: _____ RECORDER

EXHIBIT 23

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EXHIBIT F

Ordinance No. 03-37

AN ORDINANCE APPROVING A SINGLE LOT SUBDIVISION AT 445 KING ROAD, PARK CITY, UTAH.

WHEREAS, the owners of the property located at 445 King Road have petitioned the City Council for approval of the Subdivision plat; and

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

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on July 23, 2003, to receive input on the subdivision;

WHEREAS, the Planning Commission, on July 23, 2003, forwarded a positive recommendation to the City Council; and,

WHEREAS, on July 31, 2003, the City Council held a public hearing and approved the subdivision; and

WHEREAS, it is in the best interest of Park City, Utah to approve the subdivision.

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

SECTION 1. APPROVAL. The subdivision as shown in Exhibit A 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 445 King Road and is known as lot 12 of the Treasure Hill Subdivision Phase 4, part of the Sweeney Properties Master Plan. The property is currently zoned Recreation Open Space - RD-MPD with a request for zone change pending. The property is vacant.
2. The Sweeney Properties Master Plan (SPMP) was approved by the City Council on October 16, 1986 and amended on October 14, 1987, December 30, 1992, and November 7, 1996.
3. One lot of record will be created with the subdivision.
4. The Treasure Hill Subdivision Phase 4 plat includes plat notes regarding building footprint, heights, setbacks, massing, building pad footprints, limits of disturbance, access, re-vegetation, utilities, and fire protection.
5. Utilities are available to sustain the anticipated property uses. Utilities will generally tie into Woodside Avenue, follow the Quittin' Time ski run in its lower extent and connect to the Building Pad along a future ski run to the Payday area.
6. The Chief Fire Marshall has reviewed the Fire Protection Plan and has conceptually approved it.

7. A financial guarantee for all 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.
8. The Planning Commission held a public hearing on July 23, 2003 and forwarded a positive recommendation to the City Council.

Conclusions of Law:

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

Conditions of Approval:

1. The Conditions of Approval for the Sweeney Properties Master Planned Development remain in full force and effect.
2. The design of the Main House and any Guest House will follow the Conditional Use Permit process in accordance with the Sweeney Properties Master Plan (SPMP).
3. All standard project conditions shall apply.
4. The Building Pad is 29,084 square feet in which all construction activity must take place, excepting the driveway and utility construction.
5. The Main House footprint is limited to 3500 square feet. A single caretaker's or guest house may have a footprint up to 1500 square feet.
6. The Height of the Main House is 25 feet measured from natural grade for ridges that run parallel to the natural contours and 30 feet from natural grade for ridges perpendicular to the existing contours. Such perpendicular ridges may not comprise more than 20 percent of the roof plan. The Guest House may not exceed 20 feet from natural grade in height.
7. All trails, as indicated on the Treasure Hill subdivision plat, which have not yet been constructed and approved, shall be completed prior to issuance of a certificate of occupancy for the residences. Relocation of said trails shall be reviewed and approved by City Staff.
8. The applicant must record an Open Space Easement, or other instrument of record, for that area outside of the Building Pad to forever preserve the natural state. Ski runs and those public trails dedicated on this plat may be allowed in this open space.
9. The City Engineer shall review and approve appropriate grading, utility, public improvements and drainage plans for compliance with City standards as a condition precedent to permit issuance.
10. Final details of the Fire Protection plan are required to be approved prior to plat recordation.
11. The Snyderville Basin Water Reclamation District shall review and approve the sewer plans.
12. A financial guarantee, for the value of all public improvements, landscaping, re-

vegetation, and trails to be completed, shall be provided to the City prior to building permit issuance. All public improvements shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.

13. Re-vegetation of the disturbed areas, including utility installation areas, shall be done with native species acceptable to the Planning Department Landscape Architect.
14. The applicant will record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.

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

PASSED AND ADOPTED this 31st day of July, 2003.

PARK CITY MUNICIPAL CORPORATION

Dana Williams

Mayor Dana Williams

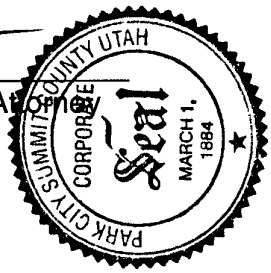
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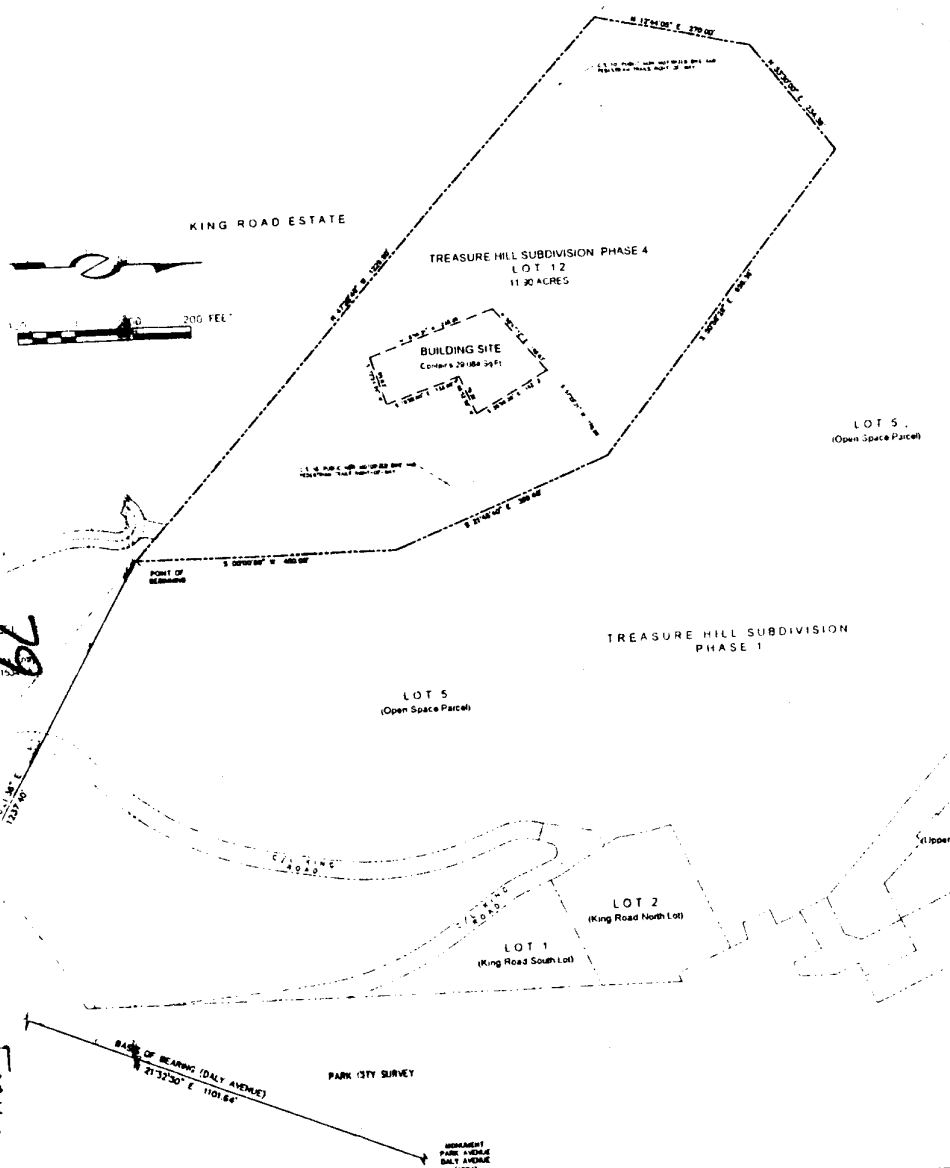
Janet M. Scott

Janet M. Scott, City Recorder

Approved as to form:

Mark D. Harrington, City Attorney





SURVEYOR'S CERTIFICATE

BOUNDARY DESCRIPTION

OWNER'S DEDICATION AND CONSENT TO RECORD

ACKNOWLEDGMENT

NOTES TO PURCHASER

SWEENEY LAND COMPANY

RECORD OF SURVEY MAP

TREASURE HILL SUBDIVISION PHASE 4

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

PAGE 1 OF 1

ENGINEERING INC.	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	COUNCIL APPROVAL AND ACCEPTANCE	RECORDED

EXHIBIT A

80

April 22, 2020

Patrick Sweeney
P.O. Box 2429
Park City, UT 84060

CC: Mike Sweeney and Dave Richards, Architect

NOTICE OF PLANNING COMMISSION ACTION

Application #	PL-19-04373
Subject	445 King Road – Conditional Use Permit (CUP)
Address	445 King Road
Description	Conditional Use Permit for the Construction of a Single Family Dwelling, Consistent with the Plat and Master Development Plan
Action Taken	Approved
Date of Action	April 22, 2020

On April 22, 2020, the Planning Commission called a meeting to order, a quorum was established, a public meeting was held, and the Planning Commission Approved your application based on the following:

Findings of Fact

1. The Property is located at 445 King Road, Summit County Parcel Number THILL-3-8-1AM, and is within the Estate (E) Zoning District.
2. The Property is located on Lot 8 of the Treasure Hill Subdivision, Phase 3.
3. Per Plat Note 12, final house design shall be reviewed under the Conditional Use Permit process. Plat Note 1 lists this as the "Main House." This "Main House" is considered a Single Family Dwelling per the definition in LMC 15-15-1. The new Single Family Dwelling site is labelled as the "Main House" according to the Treasure Hill Subdivision Phase 3 First Amended Plat and will be referenced as such herein.
4. The proposed "Main House", a 7,925 square foot residence, is located on a 11.9 acre parcel.
5. The City approved the Sweeney Master Planned Development on October 16, 1986. The Sweeney Master Plan Approval identifies miscellaneous Properties including, "…a third lot to be situated up on top of Treasure Mountain (possible future access predicated on United Park City Mines Company's plans for development off of King Road). Development would be restricted to single-family homes with no greater than

3,500 square foot Footprints and maximum Building heights of 25 feet." Final house designs are required to be reviewed as Conditional Use Permits in accordance with the Sweeney Properties Master Plan.

6. On July 31, 2013, the City Council approved a Subdivision Plat to create one (1) Lot of record for this 11.9 acre Site. On this same date, Council approved a Zone Change for this Site to be changed from Recreation Open Space (ROS) to the Estate (E) Zoning District.
7. The CUP Application was deemed complete on December 11, 2019.
8. The Application meets the requirements of LMC 15-1-10(E), regarding the Conditional Use Review Process.
9. Per LMC 15-1-10(E)(1), there are no unmitigated impacts of the Site size and location as the Site's size and location are not changing.
10. Per LMC 15-1-10(E)(2), there are no unmitigated impacts regarding the traffic considerations including capacity of the existing Streets in the Area. In the fall of 2019, the Applicant upgraded a portion of King Road to 16' wide asphalt paving, with 2' on either side of compacted gravel to allow for Fire Department Access. This allows for sufficient emergency vehicle access on King Road. This Conditional Use Permit will not alter the required emergency vehicle access.
11. Per LMC 15-1-10(E)(3), there are potential impacts to the utility capacity, including storm water run-off. 445 King Road is currently used as a private residence and the addition of the "Main House" will not significantly change overall utility capacity and storm water run-off. See Condition of Approval 7 for drinking water booster pump requirements if updates to this system are proposed.
12. Per LMC 15-1-10(E)(4), there are no unmitigated impacts to emergency vehicle Access.
13. Per LMC 15-1-10(E)(5), there are no unmitigated impacts to the location and amount of Off-Street parking. Pursuant to LMC 15-3-6(A), three (3) parking spaces are required for this Site – two (2) for the Single-Family Dwelling and one (1) for the Guest House. This proposal meets these requirements. There is an enclosed Garage with two (2) side-by-side parking spaces and at least two (2) tandem parking spaces; and a carport with one (1) parking space.
14. Per LMC 15-1-10(E)(6), there are impacts to the internal vehicular and pedestrian circulation system. There is ample vehicular circulation on the Site, with a private driveway that leads from King Road to the "Building Zone". There is also a circular parking area that can be used as a turning point for vehicles. As this area is expanding, but staff finds it acceptable per the proposed "Main House" location, Condition of Approval 10 will mitigate further expansion of driveway area. The Property includes trail easements for public access, per the Plat.
15. Per LMC 15-1-10(E)(7), there are no unmitigated impacts to the Fencing, but Screening and Landscaping to separate the Use from the adjoining Uses are proposed to be affected. No Fencing is proposed at this time. Landscaping is proposed to be native grasses to blend in with existing vegetation. The Applicant is requesting that the driveway be restricted to what is proposed in the plans (i.e. not allowed to change locations and further disrupt the Site, adjacent to the existing fire hydrant) and a low demarcation wall be required on the Site to not allow for further landscaping disturbance from development, expansion of driveway, and similar

activities in the future. See Conditions of Approval 4 and 10.

16. Per LMC 15-1-10(E)(8), Conditions of Approval are proposed regarding impacts of the Building mass, bulk, and orientation, and the location of Buildings of the Site. The Building mass, bulk, orientation, and location are in accordance with the requirements of the Plat. The Plat (Notes 1, 2, 3, 5, and 6) already has restrictions regarding Footprint, visibility, Building Area (Zone), height, and massing to mitigate impacts the Building's design would have on the Site and adjacent Structures. As conditioned, the proposal is in alignment with restrictions on the Plat. See Condition of Approval 3 for review of the future design of the "Main House".
17. The Building Footprint for the "Main House" can be up to 3,500 square feet with a Guest House of an additional 1,500 square feet, per Plat Note 1. The Building Footprint included in this calculation is 2,617 square feet, as measured. This includes the proposed Phase 2 Addition (1,873 square feet), Phase 2 Extension (546 square feet), and Garage (198 square feet, non-exempt portion per Plat Note 1). A future extension of this Building's Footprint may be up to 883 square feet, per Plat Note 1.
18. The Plat states in Note 5 that "The 'Main House' height…shall be twenty-five (25') feet for roofs and roof elements that generally are parallel to existing Natural Grade and thirty (30') feet for roof ridges that are generally oriented (in the horizontal plane) perpendicular to existing contour lines… Such perpendicularly oriented roof portions located above twenty five (25) feet shall comprise less than 20 percent of the roof plan." The Applicant has shown this requirement being met in Exhibit B Sheet CU-102, including an analysis of the percentage of perpendicularly oriented roof portions that are above 25 feet in height. It is noted as 10% of the roof plan on that sheet. The Structure's physical design is compatible with surrounding Structures.
19. Per LMC 15-1-10(E)(9), there are no unmitigated impacts to the usable Open Space. The Application is for a private Parcel, although there are easements on the Site for public access, per Plat Note 10. Approximately 74% of the 0.11-acre parcel is landscape. The development of the "Main House" will not significantly impact the Open Space or easements on the Site.
20. Per LMC 15-1-10(E)(10), there are no unmitigated impacts regarding Signs and lighting. No signs or additional lighting are proposed to be installed.
21. Per LMC 15-1-10(E)(11), staff has proposed Conditions regarding the physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing. See Condition of Approval 3 regarding the materials and final detail design of the Structure. This Site is adjacent to the Historic District, and is required to abide by the Historic District Design Guidelines of LMC 15-13 Design Guidelines For Historic Districts and Historic Sites, per the SPMP. This was reviewed by the Planning Department's Design Review Team and was found to substantially comply with LMC 15-13-8.
22. Per LMC 15-1-10(E)(12), there are no unmitigated impacts regarding noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site. No noise, vibration, odors, steam, or mechanical factors that might affect people and Property are anticipated.
23. Per LMC 15-1-10(E)(13), there are no unmitigated impacts regarding control of deliver and service vehicles, loading and unloading zones, and Screening of trash

and recycling pickup areas. No deliveries are anticipated. Residential trash pickup for the Property will be similar to the frequency it is currently at, which is about every 8 weeks. Frequency of pick-up may increase slightly with the new Structure, but staff anticipates not greatly.

24. Per LMC 15-1-10(E)(14), there are no unmitigated impact regarding the ownership and management of the Property. At this time, the Single-Family Dwelling will be the primary residence of the Applicant. The Property cannot be further subdivided per Plat Note 12. Per LMC 15-4-6, Guest Houses may not be sold or leased separate – including Nightly Rentals – from the "Main House".
25. Per LMC 15-1-10(E)(15), there are no unmitigated impacts regarding Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and appropriateness of the proposed Structure to the existing topography of the Site. 445 King Road is located outside of the Park City Soils Ordinance Zone, but is within the Sensitive Land Overlay Zone.
26. Per LMC 15-1-10(E)(16), staff recommends that Condition of Approval 3 be added that allows for staff to review the "Future Phase 3 Addition" (as shown in Exhibit B Sheet CU-101 Site plan that depicts a red dashed Footprint of this addition) as an Administrative Conditional Use Permit. Per the Plat for this Site – Plat Note 12 – the final house design shall be reviewed under the Conditional Use process. Staff has determined that the plans submitted by February 27, 2020 (Exhibit B) are in compliance with this requirement and the future final details (phase 3 addition, window and door placement, proposed materials, and similar details) shall be reviewed through an Administrative Conditional Use Permit prior to Building Permit approval.
27. Due to the nature and location of the Site being shielded from the Historic District and a large distance from adjacent properties, staff recommends an allowance of five (5) years for expiration of this Conditional Use Permit. This will vest restrictions on the Site to limit further Development than what is allowed per the Plat and this CUP, as shown in this report. Staff recommends this be the maximum timeframe for this Permit and no further Extensions be granted. See Condition of Approval 2.
28. The Application was reviewed by the Planning Commission on February 12, 2020 meeting and continued to the March 25, 2020 meeting date, which was cancelled. Cancelled meeting items were noticed as being rescheduled to the April 22, 2020 meeting.

Conclusions of Law

1. The proposed Application as conditioned complies with the requirements of the Land Management Code.
2. The proposed Structure is compatible with surrounding Structures in Use, scale, mass, and circulation.
3. The proposed Conditional Use Permit is consistent with the Park City General Plan.
4. The Conditional Use Permit is consistent with the Sweeney Master Planned Development.
5. The effects in difference in use or scale of the Conditional Use Permit have been mitigated through careful planning and Conditions of Approval.

Conditions of Approval

1. All standard project conditions shall apply.
2. This Conditional Use Permit shall expire on April 22, 2025, if the Applicant or any future Site owner has not been issued a Building Permit by that date. As this timeframe is already extending the typical one (1) year expiration period, per LMC 15-1-10(G), further extensions may not be granted for this Permit.
3. Prior to applying for a Building Permit:
    a. Regarding the "Main House" as it is shown in Exhibit B, material samples and final design details must be approved by staff prior to issuance of any Building Permits. Construction shall be in substantial compliance with plans reviewed by the Planning Commission on April 22, 2020.
    b. Regarding the "Future Phase 3 Addition" that is shown in Exhibit B, the Applicant shall apply for and receive approval from the Planning Department of an Administrative Conditional Use Permit for final design of the "Main House". Material samples and final design details must be approved by staff prior to any Building Permit issuance. Construction shall be in substantial compliance with plans reviewed by the Planning Commission on April 22, 2020, regarding Footprint and location. Height shall be in compliance with Plat Note 5.
4. A water efficient (Water-wise) landscape and irrigation plan shall be submitted at the Building Permit phase for staff's review. This shall include information regarding defensible space on the Site. This plan shall abide by the Land Management Code at the time of submittal and will be reviewed by the Fire Marshal and Forestry Manager.
5. Exterior lights shall conform to the Land Management Code at the time of Building Permit submittal.
6. All Conditions of the First Amended Treasure Hill Subdivision Plat Phase 3 continue to apply.
7. Any update to the drinking water booster pump system and/or increase in demand will require Park City Public Utilities to be included in the review and approval process with the Utah Division of Drinking Water. Proof of this approval will need to be submitted at the Building Permit phase.
8. Grading and slope retention must be approved by the City prior to issuance of a Building Permit.
9. Trash pick-up will be by private contractor.
10. The proposed driveway Footprint shall not be expanded or changed. The stone-clad demarcation wall to the east of the new Structure ("Main House") will remain onsite to limit Site disturbance and any further driveway expansion into the naturally vegetated areas.
11. Final design of the "Main House" shall abide by the Plat, the Sweeney Property Master Plan, and the Land Management Code at the time of submittal.
12. Per LMC 15-4-6, Prior to Building Permit issuance, a deed restriction "Notice to Purchaser" stating that the Guest House may not be sold or leased separate from the "Main House", shall be recorded at the County Recorders Office. Applicant will include a copy of the recorded document in the Building Permit file.

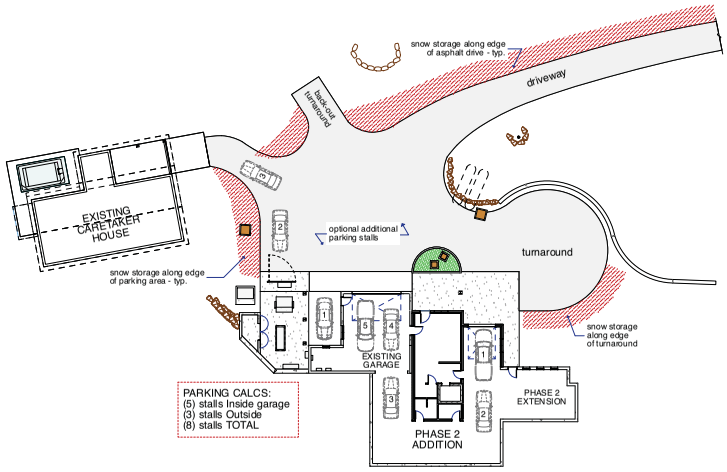
If you have questions regarding your application or the action taken please don't hesitate to contact the project Planner, Liz Jackson, at 435-615-5065 or liz.jackson@parkcity.org.

Sincerely,

John Phillips
Planning Commission Chair



CC: Liz Jackson, Planner



B1 SITE PARKING & SNOW STORAGE PLAN
SCALE: 1" = 20'

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SHEET INDEX

CONDITIONAL USE
CU-101 SITE PLAN; PARKING & SNOW STORAGE PLAN
CU-102 HEIGHT & FOOTPRINT ANALYSIS
CU-103 FLOOR PLANS
CU-104 EXTERIOR ELEVATIONS
CU-105 EXTERIOR 3D VIEWS

PLAT NOTE NARRATIVE - COMPLIANCE WITH PLAT NOTES RELEVANT TO THE ARCHITECTURAL DESIGN

Plat Note #1 Footprint:
Allows for maximum 3,500 SF total footprint. Actual proposed area is 2,617 SF for Phase 2 - *complies*.

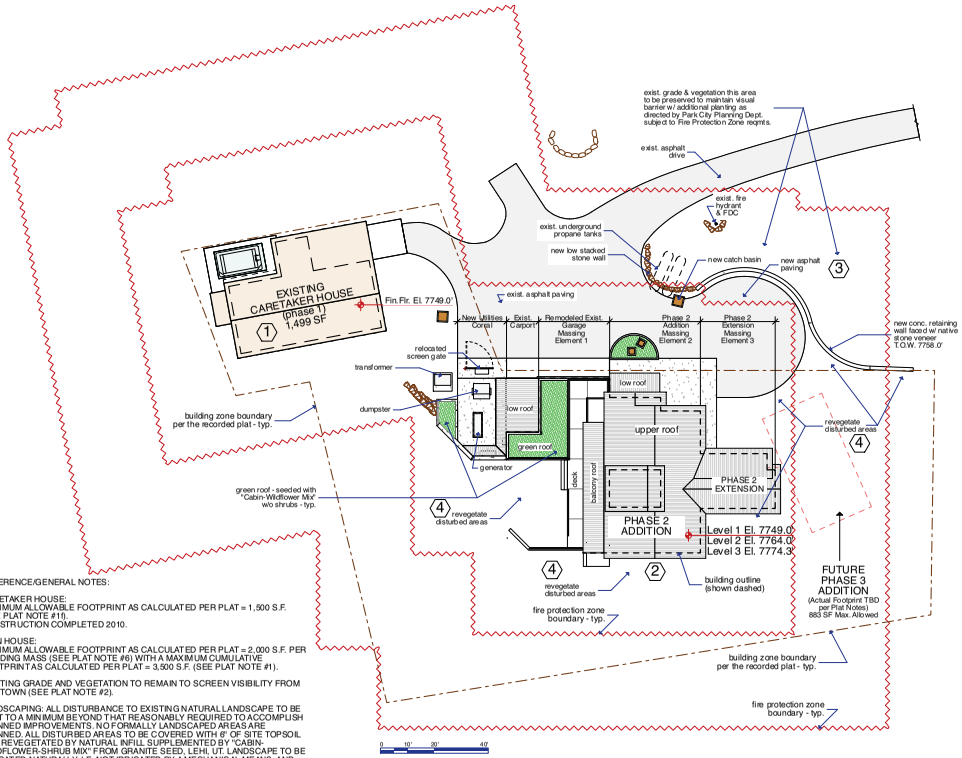
3,500 SF total allowable footprint per Plat note #1, thus 883 SF remaining allowable footprint for future Phase 3 Addition.

Plat Note #2 Visibility:
Requires that Main House & Caretaker/Guest House shall be located and screened so that the structures are substantially out of sight from the Historic District. Due to the following existing conditions and proposed improvements and measures, Phase 2 complies and further mitigates visibility:
- Considerable distance to the building site.
- The steep topography combined with placement of the improvements into the hillside away from the Historic District.
- Intervening existing and (to be) transplanted evergreen trees.
- Intervening existing (previously constructed) berms.
- Preservation of the finger of land between Phase 2/Phase 3 and the Historic District with a proposed wall to permanently set off this area and further decrease visibility.
- Limit driveway access to one point.

Plat Note #3 Building Area Zone:
All applicable construction and improvements shall be limited to the Building Zone indicated on the Plat and the attached Site Plan - *complies*

Plat Note #6 Massing:
Requires that no one massing element (within 3,500 SF total footprint) shall exceed 2,000 SF. Largest actual massing element proposed is 1,873 SF - *complies*.





REFERENCE/GENERAL NOTES:

1. CARETAKER HOUSE:
MAXIMUM ALLOWABLE FOOTPRINT AS CALCULATED PER PLAT = 1,500 S.F. (SEE PLAT NOTE #1).
CONSTRUCTION COMPLETED 2010.
2. MAIN HOUSE:
MAXIMUM ALLOWABLE FOOTPRINT AS CALCULATED PER PLAT = 2,000 S.F. PER BUILDING MASS (SEE PLAT NOTE #6) WITH A MAXIMUM CUMULATIVE FOOTPRINT AS CALCULATED PER PLAT = 3,500 S.F. (SEE PLAT NOTE #1).
3. EXISTING GRADE AND VEGETATION TO REMAIN TO SCREEN VISIBILITY FROM OLD TOWN (SEE PLAT NOTE #2).
4. LANDSCAPING: ALL DISTURBANCE TO EXISTING NATURAL LANDSCAPE TO BE KEPT TO A MINIMUM BEYOND THAT REASONABLY REQUIRED TO ACCOMPLISH PLANNED IMPROVEMENTS. NO FORMALLY LANDSCAPED AREAS ARE PLANNED. ALL DISTURBED AREAS TO BE COVERED WITH 6" OF SITE TOPSOIL AND REVEGETATED BY NATURAL INFILL SUPPLEMENTED BY "CABIN-WILDFLOWER-SHRUB MIX" FROM GRANITE SEED, LEHI, UT. LANDSCAPE TO BE IRRIGATED NATURALLY, I.E. NOT IRRIGATED BY A MECHANICAL MEANS, AND SUBJECT TO MAINTENANCE AS REQUIRED BY THE FIRE PROTECTION ZONE.
5. EXTERIOR LIGHTING: ALL EXTERIOR LIGHTING VISIBLE FROM ANY OFFSITE VANTAGE POINT SHALL INCLUDE SHIELDING IN COMPLIANCE WITH PARK CITY MUNICIPAL CODE. ALL SUCH LAMPING SHALL BE 3500°K OR LESS.

D3 SITE PLAN
SCALE: 1" = 20'

PROJECT: 19-05
DATE: 11.7.19
REVISIONS:
1-9-20, 2-5-20,
2-27-20

DAVE RICHARDS ARCHITECTS INC.
1399 south 700 east, suite 17-d p.o. box 526064 salt lake city, utah 84152-6064
v: 801.466.1396 email: dave@daverichards-architects.com

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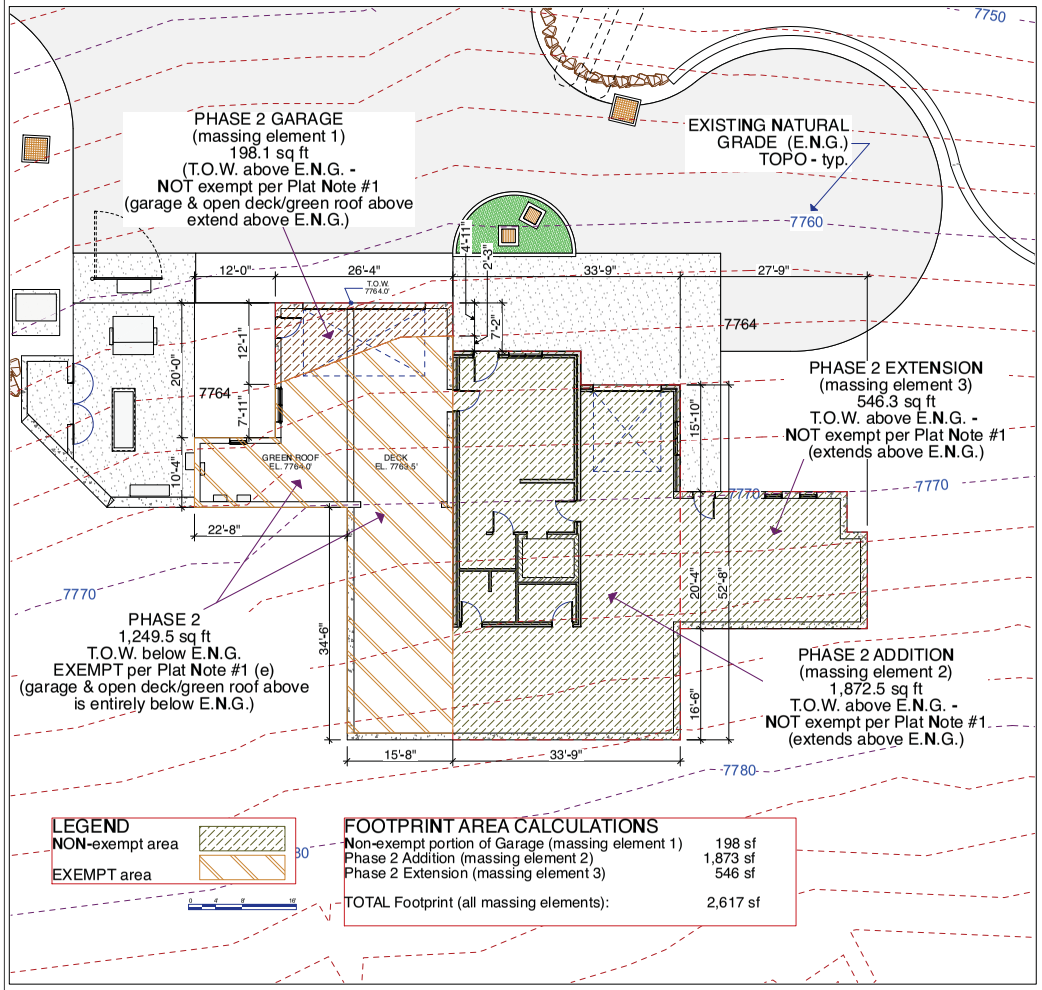
CONDITIONAL USE REVIEW SET - 11-7-19, REV 2-27-20

SWEENEY RESIDENCE - PHASE 2

445 KING ROAD, PARK CITY, UTAH

CU-101

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LEGEND
NON-exempt area
EXEMPT area

FOOTPRINT AREA CALCULATIONS

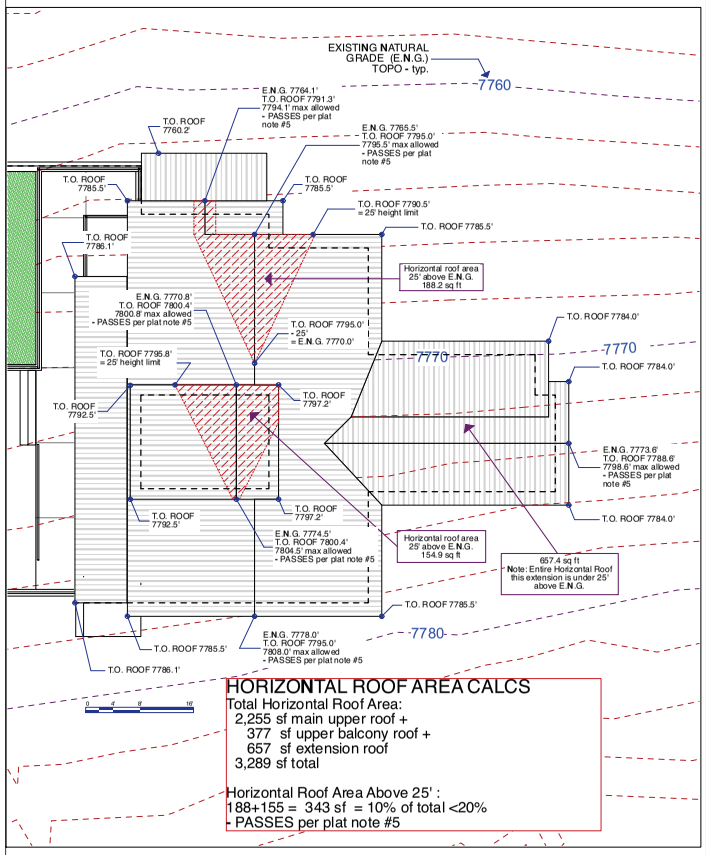
Non-exempt portion of Garage (massing element 1)	198 sf
Phase 2 Addition (massing element 2)	1,873 sf
Phase 2 Extension (massing element 3)	546 sf
TOTAL Footprint (all massing elements):	2,617 sf

TOPOGRAPHIC NOTES:

1) E.N.G. = Existing Natural Grade, i.e. original grade.

2) Topographic contour info shown here taken from survey by Alta Engineering.

D1 FOOTPRINT AREA ANALYSIS.
SCALE: 1/8" = 1'-0"



HORIZONTAL ROOF AREA CALCS
Total Horizontal Roof Area:
2,255 sf main upper roof +
377 sf upper balcony roof +
657 sf extension roof
3,289 sf total

Horizontal Roof Area Above 25' :
188+155 = 343 sf = 10% of total <20%
- PASSES per plat note #5

D4 BUILDING HEIGHT ANALYSIS
SCALE: 1/8" = 1'-0"

PROJECT: 19-05
DATE: 11.7.19
REVISIONS:
1-9-20, 2-5-20,
2-27-20

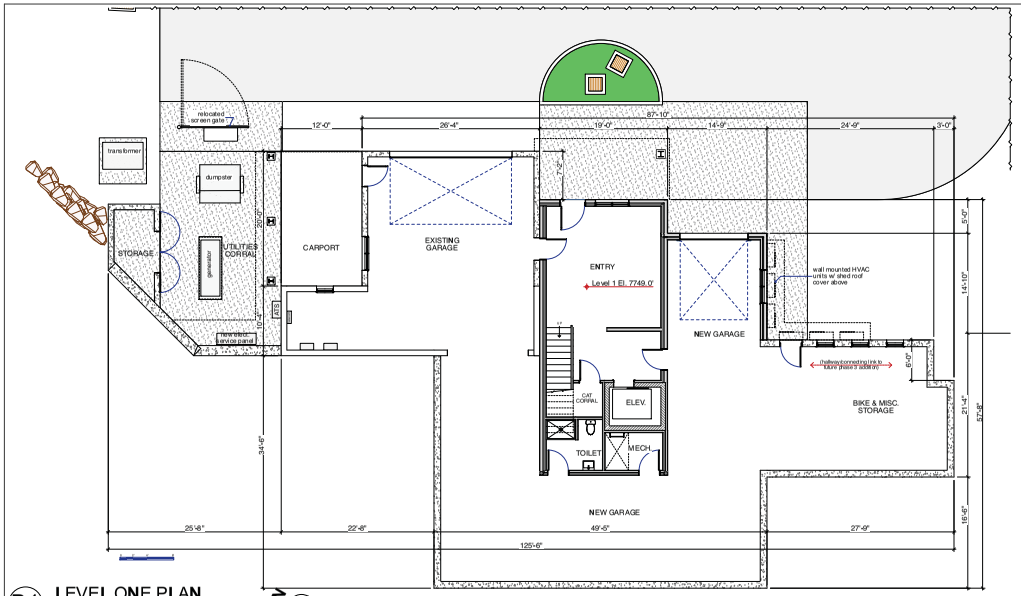
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1399 south 700 east, suite 17-d p.o. box 526064 salt lake city, utah 84152-6064
v: 801.466.1396 email: dave@daverichards-architects.com

CONDITIONAL USE REVIEW SET - 11-7-19, REV 2-27-20

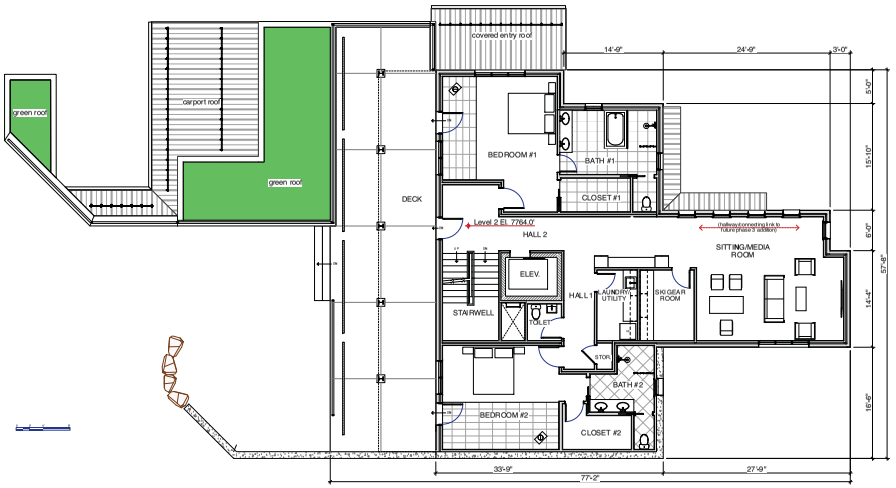
SWEENEY RESIDENCE - PHASE 2

445 KING ROAD, PARK CITY, UTAH

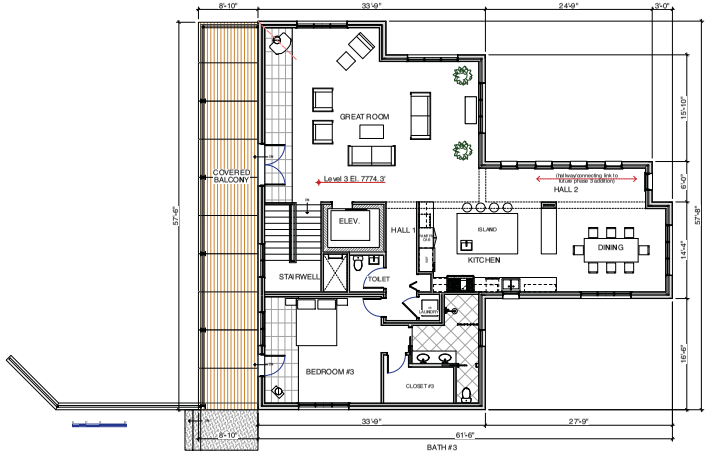
CU-102



B1 LEVEL ONE PLAN
SCALE: 1/8" = 1'-0"



D1 LEVEL TWO PLAN
SCALE: 1/8" = 1'-0"



D3 LEVEL THREE PLAN
SCALE: 1/8" = 1'-0"

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PROJECT: 19-05
DATE: 11.7.19
REVISIONS:
1-9-20, 2-5-20,
2-27-20

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CONDITIONAL USE REVIEW SET - 11-7-19, REV 2-27-20

SWEENEY RESIDENCE - PHASE 2

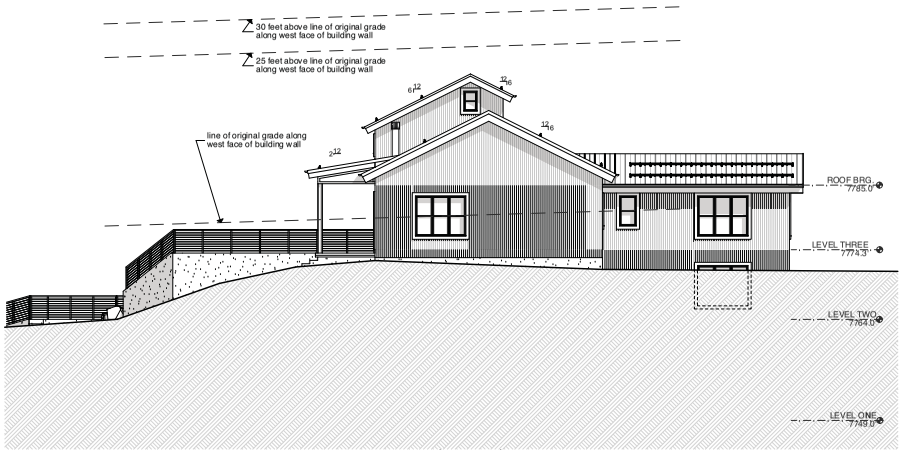
445 KING ROAD, PARK CITY, UTAH

CU-103

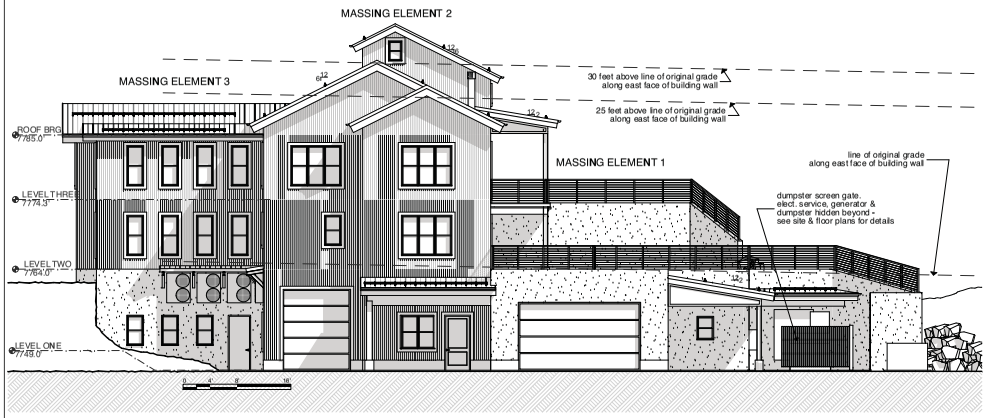
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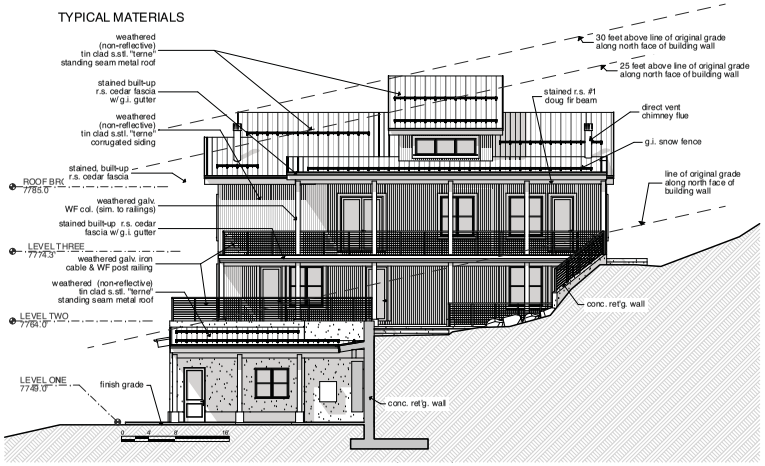
B1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



B3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



D1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



D3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT: 19-05
DATE: 11.7.19
REVISIONS:
1-9-20, 2-5-20,
2-27-20

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DAVE RICHARDS ARCHITECTS

CONDITIONAL USE REVIEW SET - 11-7-19, REV 2-27-20

SWEENEY RESIDENCE - PHASE 2

445 KING ROAD, PARK CITY, UTAH

CU-104

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B1 AERIAL VIEW FROM SOUTHEAST (MASSING)
NOT TO SCALE

EXTERIOR MASSING STUDIES

APPROXIMATE BUILDABLE ENVELOPE FOR FUTURE PHASE 3 ADDITION. DEVELOPMENT SUBJECT TO THE RESTRICTIONS ON THE PLAT



D1 AERIAL VIEW FROM EAST (W/ PHASE 3 ADDITION)
NOT TO SCALE

PROJECT: 19-05
DATE: 11.7.19
REVISIONS:
1-9-20, 2-5-20,
2-27-20

DAVE RICHARDS ARCHITECTS INC.
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DAVE RICHARDS ARCHITECTS

CONDITIONAL USE REVIEW SET - 11-7-19, REV 2-27-20

SWEENEY RESIDENCE - PHASE 2

445 KING ROAD, PARK CITY, UTAH

CU-105

Properties that have submitted letters of support



October 20, 2022

To: Park City Planning Commission
Via: Alexandra Ananth, Park City Planning Department

Dear Commissioners,

I write to you in support of Matthew Prince's plans for his family's property at 220 King Road. This new structure draws significant inspiration from Park City's largest, and most prosperous, mining operation. More importantly the Silver King Mine complex buildings that have inspired Mr. Prince and his architect's plans still remain standing and visible to all who hike, bike, or ski near them - though these structures are not visible from downtown as this new structure would be.

We at the Park City Historical Society and Museum operate under a mission to preserve, protect, and promote Park City's history and heritage. Our mining history is integral to our work and is the primary content of our tours, lectures, and hikes. This architectural example will serve as an obvious point of reference for us to educate our visitors and interpret our mining legacy.

Mr. Prince understands and appreciates our Park City history more than most. This homage to our incredible mining past is not only an improvement to the city skyline (in comparison to what currently stands at this property) but is also environmentally friendly and meets the requirements laid out in our local building code.

I was excited to learn about this project due to its potential and its intent. I trust others will be just as enthusiastic.

Sincerely,

Morgan Pierce
Executive Director

Alexandra Ananth

From:
Sent: Monday, August 29, 2022 1:00 PM
To: Alexandra Ananth
Subject: [External] 220 King Road

Categories: Red Category

[CAUTION] This is an external email.

This is Jeff and Debbie Brabender. We are long-time, year-around residents at 283 Norfolk Avenue and neighbors of 220 King Road. As you are aware, the Prince family is pursuing a redesign and rebuild of 220 King Road and are seeking approval from the planning commission. The purpose of our sending you this email is to inform the building department and planning commission that we are aware of the proposed design and believe it will contribute positively to the neighborhood and our broader community. We encourage the city planners to allow this project to move forward as proposed.

For more than a decade the existing two homes on 220 King Road have been nightly rentals that are within our close visual and aural range. From our perspective, it will be nice to see these two nightly rentails converted to a single family home that will be owner-occupied by full-time residents who love their community.

Again, we encourage your commission to approve the proposed build. If you have any questions, please contact Debbie or myself via email, or text/call

Regards,
Jeff and Debbie Brabender

Alexandra Ananth

From: Janet Holland
Sent: Monday, August 29, 2022 12:01 PM
To: Alexandra Ananth
Subject: [External] 220 King Road

[CAUTION] This is an external email.

Hi Alexandra. My name is Janet Holland and I live at 226 Norfolk Ave. I understand that the owners of 220 King have submitted plans and I wanted to let you know that I am supportive of their intent to rebuild a single-family home on their property. I know there's some issue with the property being partially used for nightly rentals. We do not have an issue if they want to make a change with that. Matthew and Tatiana Prince are good neighbors and I trust that they will do something that is aesthetically pleasing to their neighbors and to the community. If you have any questions or want to reach out, feel free. Warmly, Janet Holland

Alexandra Ananth

From: Jessica Davis Mills
Sent: Monday, August 29, 2022 10:50 AM
To: Alexandra Ananth
Subject: [External] 220 King Road - Support from Owner of 261 Norfolk Ave

[CAUTION] This is an external email.

Ms. Ananth:

I represent the owner of 261 Norfolk Ave (held in Twinkle Weasel Mountain LLC). 261 Norfolk Avenue shares a property border with 220 King Road.

My client, the owner of 261 Norfolk Avenue, has reviewed and is supportive of the plans for 220 King Road, including eliminating it as a nightly rental, converting it into a single-family home, and honoring the historic architectural heritage of the community.

The owner of 261 Norfolk Avenue encourage the Planning Commission to approve the requested amendments to the 220 King Road plat.

Regards,
Jessica

Jessica Davis Mills
Senior Counsel

Alexandra Ananth

From: Scott M. McCullough
Sent: Monday, August 29, 2022 9:32 AM
To: Alexandra Ananth
Cc: Chelsea Plumhof
Subject: [External] 220 King Road Park City Utah

Categories: Red Category

[CAUTION] This is an external email.

Alexandra,

My name is Scott M. McCullough. I am an attorney in Salt Lake City. I represent the owners of 233 Norfolk Avenue which shares a property border with 220 King Road. The owners of 233 Norfolk Avenue have reviewed and are supportive of the plans for 220 King Road, including eliminating it as a nightly rental, converting it into a single-family home, and honoring the historic architectural heritage of the community. The owners of 233 Norfolk Avenue encourage the Planning Commission to approve the requested amendments to the 220 King Road plat.

Please let me know if you have any questions or if I can be of further assistance.

Best,

Scott M. McCullough | The McCullough Group

Alexandra Ananth

From: Maggie Perks
Sent: Sunday, August 28, 2022 10:57 PM
To: Alexandra Ananth
Cc: Ed Perks
Subject: [External] 220 King Road

[CAUTION] This is an external email.

Dear Ms. Ananth,

We are writing to express our support for the plans that our neighbors, Matthew and Tatiana Prince, have for
220 King Road. Our home is on Upper Norfolk Avenue, and their property is adjacent to ours.
We have reviewed the plans and trust that the permanent residence they are proposing to build will enhance the property, and we appreciate that the plans purposefully honor the area's historic mining past.
The Princes have long-standing ties to Park City, and we would like to encourage the Planning Commission to support them and their exciting project.

Respectfully,
Maggie and Ed Perks

Alexandra Ananth

From: Ben Dahl
Sent: Sunday, August 28, 2022 9:26 PM
To: Alexandra Ananth
Subject: [External] 220 King Road Replat

Categories: Red Category

[CAUTION] This is an external email.

Alexandra,

My understanding is that the owners of 220 King Road are in front of the Planning Commission on August 29th for a requested replat. We are the owners of 30 Sampson Ave, which nearly abuts the property of 220 King Road. Our ski easement in fact runs through that property. We have had the opportunity to meet and review the plans for their home. For the reasons outlined below, we support the replat.

When we reviewed the plans for their house, we could not help but see the echoes of some of the old mining buildings on the mountain. The planned new structure is much more in keeping with the character of Park City than the current houses. Those old residences feel wholly independent of the unique heritage of Park City.

Matthew has longstanding connections to the Park City community and has always appreciated its unique mining history and the quirkiness & charm that it affords the whole community. The planned residence is evocative of that past. In addition, Matthew and Tatiana are long term residents that deeply care about the Park City community and all that it means to us all.

One additional small item of note, we think it is in the best interests of the neighborhood for 220 King Road to be a permanent residence as opposed to one used for occasional nightly rentals. Given the perch on the hillside, we also think wildfire prevention will be more fulsome with it being a full-time residence rather than being rented on a nightly basis. Given that we are right below that residence, we would feel vastly better with the improvements and supervision that would come with its transition.

In summary, we urge the Planning Commission to approve the replat. Please do not hesitate to contact us with any questions regarding our support.

Sincerely,
Ben & Erica Dahl

From: John holland
To: Alexandra Ananth
Subject: [External] 220 King Road
Date: Sunday, August 28, 2022 9:45:16 AM

[CAUTION] This is an external email.

Alexandra – my name is John Holland and I live at 226 Norfolk Avenue with my wife Janet. We have talked with the owners of 220 King (Matthew and Tatiana Prince) and seen their plans for a new home. I am supportive of their request to rebuild a single family home on the property and convert it from a part-time rental property to a residence. Matthew Prince is a long term Utah resident who grew up here and has the community's interest in mind. He and Tatiana have been a great addition to the neighborhood. The plans for he and Tatiana's house appear to be in keeping with the mining tradition of Park City and will replace two dwellings that look both dated and out of sync with Park City. I encourage the Planning Commission to approve their project.

Best, John Holland

From: Joel Preston
To: Alexandra Ananth
Subject: [External] Proposed changes to 220 KIng
Date: Sunday, August 28, 2022 6:54:45 AM

[CAUTION] This is an external email.

Dear Sirs,

Carol and I are residents of 314 Norfolk Ave, Park City, UT. We know the owners of 220 King Road and totally support the rebuilding of the property as a single family home. The Prince's are very active in the community and will work for a better Park City both past and present. Carol and I strongly encourage the Planning Commission to approve the proposed changes to 220 King.

Thank you,
Carol O'Donoghue
Joel Preston

From: Mark Bernstein
Sent: Wednesday, February 7, 2024 7:59 PM
To: alexandra.ananth@parkcity.org

Subject: Support for 220 King Project

Alexandra -

My family owns and spends a great deal of time at our home located at 263 Norfolk Avenue. Our home is adjacent to the 220 King property that is currently the subject of discussion involving proposed redevelopment by Matthew and Tatiana Prince). We know Matthew and Tatania and are aware of their plans for 220 King. We support these plans and look forward to the conversion of a part-time rental property to a single family residence. Further, we are familiar with the architectural plans for 220 King and think this new residence will be a welcome addition to our "neighborhood" in particular and community more generally.

Importantly, Matthew and Tatiana are thoughtful, responsible and engaged members of the Park City community (Matthew grew up in Park City and has returned to make Park City his home). The project at 220 King reflects their commitment to our town.

Please do not hesitate to contact me if you would like to discuss our strong support for this project in greater detail.

Sincerely,
Mark Bernstein
Rachel Bendit

From: Greg Grimme
Sent: Friday, February 9, 2024 7:00 AM
To: alexandra.ananth@parkcity.org
Subject: Matthew and Tatiana Prince (220 King Project)

Alexandra,

Let me introduce myself. I along with my wife Viki are the owners of 221 Norfolk Ave located in Old Town. We are also neighbors of Matthew and Tatiana Prince, the owners of 220 King which is located directly above our home.

Matthew has shared his plan to remove 2 existing homes and replace with 1 single family home. We have no concerns and in fact have no doubt that the Prince's plan will not only have a positive impact for our immediate neighborhood but also Park City and the county as well . This project will obviously be a very significant investment by the Prince's and we applaud their continued commitment and support to the Park City community.

I am available if I can provide any further information or assistance.

Regards,

Greg Grimme (PC221, LLC)

February 8, 2024

Rebecca Ward, Planning Director
Alexandra Ananth, Senior Planner
Caitlyn Tubbs, Historic Preservation Senior Planner
Park City Municipal Corporation
445 Marsac Avenue
Park City, Utah 84060
Re: 220 King Road Plat Amendment, Conditional Use Permit, and Steep Slope Conditional Use Permit

Dear Rebecca, Alexandra, and Caitlyn,

This letter follows my previous two letters dated January 24, 2024, and February 1, 2024, copies of which are appended immediately below for convenience. Regarding the Application and the relevant Staff Report, I want to specifically address further No. 3 in the second letter. Please provide a copy of this letter to the Planning Commission and put a copy in the related public comments.

The Staff Report states, "the LMC also limits interior Building Height to 35 feet.[8] The Planning Department calculates the interior Building Heigh[t] at 53.5 feet as measured from the lowest finish floor plane to the top of the topmost wall plate." The relevant footnote cites "§ 15-2.2-3" of the LMC. We believe there is a typo and it should be § 15-2.2-5, as -3 talks about "Lot and Site Requirements" and -5 "Building Height." When searched, the only reference to "thirty five feet" in the LMC is found in 15-2.2-5. 15-2 is specific to the HRL, Historic Residential-Low Density zone. 220 King Road is not in this zone. 220 King Road is in the HR-1 zone on the current website plat map. There is no such restriction in the HR-1 zone. Regardless, the correct zone for 220 King Road is HR-1 / MPD, a zone peculiar to the Sweeney Properties Master Plan, adopted unanimously by the City Council on August 2,1990. In the associated staff report dated August 1, 1990, Suzanne McIntyre, Project Planner, states: "The Master Plan was approved after considerable study of more than eight different development scenarios for the area and numerous concepts for each of the smaller development parcels within the area. The Plan spells out the densities and development parameters for each of the parcels, and includes a provision that each be zoned according to the Master Plan." She goes on to state: "The Planning Staff believes the requested rezones are consistent with the approved Master Plan, and that they help formalize the agreement between MPE Inc. and the citizens of Park City." See attached Exhibit G.

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Simply put, there is no interior building height restrictions. History bears this out in the Master Plan, the associated HR-1and Estate / MPD zones, the resulting plat notes, small scale master plan / CUP approvals that have followed these, and in the structures built to date on Lots 2, 3, 4, 5, 6, and 7. As an example, the green house built on Lot 3 located off Upper Norfolk in the late nineties has a basement located completely below reestablished grade and a maximum height from finished floor to highest top plate of approximately 55 feet. This allows a functional connection between multiple levels on a steep slope and creates very valuable below grade space. This space makes life better for the owners and their guests. At the same time, such functional space located underground is less impactful than similar space above ground. Parking underground, in particular, helps keep vehicles off adjacent streets. The only thing that nearby neighbors experience regarding this space and similar space located on Lot 4, the white house, is the open space and public ski runs and bike trails serving upper Old Town which surround these homes.

Sincerely,

Pat Sweeney

Pat Sweeney

Manager of Sweeney Land Company LLC
President MPE INC
Manager Brothers III LLC
Personally for Mike, Pat and Ed Sweeney

cc: Matt Dias, Mark Harrington, Margaret Plane, Matthew Prince, Heinrich Deters, Chick Hill

PO Box 2429, Park City, Utah 435-901-2077 psbro23@mac.com

January 24, 2024

Rebecca Ward, Planning Director
Alexandra Ananth, Senior Planner
Caitlyn Tubbs, Historic Preservation Senior Planner
Park City Municipal Corporation
445 Marsac Avenue
Park City, Utah 84060
Re: 220 King Road Plat Amendment, Conditional Use Permit, and Steep Slope Conditional Use Permit

Dear Rebecca, Alexandra, and Caitlyn,

As you know, I reached out to Matt Dias, City Manager, a couple of days ago and was directed to you to air my concerns regarding the 220 application specifically with respect to the draft staff report. I appreciate the opportunity to talk with Rebecca that day and to meet with the three of you yesterday to explain those concerns. This is the brief letter I mentioned regarding those concerns generally. I will followup with specifics.

No word can better explain how the Sweeney entities and the three brothers personally (together "Sweeneys") feel about the Master Plan than the term "master" meaning "CONTROLLING" and "most important." We are currently fully engaged with Heinrich Deters, Trails and Open Space Manager, in a two year plus process to further protect the open space on Treasure Hill from being eroded over time. The 42 acre Lot 5 is part of this open space. The Sweeneys are equally passionate about preserving rights related to the 7 single family lots, Lots 1, 2, 3, 4, 6, 7, and 8, regarding the owners having the right to build and enjoy large homes on these. The open space would not exist with out the single family lots and visa versa. Both need to be respected equally.

The Sweeneys look forward to sharing our thoughts with the Planning Commission directly when procedurally appropriate. Please put this letter in the comments.

Sincerely,

Pat Sweeney

Pat Sweeney

Manager of Sweeney Land Company LLC
President MPE INC
Manager Brothers III LLC
Personally for Mike, Pat and Ed Sweeney

cc: Matt Dias, Matthew Prince, Heinrich Deters, Chick Hill

PO Box 2429, Park City, Utah 435-901-2077 psbro23@mac.com

February 1, 2024

Rebecca Ward, Planning Director
Alexandra Ananth, Senior Planner
Caitlyn Tubbs, Historic Preservation Senior Planner
Park City Municipal Corporation
445 Marsac Avenue
Park City, Utah 84060
Re: 220 King Road Plat Amendment, Conditional Use Permit, and Steep Slope Conditional Use Permit

Dear Rebecca, Alexandra, and Caitlyn,

This letter contains more specifics promised in my previous letter dated January 24, 2024, copy attached immediately below, regarding the pending 220 applications (together "Application") and the relevant Staff report ("Staff Report"). It is separated into one general comment followed by 7 specific comments.

General. Park City Municipal Corporation ("City") in effect entered into a contract with the Sweeneys which contract can't be changed with subsequent zoning, irrelevant codes, or other concerns which in effect lays waste to the contract. Tom Clyde, City Attorney, said in a letter to Ed Sweeney dated June 26, 1985: "Having filed your development proposal and paid the fees with the Planning Department, your zoning rights with respect to this particular project and application are vested under the existing zoning and would not be affected by subsequent zone changes." Joel Paterson, Project Planner, referred to the process in a letter to Pat Sweeney dated July 18, 1985 as a "contract zone." The first recorded plat notes concerning the Sweeney Properties Master Plan (historically "SPMP"; in the Staff Report "Sweeney MPD"; also "Master Plan") conclude on Page 3 with: "9. PRECEDENCE. The above special restrictions are consistent with the Sweeney Master Plan approved by the Park City Municipal Corporation on October 16, 1986 and as subsequently amended on October 14, 1987 and December 30, 1992. Final house design shall be reviewed under the Small Scale Master Plan Process in accordance with the Sweeney Master Plan." This language is repeated three times in ensuing years with respect to amendments and the platting of Lots 6, 7, and 8. The common accepted meaning of "in accordance with" is "IN AGREEMENT WITH, in conformity with, in line with, commensurate with, in compliance with, true to, in fulfillment of, in obedience to, in the spirit of, following, honoring, heeding, observing." See attached Exhibits A-C. *Simply put, the City can't reduce the amount of use expected from the Sweeney MPD terms and related plats for the 7 single family lots, Lots 1, 2, 3, 4, 6, 7, and 8 and the Sweeneys can't reduce the amount of open space in Lot 5 nor the amount of deed restricted open space in Lot 8.*

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1. The Sensitive Land Overlay zone ("SLO") does not apply to the Application. According to the minutes of the Planning Commission Meeting of August 11, 2004, page 25, concerning an application for the un-platted portion of the Sweeney MPD located on Treasure Hill at the time: "Commissioner O'Hara asked if the Sensitive Lands Ordinance applies to any portion of this review. Director Putt replied that the SLO does not apply specifically to this application." In the staff report, dated June 8, 2016, Page 52, related to the same application, Francisco Astorga, Senior Planner says: "Project predates the SLO therefore SLO does not specifically apply in terms of a density determination and site suitability analysis." See attached Exhibits D and E.

2. Historic District Guidelines at the time of the Sweeney MPD approval emphasize historic proportions and materials, avoiding replication, and the design being a contemporary expression. The Application accomplishes this. There are no further essential requirements. Regarding scale, the size of the single family homes were clearly expected to be larger than nearby historically small Park City homes. In subsequent Historic District review processes and related approvals scale difference was bridged in and structures subsequently built on Lots 3, 4, 6, 7, and 8 with comparisons to larger historic buildings in scale such as schools, churches, and boarding houses, and mine structures, for example, the Silver King Mine. As recently as April 20, 2020 this approach was deemed acceptable for an addition on Lot 8 with the staff report finding on Page 53 "substantial compliance with the intention of the Historic District Design Guidelines" and the Planning Commission approving the CUP finding the design on Page 3 "to substantially comply with LMC 15-13-8." See attached Exhibit F containing the staff report and Planning Commission CUP approval.

3. Interior space limitations don't exist regarding the intent and letter of the Master Plan, related plats and approvals. Explained further, the application of more restrictive codes in the Staff Report contradicts statement of the City attorney at the time of initial MPD application and the initial Project Planner who characterized the process as a contract. Simply put, interior space limitations don't exist. This is demonstrated by existing approvals on Lots 3, 4, 6, 7, and 8 and resultant construction which includes access exceptions, space that does not count against the 3,500 square feet footprint, and basements without limitations. See attached Exhibit F for a recent example on Lot 8.

4. With respect to lot restrictions, the application complies with the 3,500 square feet footprint and 30 feet height restriction for sloped roofs. This is demonstrated by the existing approvals on Lots 3, 4, 6, 7, and 8 and resultant construction under the same restrictions. Site access improvements, underground parking, and underground occupied space do not count against the 3,500 square feet footprint. This is demonstrated by the existing prior approvals on Lots 3, 4, 6, 7, and 8 and resultant construction. Access improvements and parking located outside of the 3,500 square feet footprint minimize impacts on adjacent

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streets and neighbors and provide fire and safety access. The effectiveness of these types of improvements, in this regard, has been demonstrated on Lots 3, 4, 6, 7, and 8 over many years. See attached Exhibit F for a recent example on Lot 8.

5. There is good cause for the plat amendment and clarification notes. With respect to the 3,500 square feet footprint, these notes are consistent to similar clarifications provided on the more recent plat for Lot 8 and are consistent with existing prior approvals on Lots 3, 4, 6, 7, and 8, application of the notes, and resultant construction. The proposed Building Area Limits adjustment (which includes less area) makes sense for a more functional design and is consistent with similar plat amendments approved for Lots 3, 4, and 8.

6. The accessory space located uphill of the main house elements is below preexisting grade and has deck or landscaping above. It is consistent with similar space recently approved and constructed on Lot 8 which was not counted against the 3,500 square feet footprint. See attached Exhibit F for a recent example on Lot 8.

7. All reasonably anticipated impacts have been mitigated.

Because of the above and other thoughtful design details, the Application merits approval.

The above comments reflect how we have lived with the Master Plan for almost 40 years. There is no legitimacy in using the Application to reinvent the Master Plan terms. Rather, the Application should reaffirm its terms.

The Sweeneys look forward to sharing the above with the Planning Commission directly when procedurally appropriate. Please provide a copy of this letter to the Planning Commission and put a copy in the related public comments. The following link contains the Exhibits A through F: https://www.dropbox.com/scl/fo/kkxb7qjhczq3ep5cpvb4f/h?rlkey=ejzhktdltmhnbyaj6ux1tcsy4&dl=0

Sincerely,

Pat Sweeney

Pat Sweeney

Manager of Sweeney Land Company LLC
President MPE INC
Manager Brothers III LLC
Personally for Mike, Pat and Ed Sweeney

cc: Matt Dias, Mark Harrington, Matthew Prince, Heinrich Deters, Chick Hill

PO Box 2429, Park City, Utah 435-901-2077 psbro23@mac.com

EXHIBIT G

PARK CITY PLANNING DEPARTMENT
STAFF REPORT

TO: PLANNING COMMISSION
FROM: PLANNING STAFF
DATE: AUGUST 1, 1990
Re: SWEENEY MPD REZONES

==========

I. PROJECT STATISTICS:

Applicant:	MPE Inc.
Project Address:	Hillside West of Historic Dist.
Request:	Rezones Consistent w/MPD
Zoning:	As Described Below
Adjacent Land Uses:	Open Space, Historic Residential
Date of Application:	April 30, 1990
Date of Staff Report:	July 27, 1990
Project Planner:	Suzanne McIntyre
Staff Recommendation:	**FORWARD A POSITIVE RECOMMENDATION**

II. BACKGROUND INFORMATION:

The Sweeney Master Plan was approved by the City Council in October, 1986. The Master Planned area involves 125 acres of the hillside adjacent to the Historic District and the Park City Ski Area, to the west of the Main Street area.

The Master Plan was approved after considerable study of more than eight different development scenarios for the area and numerous concepts for each of the smaller development parcels within the area. The Plan spells out the densities and development parameters for each of the parcels, and includes a provision that each be zoned according to the Master Plan. Those zones are described below.

This request is being processed concurrently with MPE's request to subdivide two of the single family development parcels: the King Road 2-Lot Single Family Subdivision, and the Upper Norfolk 2-Lot Subdivision. The subdivisions are being reviewed in a separate Staff Report and are not directly tied to this request for the rezones.

III. PROJECT DESCRIPTION:

The requested rezones are for the following parcels:

1. **HILLSIDE PARCEL:** 109 acres
   Current Zoning: Estate
   Proposed Zoning: Recreation Open Space

2. **UPPER NORFOLK SINGLE FAMILIES:** 2 SFUs
   Current: HR-1
   Proposed: HR-1 - MPD

3. **KING ROAD SINGLE FAMILIES:** 2 SFUs
   Current: HR-1
   Proposed: HR-1 - MPD

4. **5TH STREET SINGLE FAMILIES:** 2 SFUs
   Current: HR-1
   Proposed: HR-1 - MPD

5. **SHEEN SINGLE FAMILY:** (adjacent to the Rush Bed & Breakfast) 1 SFU
   Current: HR-1
   Proposed: HR-1 - MPD

6. **TOWN LIFT MIDSTATION:** 3.75 acres
   39 Unit Equivs
   35.5 ues hotel/condominium
   3.5 ues support commercial
   Current: HR-1
   Proposed: Estate - MPD

7. **CREOLE GULCH:** 7.75 acres
   177 Unit Equivs
   161.5 ues hotel/condominium
   15.5 ues support commercial
   Current: Estate
   Proposed: Estate - MPD

8. **COALITION WEST:** (SW Corner of 8th St. & Park Ave.) .543 Acres
   16 Unit Equivs
   hotel/condo/commercial
   Current: HRC
   Proposed: HRC - MPD

9. **COALITION EAST:** (East Side of Park Ave. at 8th St.) 1.157 acres
   40 Unit Equivs
   hotel/condo/commercial
   Current: HRC
   Proposed: HCB - MPD

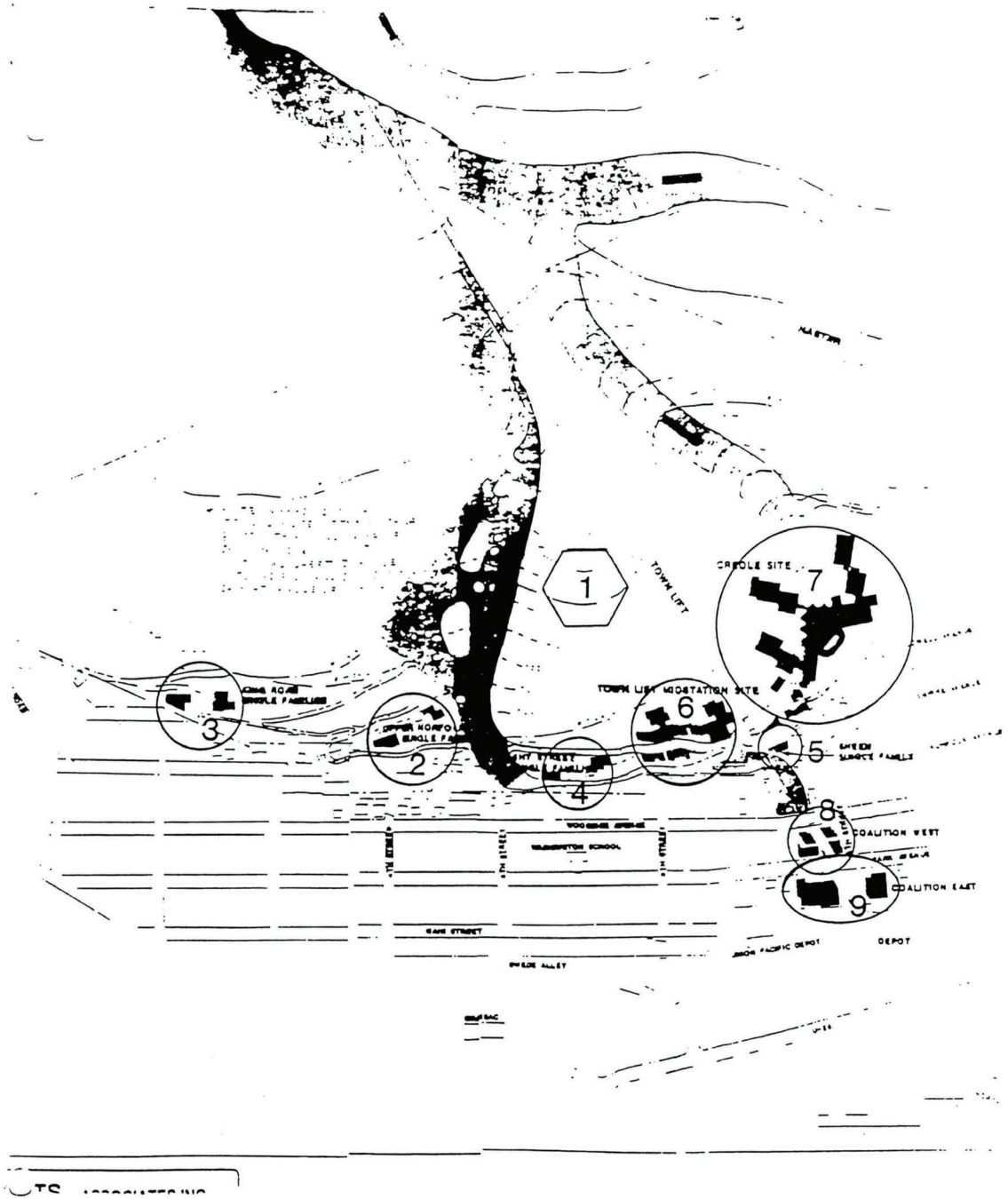
IV. ISSUES FOR DISCUSSION:

The Planning Staff believes the requested rezones are consistent with the approved Master Plan, and that they help formalize the agreement between MPE Inc. and the citizens of Park City. In addition, MPE Inc. and the City Attorney are working on an agreement or some form of conservation easement which will guarantee the ROS Hillside Area remain as open space in perpetuity.

PUBLIC INPUT STATEMENT: The Planning Staff has received numerous phone calls from people requesting information, but no specific comments.

V. STAFF RECOMMENDATION:

The Planning Staff reccomends that the Planning Commission forward a POSITIVE recommendation to the City Council on the requested rezones.


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CREOLE SITE
TOWN LIFT
TOWN LIFT MOBILITATION SITE
COALITION WEST
COALITION EAST
DEPOT

Mr. Olch stated that this will be taken under consideration this winter when golf rates are reviewed.

III PUBLIC HEARINGS

1. FY 1990-91 final budget and certified tax rate - The Finance Director explained the budget review process and the requirements for adoption. Council adopted a tentative budget in June which included a $206,000 increase. A "tax increase" is defined as an increase from the previous year in dollars from tax revenues. Property owners have been notified by the county regarding the proposed tax rates. The modifications in the tentative budget include an increase of $6,927 reflecting the property taxes from Wasatch County, adjustments in the revised pay plan, and transfers in the City and MBA budgets to reflect the $1.1 water/property transaction.

Kent Parker explained that the taxing jurisdictions include the School District, Weber Water Basin, Summit County, Fire District, Sewer District, and the City. The City's portion of the tax assessment last year was 27.5% and the proposed tax rate for FY 90-91, the City's portion will decrease to 26.1%. Property taxes primarily fund debt service (17.7%) and the balance to the general operations of the City (82.3%). Last year the tax rate was .004872; the proposed rate is .004783, which is 1.8% less than FY 89-90. The Finance Director discussed the practice of bonding for delinquent property taxes over the years. Because collection has increased, funding from this source will not be available and Mr. Parker noted the 4% inflation rate all contributing to the recommendation to adopt this budget for the additional $200,000.

Teri Whitney - Snowflower Condominium manager, stated her confusion with the verbiage in the legal notice.

Kent Parker clarified that the School District is the only jurisdiction that has a rate increase from the prior year. The Finance Director agreed that the notice indicates an 18.6% increase, however, of that 18.6%, 63% was from new growth which the City would receive anyway without a tax increase. He also noted that taxes will be affected by increases in assessed valuations.

With no further comments or questions, the public hearing was closed.

2. Rezone portions of the Historic District; specifically 109 acres of hillside on Treasure Mountain from Estate to Recreation Open Space and several development parcels, specifically; two Fifth Street single family lots from HR1 to HR1-MPD; and two upper Norfolk (approximately 400 Upper Norfolk) single

family lots from HR1 to HR1-MPD; and two King Road (approximately 200 King Road) single family lots from HR1 to HR1-MPD; and one Lower Norfolk Avenue (approximately 700 Lower Norfolk) single family lot from HR1 to HR1-MPD; and a 3.75 acre condominium/commercial lot at the Town Lift Midstation from HR1 to Estate-MPD; and a 7.75 are hotel/condo/commercial lot at the Creole Gulch site from Estate to Estate-MPD; and a .543 acre hotel/condo/commercial lot at the Coalition West Site at approximately 775 Park Avenue from HRC to HRC-MPD; and a 1.57 acre hotel/condo/commercial site at approximately 770 Park Avenue from HRC to HCB-MPD - Suzanne McIntyre reported that the Sweeney Master Plan was approved in October 1986 and involves 125 acres of a hillside, commonly referred to as Treasure Mountain. The Master Plan was approved after extensive study of numerous concepts and spells out the densities and development parameters for each of the parcels and includes a provision that each be zoned according to the Master Plan. This request is being processed concurrently with a request for two two-lot single family subdivision. The subdivision plats were preliminary approved by the Planning Commission on August 8 and final plat approval is pending.

Ms. McIntyre described the nine development areas by illustration of a map, more specifically detailed in the heading. The rezones are essentially attaching master plan designations to the subject sites which would require a more thorough review process. The Planning Commission has forwarded a positive recommendation.

Jim Tatora - Stated his concern with changing the zoning in Old Town for development.

Jim Carter reiterated that the MPD designation is a more restrictive zone providing the City will more control. With no further comment, the public hearing was closed.

IV MINUTES OF MEETING OF AUGUST 2, 1990

Jim Santy, "I move approval". Ruth Gezelius seconded. Motion unanimously carried.

V COMMUNICATIONS FROM COUNCIL AND STAFF

1. MBA acquisition - Jim Carter reported that the acquisition of 350 acre feet of water, property, and vehicles closed last week. The Legal Department is in the process of preparing a change application to allow the City to use the newly acquired water right in the Treasure Mountain Middle School Well.

2. Initiative Petition finding - The City Attorney continued that the Utah Supreme Court affirmed the City Recorder's

to call-up the approval action of the Planning Commission last night on Lots 16 and 17 in Evergreen Subdivision, 6774 and 6808 Silver Lake Drive for the purpose of discussion of set-backs and scale of neighborhood". Ray Johnson seconded. Motion carried.

Sally Elliott	Aye
Ruth Gezelius	Aye
Ray Johnson	Aye
Bob Richer	Nay
Jim Santy	Aye

VI REPORTS FROM COMMISSIONS AND BOARDS

Parks, Recreation, and Beautification Advisory Board - Chairman Joram Lichtenstein advised Council of the resignation of Scott Becker and Bruce Manning. He urged Council to make the appointments as soon as possible because of a planned Board retreat in October.

VII ORDINANCES

1. An Ordinance repealing Ordinance 83-16, as amended, and enacting revised beer and liquor regulations and licenses - Ruth Gezelius, "I move approval of the Ordinance repealing Ordinance 83-16, as amended". Bob Richer seconded. Motion unanimously carried.

Because of the extent of the amendments to Ordinance 83-16, it will be repealed in its entirety. The set-up license becomes "extinct" as of January 1, 1990, thus the City will lose approximately $2,600 in renewals in this category. The current restaurant liquor license will most likely convert into the new restaurant liquor category. Most likely, some of the restaurants with current set-up licenses will apply for a restaurant liquor license in January 1991. This may offset some of the lost revenue from above.

Under the on-premise beer/tavern category, there are currently five licenses. Off-premise licenses currently total 12, and the on-premise (all others) make up the largest group with a current total of 57 licenses.

The definition of "nuisance" in Section 2.08 has been amended to include violations of any city, county, state or federal law or ordinance. The hearing procedure in 7.01 has been amended to limit the licensed hearing examiner to making finding of fact, reserving to the Council the power and authority to make conclusions of law, and enter an order, accordingly.

2. An Ordinance rezoning portions of the Historic District; specifically 109 acres of hillside on Treasure Mountain from Estate

to Recreation Open Space and several development parcels, specifically; two Fifth Street single family lots from HR1 to HR1-MPD; and two upper Norfolk (approximately 400 Upper Norfolk) single family lots from HR1 to HR1-MPD; and two King Road (approximately 200 King Road) single family lots from HR1 to HR1-MPD; and one Lower Norfolk Avenue (approximately 700 Lower Norfolk) single family lot from HR1 to HR1-MPD; and a 3.75 acre condominium/commercial lot at the Town Lift Midstation from HR1 to Estate-MPD; and a 7.75 are hotel/condo/commercial lot at the Creole Gulch site from Estate to Estate-MPD; and a .543 acre hotel/condo/commercial lot at the Coalition West Site at approximately 775 Park Avenue from HRC to HRC-MPD and from HR-1 to HR-1 MPD; and a 1.57 acre hotel/condo/commercial site at approximately 770 Park Avenue from HRC to HCB-MPD; and amending the Official Zoning Map of Park City, Utah - See public hearing commentary of August 16, 1990. Ruth Gezelius, "I move approval of the Ordinance rezoning portions of the Historic District, as outlined in the agenda and corrected by staff". Bob Richer seconded. Motion unanimously carried.

VIII ADJOURNMENT

With no further business, the regular meeting of the City Council was adjourned and a Redevelopment Agency meeting convened.

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 3:45 p.m. Members in attendance were Mayor Brad Olch, Sally Elliott, Ruth Gezelius, Ray Johnson, Bob Richer, and Jim Santy. Staff present were Toby Ross, City Manager; and Jim Carter, City Attorney. Ruth Gezelius, "I move to close the meeting to discuss property acquisition". Bob Richer seconded. Motion unanimously carried.

The meeting opened at approximately 4:20 p.m.

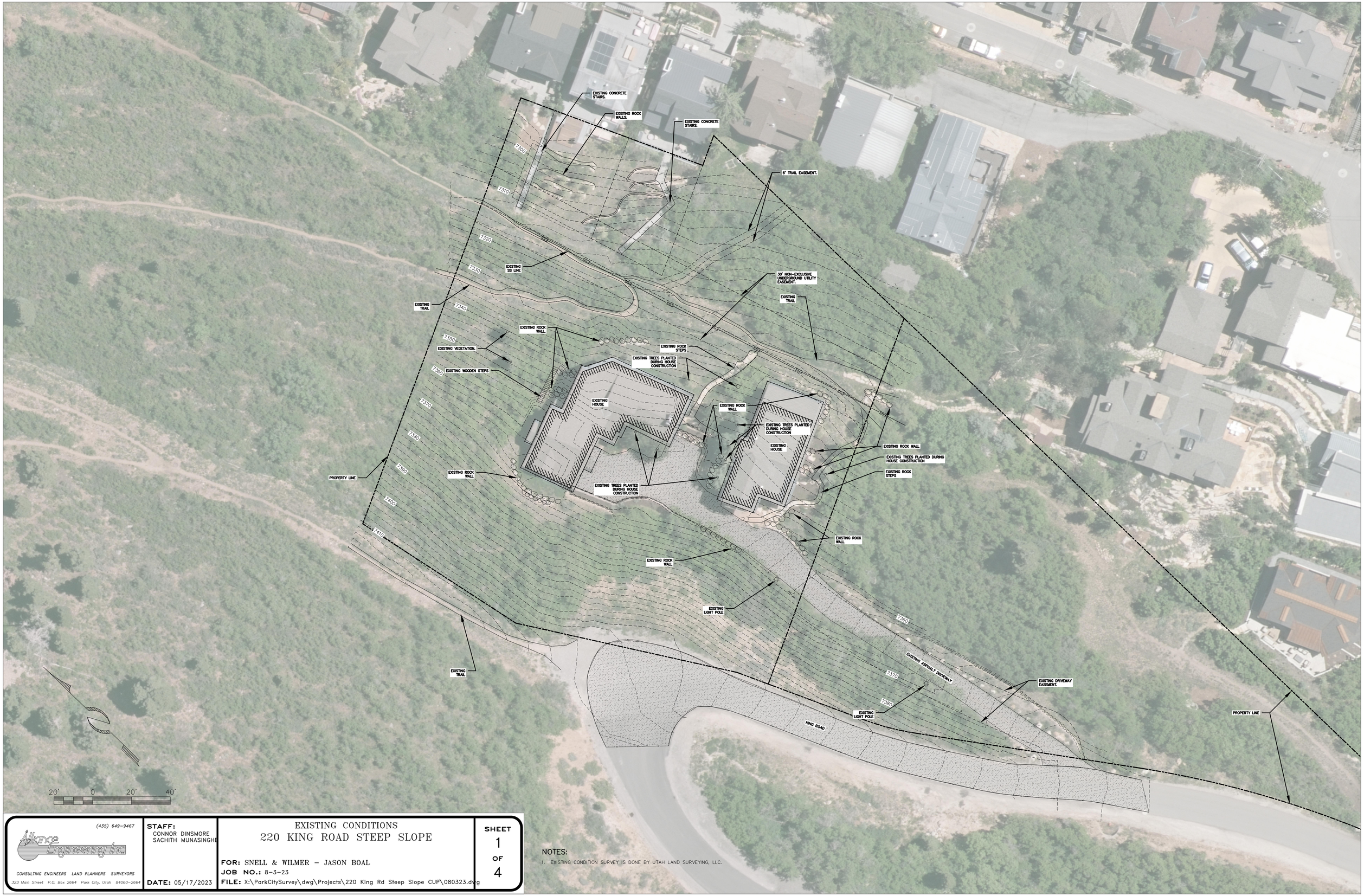
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The meeting for which these minutes were prepared was noticed by posting 24 hours in advance and by delivery to the news media two days prior to the meeting.

Prepared by Janet M. Scott

PARK CITY SUMMIT COUNTY UTAH CORPORATE MARCH 1, 1884

Janet M. Scott
Deputy City Recorder



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

STAFF:
CONNOR DINSMORE
SACHITH MUNASINGHE

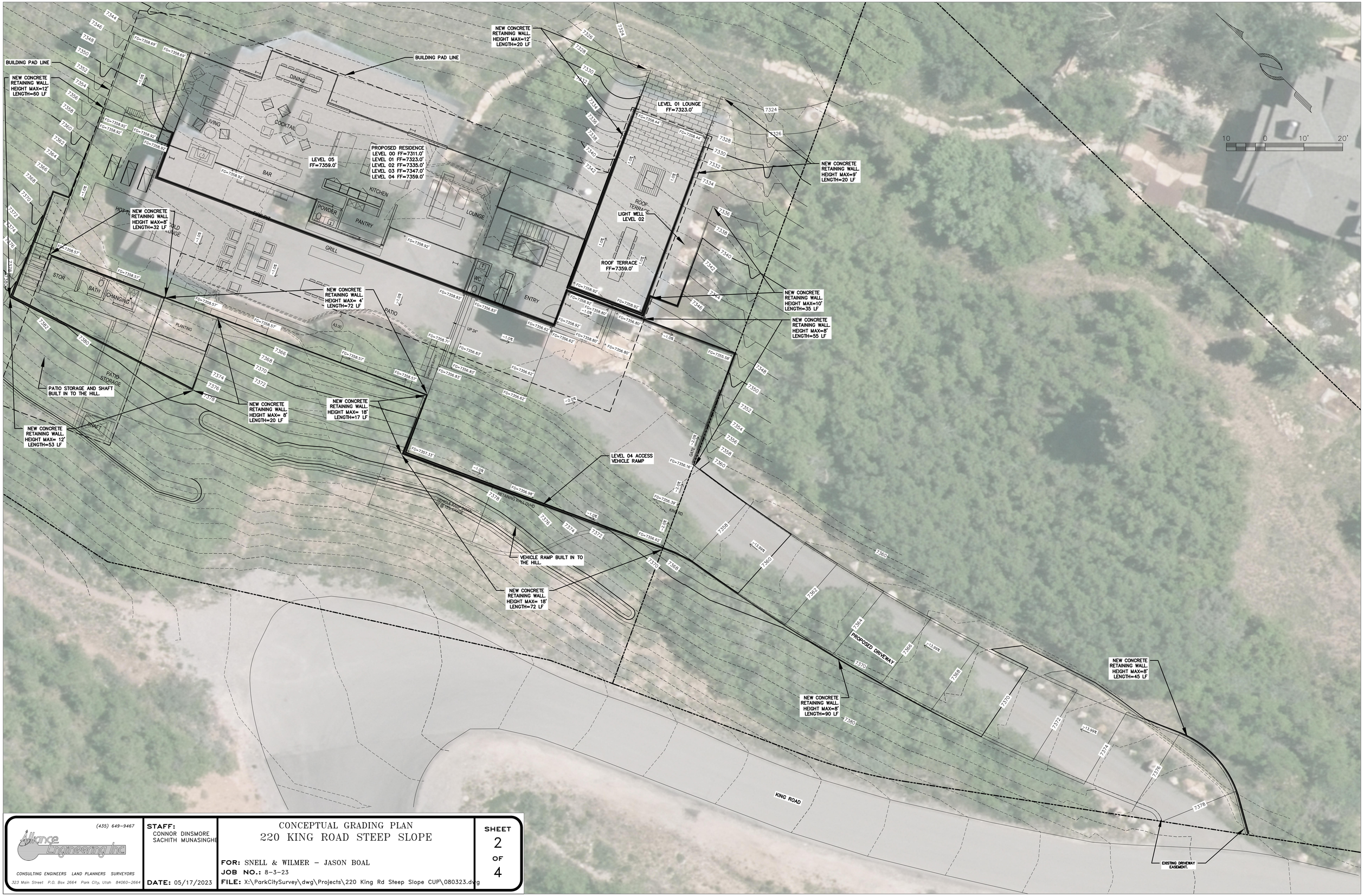
DATE: 05/17/2023

EXISTING CONDITIONS
220 KING ROAD STEEP SLOPE

FOR: SNELL & WILMER - JASON BOAL
JOB NO.: 8-3-23
FILE: X:\ParkCitySurvey\dwg\Projects\220 King Rd Steep Slope CUP\080323.dwg

SHEET 1 **OF** 4

NOTES:
1. EXISTING CONDITION SURVEY IS DONE BY UTAH LAND SURVEYING, LLC.



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

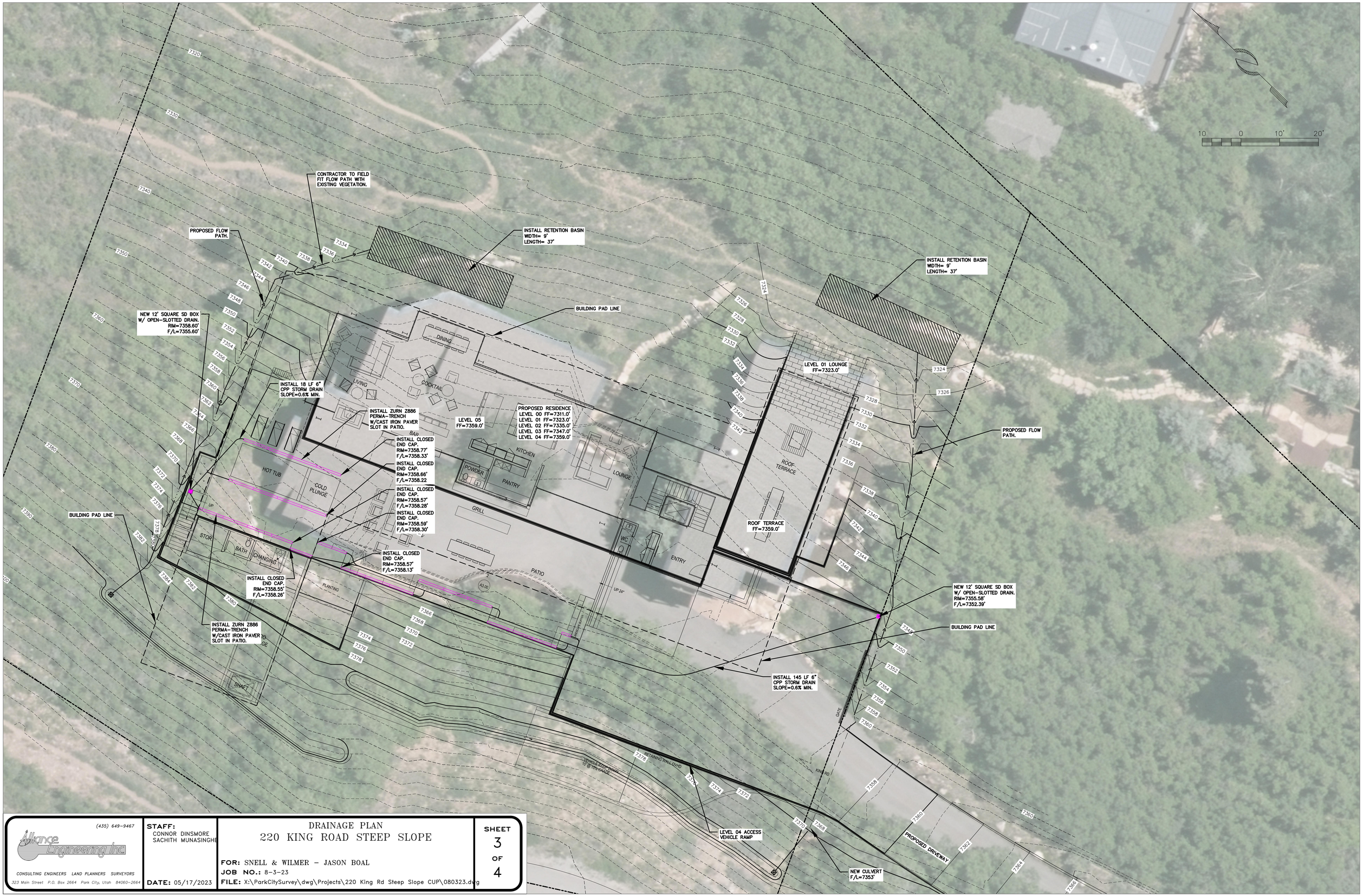
STAFF:
CONNOR DINSMORE
SACHITH MUNASINGHE

DATE: 05/17/2023

CONCEPTUAL GRADING PLAN
220 KING ROAD STEEP SLOPE

FOR: SNELL & WILMER – JASON BOAL
JOB NO.: 8-3-23
FILE: X:\ParkCitySurvey\dwg\Projects\220 King Rd Steep Slope CUP\080323.dwg

SHEET 2 **OF** 4



(435) 649-9467

Alliance Engineering Inc.

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

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

STAFF:
CONNOR DINSMORE
SACHITH MUNASINGHE

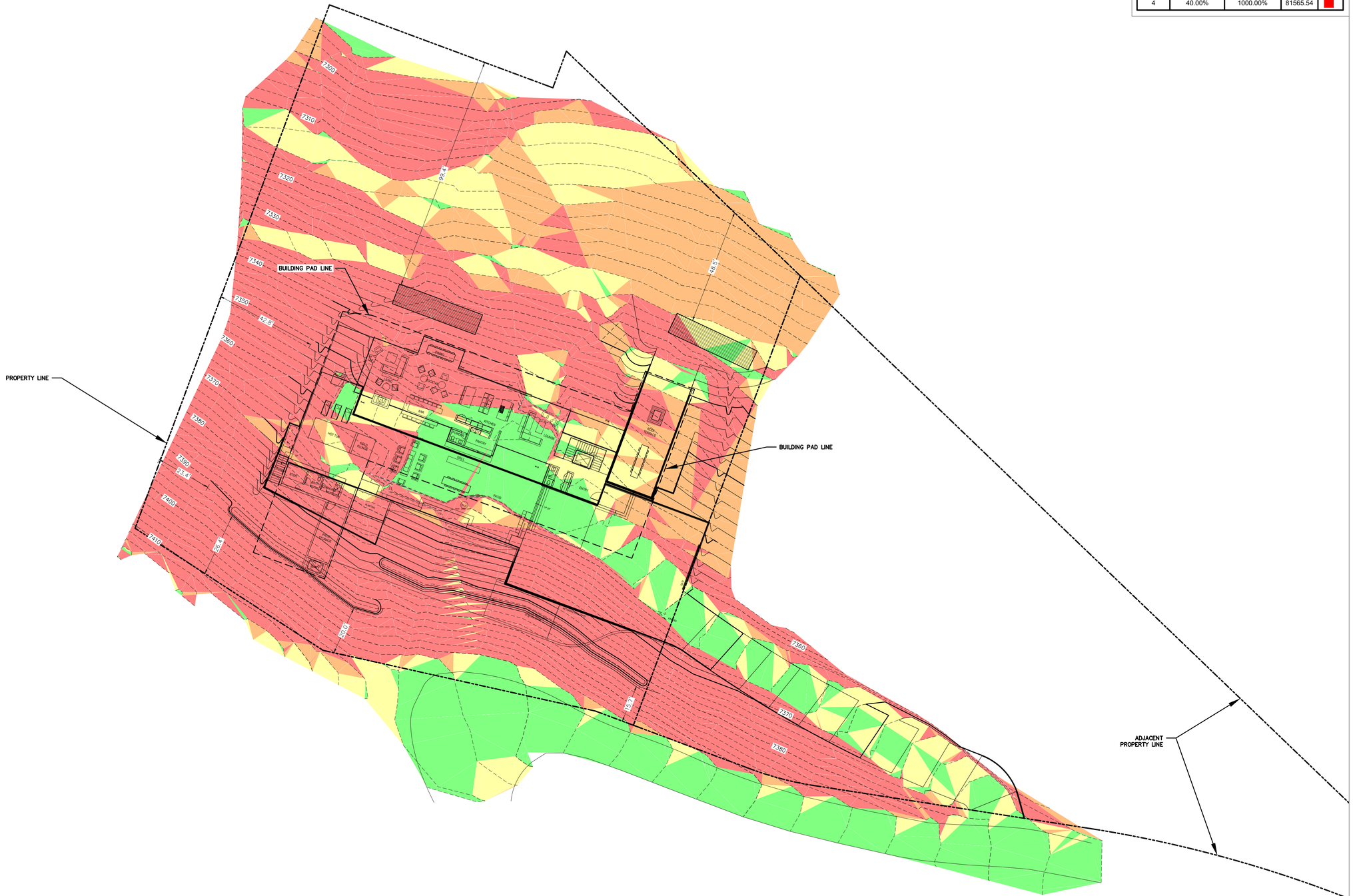
DATE: 05/17/2023

DRAINAGE PLAN
220 KING ROAD STEEP SLOPE

FOR: SNELL & WILMER - JASON BOAL
JOB NO.: 8-3-23
FILE: X:\ParkCitySurvey\dwg\Projects\220 King Rd Steep Slope CUP\080323.dwg

SHEET 3 **OF** 4

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	15.00%	26854.72	
2	15.00%	30.00%	30493.23	
3	30.00%	40.00%	44227.74	
4	40.00%	1000.00%	81565.54	



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

STAFF:
CONNOR DINSMORE
SACHITH MUNASINGHE

DATE: 05/17/2023

SLOPE MAP
220 KING ROAD STEEP SLOPE

FOR: SNELL & WILMER - JASON BOAL
JOB NO.: 8-3-23
FILE: X:\ParkCitySurvey\dwg\Projects\220 King Rd Steep Slope CUP\080323.dwg

SHEET 4 **OF** 4

Geotechnical Engineering Report

Private Residence

220 King Road, Park City, UT

February 5, 2024

KUE Project P-23030TK

Prepared for: Edge Builders

KILDUFF
UNDERGROUND
ENGINEERING, INC.

535 16th Street, Sutie 620
Denver, CO 80202
303-732-3692
www.kilduffunderground.com

EDGE BUILDERS



February 5, 2024

EDGE Builders
4015 South 300 West Suite 102
Salt Lake City, UT 84107

Attention: Mr. Brigham Wilcox

Re: Geotechnical/Geological Engineering Report
Subsurface Investigation
Park City, Ut
KUE Project No. P-231030TK

Dear Mr. Wilcox,

Kilduff Underground Engineering, Inc. (KUE) is pleased to submit this geotechnical engineering report for the above referenced project located in Park City, Utah. This report contains observations, results, and recommendations from the geotechnical/geological data obtained during the geo site investigation performed on May 8th through May 17, 2023. Data and observations are subject to the provisions and requirements outlined in the Limitations section of this report.

Additional investigations and data is planned to be obtained to supplement this report as the project progresses. We trust that our findings and observations outlined in this report will be responsive to your needs at this time. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

KILDUFF UNDERGROUND ENGINEERING, INC.

Mr. Daniel DiGeorgio
Staff Engineer

Todd M. Kilduff, P.E.
Principal Engineer



February 5, 2024
UT PE 12611092

535 16th STREET, SUITE 620 | DENVER, CO 80202 | (303) 732-3692 | WWW.KILDUFFUNDERGROUND.COM

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Figure 1: Site Location Map
Figure 2: Boring Location Plan & Geologic Profile

APPENDICES

Appendix A – Borehole Log Key & Boring Logs
Appendix B – Photographs of Soil and Rock Core Samples
Appendix C – Geologic Maps

1. INTRODUCTION

This Geotechnical Engineering Report (Report) has been prepared by Kilduff Underground Engineering, Inc. (KUE) for EDGE Builders, who is leading efforts for the re-development of a private residence at 220 King Road. This Report details the results of our geotechnical field investigation performed on May 8th through May 17th of 2023 along with data summaries, and geotechnical recommendations.

1.1 Project Background

The project site is located on west hillside above the valley adjacent to the downtown area of Park City Utah. The address is 220 King Road which is currently comprised of two residential structures, each two stories without basements (Figure 1). The project involves the demolition of the existing structures and the re-development of the site with a single private residence.

The proposed residence requires geotechnical considerations for designing the residence foundations. KUE was engaged by EDGE to perform a geotechnical investigation consisting of drilling soil borings to record the subsurface conditions, collect soil and rock samples, identify, and evaluate site geological conditions to provide recommendations for the residence's foundations. This report provides a summary of the investigation with boring logs, geologic interpretations, and our preliminary recommendations with a subsurface geological profile across the subject site (Figure 2).

1.2 Project References

In preparation of this Report KUE reviewed the following drawings and reports:

- ASTM D2488 (2017). *Standard Practice for Description and Identification of Soils (Visual-Manual Procedures).*
- ASTM D420 (2018). *Standard Guide to Site Characterization for Engineering, Design and Construction Purposes.* Davis, T. (2008) *Geotechnical Testing, Observation, and Documentation*. ASCE Press, Second Edition.
- Conceptual Drawings, 220 King Road, Sheets A0.01 through A3.17 Olson Kundig and Utah land Survey, dated 09/2022.
- Satellite images obtained from google earth, dated 2023.

1.3 Site Geology

The site is on the eastern slope of the Wasatch Range in north-central Utah. Bedrock in the study area consists of Pennsylvanian to Jurassic aged quartzite, granodiorite, limestone, sandstone, shale, siltstone, mudstone, and conglomerate, as well as tertiary volcanic and intrusive rocks layered and intermixed from historic tectonic movement. The geology is complex due to several historic upheaval events, the last the Laramide Orogeny, happening approximately 70 to 35 million years ago in which oceanic crust slipped under the North American Plate, deforming and warping the rocks throughout central Utah including the entire column near Arches National Park creating anticlines and synclines. Native surficial soils in the area of the site consist of several feet of talus that accumulated in the valley and was built up to cover the upper 20 to 30 feet of the subject site.

2. GEOTECHNICAL SITE INVESTIGATION

KUE conducted a geotechnical site investigation on May 8th to the 17th, 2023 to assess the subsurface conditions across the site. The exploration program included geotechnical drilling and sampling collecting soil samples and rock cores from the borings. KUE's site investigation consisted of advancing two vertical borings as well as the mapping of rock outcroppings observed around the site. A summary of the geological exploration program is presented in Table 1.

2.1 Geotechnical Test Borings

KUE solicited bids from qualified drillers and subcontracted with Kissner Drilling of Cedaredge Colorado. A total of two (2) geotechnical test borings, designated as KUE-1BW and KUE -B2, were advanced to a maximum depth of 65 feet. All test borings were located on the project site. The boring locations were measured from existing architectural features noted following boring completion.

Test borings were advanced with a CME 55C drill rig using a tri-cone roller bit and NX/NQ sized core barrel. A Field Engineer from KUE provided full-time observation of the drilling operation, collected soil and rock samples from the borings and prepared detailed boring logs of the subsurface conditions. Samples were collected in accordance with the procedure described in ASTM D1586 (2018), Test Method for the Standard Penetration Test (SPT) and ASTM D2113-14 Standard Practice for Rock Core Drilling and Sampling of Rock for Site Exploration. A mud rotary system was used for the drilling and converted to rock coring when rock or talus was encountered. Descriptions of the soil and rock strata encountered were recorded using the Unified Soil Classification System (USCS) and the Terzaghi Rock Mass system utilizing Rock Quality Designation (RQD). Information is included on the boring logs presented in Appendix A. Groundwater was measured in all four borings immediately after completion of drilling.

Table 1: Summary of Geotechnical Test Borings

Boring ID	Depth Drilled (feet)	No. of Samples	Location[1]
KUE-B1W	64	18 (all rock)	Parking area 220 King Ave Sta 0+85
KUE-B2	22	11 (2 soil)	Center of hill, Sta. 1+42

Notes: 1. Boring locations were located using a 100 ft Tape, measured off existing architectural features.

2.2 Subsurface Conditions

Soils encountered in our borings consisted of fill materials extending to a maximum depth of 15 feet. The fill consisted of fine to coarse gravels with varying amounts of lean clay, silt and sand. The results of data obtained during the investigation were recorded on the boring logs, which include detailed information such as sample number, depth, USCS soil descriptions Terzaghi Rock descriptions and details of the operations. Photographs of all the samples collected are included in Appendix B. Generalized descriptions of the soil and rock strata encountered are summarized in the following subsections.

2.2.1 Stratum F – Fill (CL, CH, ML, SM, GM)

Fill was encountered in borings KUE-B1W and KUE-2 from the ground surface down to a maximum depth of approximately 15 feet below the ground surface (bgs). The fill unit consisted of silty clay (CL-ML),

lean clay (CL), silty sand (SM), poorly graded sand (SP) and fine to coarse gravel (GP). Materials were intermixed and the matrix varied randomly from being predominately coarse-grained soils to predominately fine-grained soil. The fill materials appear to be native soils reworked for construction of the original residences.

2.2.2 Stratum TL – Rock Talus/Colluvium

Below the Fill stratum and encountered in all the borings was rock Talus/Colluvium. The material consisted of dense to very dense, fine to coarse gravel, with cobbles and boulders within a silty clay (sometimes with sand) soil matrix. The soil matrix material was often washed out of the core barrel during the recovery making it difficult to classify some samples. The gravel and cobbles consisted of fragments of quartzite, granodiorite, red/brown mudstone and metamorphosized shale.

2.2.3 Stratum BR – Bedrock/Weathered Quartzite

Below the rock talus and colluvium, encountered in KUE-B1W and KUE-B2 was very intensely fractured clasts of Quartzite, very strong to extremely strong, slightly to moderately weathered. Terzaghi's rock mass classification varied between very blocky and seamy to completely crushed but chemically intact. Rock Quality Designation from the cores ranged from 0 to 17 percent and recoveries ranged from 0 to 95 percent. Rock outcrops were observed along roadway cuts on King Road near the subject property and are included in Appendix C.

2.3 Groundwater

No groundwater was observed in boring KUE-B1W from May 11th through May 18th.

3. GEOTECHNICAL RECOMMENDATIONS

The following design and construction recommendations are provided for the residence and proposed structural appurtanences:

3.1 Foundations

The project will require shallow spread footings and/or matt foundations to support the structure bearing on soil and/or rock. For foundations in soil the footings or mat will be required to be excavated to a depth of 42-inches below the ground surface for frost protection. Footings bearing on soil may be designed for a bearing capacity of 3500 psf. The lowest Sub-basement of the structure will bear on highly fractured Quartzite Bedrock. Footings /matt foundations bearing on rock may be designed for a bearing capacity of 5,000 psf. The width of the footings should not be less than three feet square for columns and not less than two feet wide for continuous wall footings. Footings bearing on structural fill and/or native soils should anticipate some minor settlement. Empirical estimates indicate that total settlement of the structure may be up to one inch maximum. This estimate is based upon site preparation and foundation construction is performed in accordance with our recommendations. Prevention of infiltration of water into the subgrade is essential for the successful performance of the pavement. Performance will be better if positive drainage of the subbase is provided. Both the subgrade and the pavement surface should have a minimum slope of two percent but not exceeding five percent.

3.2 Site Preparation

Surficial soils that are highly compressible, frozen or otherwise unsuitable materials should be stripped from the construction area. These materials should be disposed of off-site or re-used for landscaped areas, if applicable to

the final design. Any soils that are cut to grade should be scarified 8 to 10 inches and re-compacted as recommended here-in. The exposed subgrade should be proof-rolled to detect unstable conditions and approved by the geotechnical engineer prior to placement of backfill. Proof-rolling should be accomplished using a smooth drum vibratory roller compactor having a static drum weight of at least 5 tons, such as a Dynapac CA-25, or similar. The proof rolling equipment should make a minimum of four overlapping passes over each section of the site with each pass perpendicular to the previous pass. Any zones of instability, as indicated by pumping and rutting of the ground under the roller, should be undercut and replaced with structural fill. The proof-rolling should only be performed after a period of dry weather to avoid degradation of the subgrade. A geotechnical engineer should observe the proof-rolling operation and make recommendations for any unstable or unsuitable conditions encountered.

3.3 Structural Backfill

Excavations requiring backfill should be filled with select fill. The select fill should consist of inorganic, compactible sand or sand and gravel with a maximum gravel size of two inches and with no more than 12% fines (passing the No. 200 Sieve) by weight. The on-site soils may be used for re-use provided they meet these criteria. Prior to fill placement representative samples of the proposed select fill materials should be collected and tested to determine their Proctor moisture-density relation, plasticity, and natural moisture content. These tests are required to determine if the proposed fill is acceptable and for quality control during compaction. Areas planned for re-grading and filling should be monitored by a geotechnical field technician and compaction testing by nuclear methods should be utilized to verify fill materials are compacted to 95% of the dry density.

4. LIMITATIONS

This report has been drafted specifically for the Prince Residence at 220 King Road located in Park City, Utah and will not be applicable for any other project and/or client. Our recommendations are based upon data observed in the boring logs. Actual ground conditions at the site can be different from those encountered in the borings. Recommendations submitted in this report are based upon collected data at the time of writing. Should additional information characterizing the site be obtained, that information should be provided to us so we may re-evaluate and/or supplement our recommendations.

Figures

Figure 1: Site Location
Figure 2: Geologic Profile

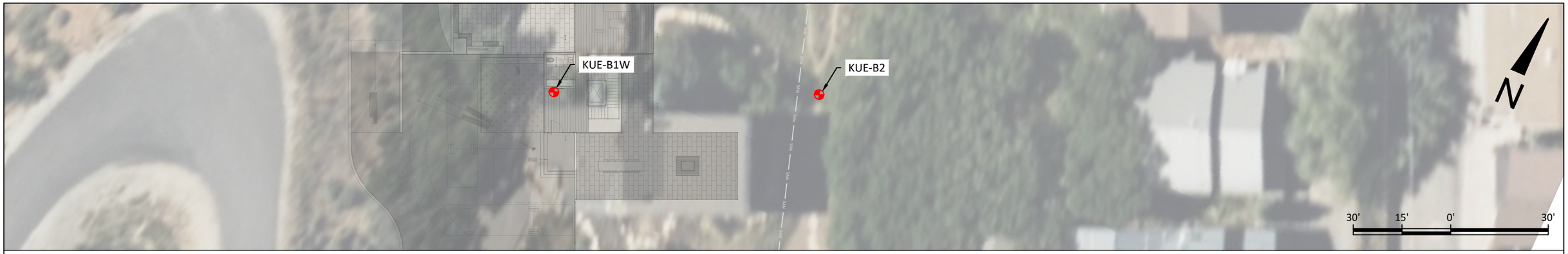


SCALE: 0 1500 3000 6000 FEET



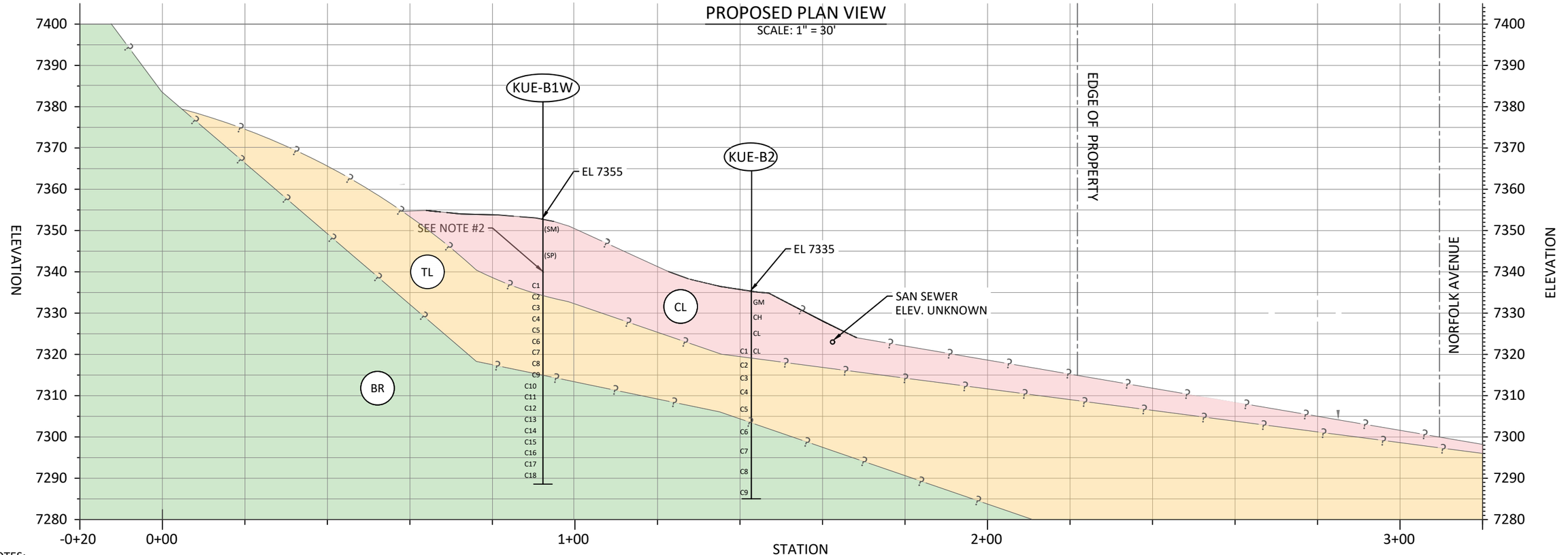
SCALE: 0 56 112 224 FEET

REV 0 / SCALE: AS SHOWN DRAWN BY: DD DESIGNED BY: DD CHECKED BY: TK	KILDUFF UNDERGROUND ENGINEERING, INC. 535 16TH STREET, SUITE 620 DENVER, CO 80202 (303)-732-3692	PARK CITY PRINCE RESIDENCE GEOTECHNICAL INVESTIGATION PARK CITY, UTAH	SITE LOCATION	DATE FEBRUARY 2024 FIGURE 1



PROPOSED PLAN VIEW

SCALE: 1" = 30'



PROPOSED PROFILE VIEW

SCALE= 6:5

NOTES:

1. NOT FOR CONSTRUCTION.
2. CLIENT TO PROVIDE ELEVATOR LOCATION AND DETAILS.
3. KUE-B1W, & KUE-B2 LOCATIONS ARE APPROXIMATE.
4. SECTION ELEVATIONS BASED UPON TOPO FROM UTAH LAND SURVEYING. A DETAILED TOPOGRAPHIC SURVEY WILL BE REQUIRED FOR FINAL DESIGN.
5. STRATIFICATIONS SHOWN ARE INTERPOLATIONS BETWEEN BORINGS AND MAY NOT REPRESENT ACTUAL SUBSURFACE CONDITIONS.
6. BORING KUE-B1W WAS CONVERTED TO AN OBSERVATION WELL. GROUNDWATER WAS NOT REACHED IN ANY OF THE BORINGS.

LEGEND:

—?— GEO BOUNDARY

(BX) BORE HOLE ID

BASELINE GEOLOGIC UNITS:

(F) CLAY FILL (CL, CH, ML, SM, GM)

(TL) TALUS (GP, GM, CBLS, BLDRS)

(BR) BEDROCK - HIGHLY FRACTURED QUARTZITE

BORING SCHEDULE

BOREHOLE ID	DEPTH/LENGTH (FEET)	SURFACE ELEVATION (FEET)
KUE-B1W	64	7355.0
KUE-B2	51	7335.0

NO.	DATE	DESCRIPTION	APPRD.
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

REVISIONS

DRAWN BY: DD
DESIGNED BY: RO
CHECKED BY: TK

SCALE: VARIES

KILDUFF UNDERGROUND ENGINEERING, INC.
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EDGE BUILDERS
4015 SOUTH 300 WEST, SUITE 102
SALT LAKE CITY, UT
84107 (801)-879-6200

PRIVATE RESIDENCE - 220 KING ROAD

PARK CITY, UT

GEOLOGIC PROFILE

02/05/2024

FIGURE 2

Appendix A

Borehole Log Key, Boring Logs

BOREHOLE LOG KEY (SOIL & ROCK)

KILDUFF UNDERGROUND ENGINEERING, INC.

Unified Soil Classification System

Major Divisions		Symbols	Typical Names
Coarse-Grained Soils (more than half of soil> no. 200 sieve size)	Gravels (More than half of coarse fraction> no. 4 sieve size)	GW	Well-graded gravels or gravel-sand mixtures, little or no fines
		GP	Poorly-graded gravels or gravel-sand mixtures, little of no fines
		GM	Silty gravels, gravel-sand-silt mixtures
		GC	Clayey gravels, gravel-sand-clay mixtures
	Sands (More than half of coarse fraction< no. 4 sieve size)	SW	Well-graded sands or gravelly sands, little or no fines
		SP	Poorly-graded sands or gravelly sands, little or no fines
		SM	Silty sands, sand-silt mixtures
		SC	Clayey sands, sand-clay mixtures
Fine-Grained Soils (more than half of soil <no. 200 sieve size)	Silts and Clays LL = <50	ML	Inorganic silts and clayey silts of low plasticity, sandy silts, gravelly silts
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, lean clays
		OL	Organic silts and organic silt-clays of low plasticity
	Silts and Clays LL = >50	MH	Inorganic silts of high plasticity
		CH	Inorganic clays of highplasticity, fat clays
		OH	Organic silts and clays of high plasticity
Highly Organic Soils		PT	Peat and other highly organic soils

Grain Size Chart

Classification	Range of Grain Sizes	
	U.S. Standard Sieve Size	Grain Size in Millimeters
Boulders	Above 12"	Above 305
Cobbles	12" to 3"	305 to 76.2
Gravel	3" to No.4	76.2 to 4.76
coarse	3" to 3/4"	76.2 to 19.1
fine	3/4" to No. 4	19.1 to 4.76
Sand	No. 4 to No. 200	4.76 to 0.074
coarse	No. 4 to No. 10	4.76 to 2.00
medium	No. 10 to No. 40	2.00 to 0.420
fine	No. 40 to No. 200	0.420 to 0.074
Silt and Clay	Below No. 200	Below 0.074

Sample Designations/Symbols

- Driven split-barrel sampler with internal brass liners (2.5- to 3.0-inch diameter liners)
- Classification sample taken with Standard Penetration Test sampler
- S — Undisturbed sample taken with thin-walled tube (S - Shelby, P- Pitcher, O - Osterberg
- Groundwater level at the time and date indicated

Consistency (fine-grained)

Pocket Pen (ksf)	SPT Blow Counts	Estimated UCS (psi)	Consistency
< 0.25	< 2	< 4	Very soft
0.25 - 0.50	2 - 4	4 - 8	Soft
0.50 - 1	4 - 8	8 - 16	Medium stiff
1 - 2	8 - 15	16 - 31	Stiff
2 - 4	15 - 30	31 - 62	Very stiff
> 4	> 30	> 62	Hard

Density (coarse-grained/sand)

SPT N (blows/foot)	Density
> 4	Very loose
4 - 10	Loose
10 - 30	Medium dense
30 - 50	Dense
> 50	Very dense

PLASTICITY

Nonplastic An 1/8-in. (3-mm) thread cannot be rolled at any water content.

Low The thread can barely be rolled and the lump cannot be formed when drier than the plastic limit.

Medium The thread is easy to roll and not much time is required to reach the plastic limit. The thread cannot be rerolled after reaching the plastic limit. The lump crumbles when drier than the plastic limit.

High It takes considerable time rolling and kneading to reach the plastic limit. The thread can be rerolled several times after reaching the plastic limit. The lump can be formed without crumbling when drier than the plastic limit.

DRY STRENGTH

None The dry specimen crumbles into powder with mere pressure of handling

Low The dry specimen crumbles into powder with some finger pressure.

Medium The dry specimen breaks into pieces or crumbles with considerable finger pressure.

High The dry specimen cannot be broken with finger pressure. Specimen will break into pieces between thumb and a hard surface

Very high The dry specimen cannot be broken between the thumb and a hard surface.

Rock Hardness Classification Scale (USBR,1998; ISRM, 1978)

Term	Hardness Designator/Grade	Field Identification
Very Soft	H7	Can be readily indented, grooved or gouged with fingernail, or carved with a knife. Breaks with light manual pressure.
Soft	H6	Can be grooved or gouged easily by knife with light pressure, can be scratched with fingernail. Breaks with light to moderate manual pressure.
Moderately Soft	H5	Can be grooved 1/16-inch deep by knife with moderate or heavy pressure. Cannot be scratched by fingernail. Core or fragment breaks with light hammer blow or heavy manual pressure.
Moderately Hard	H4	Can be scratched with knife with light or moderate pressure. Core or fragment breaks with moderate hammer blow.
Hard	H3	Can be scratched by knife with difficulty (heavy pressure). More than one blow of hammer required to fracture specimen.
Very Hard	H2	Cannot be scratched with knife. Specimen requires many fracture or chip.
Extremely Hard	H1	Core, fragment, or exposure cannot be scratched with knife; can only be chipped with repeated heavy hammer blows.

Rock Strength Classification Scale (Hoek & Brown, 1997)

Grade	Description	Field Identification	Approximate Range of Unilaxial Compressive Strength	Approximate Range of Unconfined Compressive Strength
R6	Extremely strong rock	Specimen can only be chipped with geological hammer.	>250 MPa	>36,250 psi
R5	Very strong rock	Specimen requires many blows of geological hammer to fracture it.	100-250 MPa	14,500-36,250 psi
R4	Strong rock	Specimen requires more than one blow of geological hammer to fracture it.	50-100 MPa	7,250-14,500 psi
R3	Medium strong rock	Cannot be scraped or peeled with a pocket knife, specimen can be fractured with single firm blow of geological hammer.	25-50 MPa	3,625-7,250 psi
R2	Weak rock	Can be peeled by a pocket knife with difficulty, shallow indentations made by firm blow with point of geological hammer.	5.0-25 MPa	725-3,625 psi
R1	Very weak rock	Crumbles under furn blows with point of geological hammer and can be peeled by a pocket knife.	1.0-5.0 MPa	150-725 psi
R0	Extremely weak rock	Indented by thumbnail.	0.25-1.0 MPa	<150 psi

Rock Weathering Classification Scale (USBR,1998)

Term	Grade	Field Identification
Fresh	W1	Body of rock or fractures are not oxidized or discolored; hammer rings when crystalline rocks are struck
Slightly Weathered to Fresh	W2	
Slightly Weathered	W3	Discoloration or oxidization is limited to surface of, or short distance from fractures; hammer rings when crystalline rocks are struck
Moderately to Slightly Weathered	W4	
Moderately Weathered	W5	Discoloration or oxidization extends from fractures usually throughout body of rock; hammer does not ring; body is weakened; less than 50% of rock is decomposed
Intensely to Moderately Weathered	W6	
Intensely Weathered	W7	Body of rock is discolored or oxidized throughout; rock can be broken by hand or scraped with knife; rock is more than 50% decomposed
Very Intensely Weathered Decomposed	W8	
	W9	Discoloration and oxidization throughout. Specimen is easily crumbled or penetrated with knife; resembles soil.

Fracture Density (USBR,1998)

Unfractured – No fractures.

Very slightly fractured – Core recovered mostly in length is greater than 1 m (3 ft.)

Slightly to very slightly fractured – *

Slightly fractured – Core recovered mostly in lengths from 300 to 1000 mm (1 to 3 ft.) with few scattered lengths less than 300 mm (1 ft.) or greater than 1000 mm (3 ft.)

Moderately to slightly fractured – *

Moderately fractured – Core recovered mostly in 100 to 300 mm (0.3 to 1.0 ft.) lengths with most lengths about 200 mm (0.6 ft.)

Intensely to moderately fractured – *

Intensely fractured – Lengths average from 30 to 100 mm (0 .1 to 0.3 ft.) with scattered fragmented intervals. Core recovered mostly in lengths less than 100 mm (0.3 ft)

Very intensely to intensely fractured – *

Very intensely fractured – Core recovered mostly as chips and fragments with a few scattered short core lengths.

Joint and Bedding Spacing Terms (USBR,1998)

Spacing		Spacing	Bedding/Foliation Spacing term
< 0.1 ft	Very Closely Spaced	<0.03 ft	Laminated
0.1 to 0.3 ft	Closely Spaced	0.03 to 0.1 ft	Very Thinly
0.3 to 1 ft	Moderately Spaced	0.1 to 0.3 ft	Thinly
1 to 3 ft	Widely Spaced	0.3 to 1 ft	Moderately
3 to 10 ft	Very Widely Spaced	1 to 3 ft	Thickly
>10 ft	Extremely Widely Spaced	3 to 10 ft	Very Thickly
		>10 ft	Massive

KILDUFF UNDERGROUND ENGINEERING, INC.

Project: Park City Prince
Project No.: P-23030TK

Borehole No.: KUE-B1W
Page 1 of 5

Started:	Sampler Type:	Diameter:	Barrel Length:	Drill Bit:	Drill Rig Type:	Latitude:
5/8/2023	HQ3	3.78"	8' 7"	Surface Set Diamond	Longyear HC250	40°38'27"N
Completed:	**No. of Samples:**	**Orientation:**	**Ground Water:**	**Casing Details:**	**Logged By:**	**Longitude:**
5/12/2023		Vertical	Depth: / Date:	Diam.: / Depth:	RO/SS	111°29'50"W
Backfilled:	**No. of Boxes:**	**Drilling Sub:**	NR	4" ID / 14.0'	**Reviewed By:**	**Elevation:**
Well	3	Kissner			TK	7355'
		Bedrock Depth:		**Total Depth:**	**Location:**	220 King Road, Park City, UT
		33.0'		63.5'		

Depth (ft)	Drill Rate (Min.) / SPT Blow Count	Sample No. & Type	RQD (%)	TCR / Cut	Weathering / Strength	Lithology	Stratum Description	Defect Log	Discontinuity Description & Remarks
0							Asphalt		Pavement stuck in shoe - no return
1							FILL, tan-orange		No sampler, soil washed away in drilling fluid, Not recovered
2									
3									
4							FILL, brown, gravel and cobbles 2", light brown sand, clay adhered to cobbles, coarse grained sand poorly graded (SP)		
5									
6									
7									
8									Down pressure: 1200 psi
9									Rotation pressure: 400 psi
10	45 min/run	S1 Grabs							Shoe only retained cobbles
11									
12							13.55-TALUS, gravel to cobbles of varying origins, no matrix rec., contains QUARTZITE; yellowish grey; Very strong rock (R5); Hard (H3); fresh (W1); no HCL rxn; low grade metamorphic, interlocking silica grains, grano-blastic texture; 10% darker mineral (Magnetite?); 10% red minerals (Hematite?)		
13		CR1	NA	0.35 / 5	W1/F5				If 35°, slightly open, no infill, fresh surface
14									

DRAFT

Notes: 1) Terms and symbols defined on Plate 1.

KILDUFF UNDERGROUND ENGINEERING, INC.

Project: Park City Prince
Project No.: P-23030TK

Borehole No.: KUE-B1W
Page 2 of 5

Logger: RO/SS | Driller: Steve Kessner | Date: 5/10/2023

Shift Info: Day
50° F Sunny

Depth (ft)	Drill Rate (Min.) / SPT Blow Count	Sample No. & Type	RQD (%)	TCR / Cut (ft)	Weathering / Strength	Lithology	Stratum Description	Defect Log	Discontinuity Description & Remarks
15							13.5'-38.0' TALUS		
16		CR2	NA	1.25' / 5'			Soil matrix washing out in drilling fluid - coarse sand, clay adhered to some cobbles and gravel. Cobbles and gravel contain quartzite, granodiorite, red brown mudstone - slightly metamorphosed shale with calcitic intrusions (rxn to HCL) - boulder sized recovered; gravel subrounded to subangular; cobbles subrounded		
17									
18									
19		CR3	NA	1.25' / 1.25'					Approx. 19 feet, losing circulation
20									
21									
22	23'52"/5ft	CR4	NA	1.5' / 3.75'					
23									
24									
25									
26									
27		CR5	NA	0.75' / 4.5'			Same as above		
28									
29									
30									

DRAFT

Rock Strength: R0 – Extremely Weak, R1 – Very Weak, R2 – Weak, R3 – Medium Strong, R4 – Strong, R5 –Very Strong, R6 – Extremely Strong
Weathering: F – Fresh, SW – Slightly Weathered, MW – Moderately Weathered, HW – Highly Weathered, CW – Completely Weathered, RS – Residual Soil
Discontinuities: JT – Joint, FJ – Foliation Joint, BJ – Bedding Joint, IJ – Incipient Joint, IF – Incipient Fracture, RF – Random Fracture, MB – Mechanical Break, FZ – Fracture Zone

KILDUFF UNDERGROUND ENGINEERING, INC.

Project: Park City Prince
Project No.: P-23030TK

Borehole No.: KUE-B1W
Page 3 of 5

Logger: RO/SS | Driller: Steve Kessner | Date: 5/11/2023
Shift Info: Day, 50° F Sunny

Depth (ft)	Drill Rate (Min.) / SPT Blow Count	Sample No. & Type	RQD (%)	TCR / Cut (ft)	Weathering / Strength	Lithology	Stratum Description	Defect Log	Discontinuity Description & Remarks
30									29'-33' - Loss of circulation at depth
31	25' 41"/5 ft	CR6	NA	2.0' / 5.0'			Same as above		
32									36' Drill bit not advancing, trip out, 1000 psi water pressure cohesion in the material
33									
34	24:56	CR7		2.5' / 3.0'					
35									
36							33'-36.8' - Very intensely fractured clasts		55º, wavy, SL WTHD, no infill
37	15:00	CR8	0%	2.25' / 2.25'	W4/R5		Below 36.8' - Intensely fractured; Quartzite; yellowish grey; Very Strong (R5); Hard to Very Hard (H2-H3); slightly to moderately weathered (W4); intensely fractured; (Weber Quartzite)		60º, planar, MOD WTHD, v thin clay infill and pea gravel, mod open, 0.6 in spacing
38									30º, wavy, SLWTHD, v thin clay infill, SL open 45º, wavy, SLWTHD, v thin clay infill, SL open 75º, wavy, SLWTHD, v thin clay infill, SL open
39	19:00	CR9	17%	2.2' / 2.4'	W3/R5		Below 39.2' - moderately fractured; slightly weathered (W3) major joint set 50°		35º, 1.5" spacing, SLWTHD, v thin clay infill, SL open Locked up, pulled up bit and 2" clast fell into hole - top 6" of CR9
40									35º, wavy, v thin clay, SL open 85º, planar, no infill, tight
41	23:50	CR10	0%	1.6' / 2.3'			Below 40.7' - Intensely fractured; moderately weathered (W3)		40º, planar, clean, tight IF, 85º, planar, clean, tight 35º, planar, v thin clay, SL open, 0.7" spacing 50º, planar, v thin clay, SL open 50º, wavy, mod thin clay, mod open
42									
43							See next page for below 43.0'		50º, planar, clean, SL open, 0.2-0.5 in spacing 20º, wavy, clean, SL open 40º, wavy, v thin clay, SL open
44									40º, wavy, v thin clay, SL open, 0.5"-1.0" spac. 88º, wavy, v thin clay, SL open
45									

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Rock Strength: R0 – Extremely Weak, R1 – Very Weak, R2 – Weak, R3 – Medium Strong, R4 – Strong, R5 –Very Strong, R6 – Extremely Strong
Weathering: F – Fresh, SW – Slightly Weathered, MW – Moderately Weathered, HW – Highly Weathered, CW – Completely Weathered, RS – Residual Soil
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KILDUFF UNDERGROUND ENGINEERING, INC.

Project: Park City Prince
Project No.: P-23030TK

Borehole No.: KUE-B1W
Page 4 of 5

Logger: RO/SS | Driller: Steve Kessner | Date: 5/11/2023
Shift Info: Day, 50° F Sunny

Depth (ft)	Drill Rate (Min.) / SPT Blow Count	Sample No. & Type	RQD (%)	TCR / Cut (ft)	Weathering / Strength	Lithology	Stratum Description	Defect Log	Discontinuity Description & Remarks
43							Same as above		
44									55º, wavy, v thin clay, SL open, 1" spacing
45	31:58	CR11	0%	2.8' / 3.6'	W3/R5				45º, undulating, v thin clay, SL-Mod open, 0.75"-2.0" spacing
46									50º, wavy, v thin clay and pea gravel, mod open 20º, planar, clean, SL open 20º, planar, clean, SL open
47									55º, wavy, v thin clay, SL open
48	59:12	CR12	0%	1.9' / 3.2'					10º, undulating, clean, SL open 85º, wavy, v thin clay, SL open
49									45º, wavy, v thin clay, SL open 55º, undulating, v thin clay, mod open 80º, wavy, thin clay and pea gravel, SL-mod open
50	25:14	CR13	0%	1.2' / 1.5'			49.8-51.3 Core is completely broken, not fractured, slough?		35º, wavy, thin clay, SL open
51									85º, planar, v thin clay, SL open
52	28:27	CR14	0%	0.8' / 1.7'			Below 52.0 - Stringers of black mineral magnetite?		Difficult to map discontinuities 50-53; conchoidal fractures 85º, planar, v thin clay, SL open
53									10º, undulating, v thin clay, SL open
54	38:22	CR15	0%	1.9' / 3.2'					30º, stepped, red WTHD, tight 85º, planar, v thin clay, SL open
55									40º, undulating, SL open, mod thin clay and gravel
56									60º, planar, SL open, v thin clay/gravel 45º, undulating, SL open, v thin clay
57	32:04	CR16	0%	1.0' / 2.8'			Poor recovery and broken core, discontinuity descriptions only where possible		40º, planar, SL open, v thin clay END 5/11 START 5/12
58									

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Rock Strength: R0 – Extremely Weak, R1 – Very Weak, R2 – Weak, R3 – Medium Strong, R4 – Strong, R5 –Very Strong, R6 – Extremely Strong
Weathering: F – Fresh, SW – Slightly Weathered, MW – Moderately Weathered, HW – Highly Weathered, CW – Completely Weathered, RS – Residual Soil
Discontinuities: JT – Joint, FJ – Foliation Joint, BJ – Bedding Joint, IJ – Incipient Joint, IF – Incipient Fracture, RF – Random Fracture, MB – Mechanical Break, FZ – Fracture Zone

KILDUFF UNDERGROUND ENGINEERING, INC.

Project: Park City Prince
Project No.: P-23030TK

Borehole No.: KUE-B1W
Page 5 of 5

Logger: RO/SS | Driller: Steve Kessner | Date: 5/12/2023

Shift Info: Day
55° F Sunny

Depth (ft)	Drill Rate (Min.) / SPT Blow Count	Sample No. & Type	RQD (%)	TCR / Cut (ft)	Weathering / Strength	Lithology	Stratum Description	Defect Log	Discontinuity Description & Remarks
58							ROCK TYPE; subtype; wet color; texture; rock strength; hardness; weathering; bedding; joint spacing; fracture density; additional information (sorting, HCl reaction; minerals) (Formation)		Remarks: Comments, Water return, down pressure (Defect: Type, Depth, Angle, Class (Wavines/Roughness), Aperture, Infill, Spacing)
59									25º, undulatory, v thin clay, SL open 20º, stepped, SL WTHD, v thin clay, SL open 75º, planar, v thin clay and gravel, mod open
60	51:04	CR17	0%	2.0' / 2.25'					85º, undulatory, clean 25º, undulatory, clean, tight 60º, clean, tight
61									
62	37:51	CR18	0%	0.7' / 2.25'					20º, clean, conchoidal, stepped 80º, undulatory, v thin clay, SL open 85º, planar, v thin clay, SL open
63							**BOH @ 63.5 on 5/12/23**		
64									
65									

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Rock Strength: R0 – Extremely Weak, R1 – Very Weak, R2 – Weak, R3 – Medium Strong, R4 – Strong, R5 –Very Strong, R6 – Extremely Strong
Weathering: F – Fresh, SW – Slightly Weathered, MW – Moderately Weathered, HW – Highly Weathered, CW – Completely Weathered, RS – Residual Soil
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KILDUFF UNDERGROUND ENGINEERING, INC.

Project: Park City Prince
Project No.: P-23030TK

Borehole No.: KUE-B2
Page 1 of 4

Started: 5/13/2023	Sampler Type: HQ3	Diameter: 3.78"	Barrel Length: 8' 7"	Drill Bit: Surface Set Diamond		Drill Rig Type: Longyear HC250	Latitude: 40°38'26" N
Completed: 5/14/2023	No. of Samples:	Orientation: Vertical	Ground Water: Depth:	Date:	Casing Details: Diam.: 4" ID	Depth: 14.0'	Logged By: SS	Longitude: 111°29'49" W
Backfilled: NA	No. of Boxes: 3	Drilling Sub: Kissner	NR				Reviewed By: TK	Elevation: 7335'
		Bedrock Depth: 33.8'			Total Depth: 51'		Location: 220 King Road, Park City, UT	

Depth (ft)	Drill Rate (Min.) / SPT Blow Count	Sample No. & Type	RQD (%)	TCR / Cut	Weathering / Strength	Lithology	Stratum Description	Defect Log	Discontinuity Description & Remarks
0							OVERBURDEN; sampled by rotary methods, lost matrix. 10-20% fine, 80-90% coarse gravel, subangular to angular, up to 2.5" diameter, primarily quartzite, 10% red, fine-grained sandstone; remaining matrix is highly plastic clay		Bag sample
4		SOIL 1	NA	3.5 / 5.0			CLAY; medium brown; high plasticity; manganese vertical stringers; rootlets; estimated very stiff consistency; no gravel or sand; medium-high toughness; damp Below 8 ft, increasing v. fine sand and silt to 10%		cohesive soil samples wrapped in cellophane
9		SOIL 2	NA	5.0 / 5.0			At 11.3, 2" gravel bed of quartzite clasts Below 11.5, significant tree wood		
14							CLAY (CL), dark brown; moist, highly plastic; very stiff; 10-15% fine gravel, subrounded to subangular, varying origins; rootlets		

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Notes: 1) Terms and symbols defined on Plate 1.

KILDUFF UNDERGROUND ENGINEERING, INC.

Project: Park City Prince
Project No.: P-23030TK

Borehole No.: KUE-B2
Page 2 of 4

Logger: Sundermann | Driller: Steve Kessner | Date: 5/13/2023

Shift Info: Rain, cloudy

Depth (ft)	Drill Rate (Min.) / SPT Blow Count	Sample No. & Type	RQD (%)	TCR / Cut (ft)	Weathering / Strength	Lithology	Stratum Description	Defect Log	Discontinuity Description & Remarks
15									
16							CLAY with gravel (CL); medium brown, moist; very stiff; high plasticity; 15-20%, fine gravel, subangular, varying origins		
17		CR1	NA	4.4 / 5.0			TALUS; grvael to cobbles of varying origins, including reddish brown siltstone, primarily quartzite, subangular; matrix is lean clay (CL), high plasticity		85º, SW; planar; moderately thin clay; slightly open; JT
18									45º, SW; undulatory; moderately thin clay; JT
19							Quartzite cobbles to boulders are yellowish gray; very strong (R5); hard to very hard (H2-H3); slightly to moderately weathered; massive.		45º, tight; JT
20		CR2	NA	1.0 / 3.0					
21									
22							Limited return, quartzite, intensely fractured, healed with secondary mineralization, random fractures		Driller reports- core being washed out No rig chatter Making water Losing matrix, but not core
23									
24		CR3	NA	0.6 / 4.0					
25									
26									
27		CR4	NA	1.1 / 4.0					
28									
29							Block of reddish brown siltstone		78º, MB, JT, MW, slightly open, clean 25º, MB, JT, SW, clean
30									

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Rock Strength: R0 – Extremely Weak, R1 – Very Weak, R2 – Weak, R3 – Medium Strong, R4 – Strong, R5 –Very Strong, R6 – Extremely Strong
Weathering: F – Fresh, SW – Slightly Weathered, MW – Moderately Weathered, HW – Highly Weathered, CW – Completely Weathered, RS – Residual Soil
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KILDUFF UNDERGROUND ENGINEERING, INC.

Project: Park City Prince
Project No.: P-23030TK

Borehole No.: KUE-B2
Page 3 of 4

Logger: Sundermann | Driller: Steve Kessner | Date: 5/13/2023

Shift Info: Rain

Depth (ft)	Drill Rate (Min.) / SPT Blow Count	Sample No. & Type	RQD (%)	TCR / Cut (ft)	Weathering / Strength	Lithology	Stratum Description	Defect Log	Discontinuity Description & Remarks
30									
31	32:13	CR5	0	2.3 / 4.5	W4/R5		QUARTZITE; yellowish gray; massive, strong to very strong (R4-R5); hard to very hard; intensely fractured, much of it healed, random fractures (Weber Fm. Quartzite)		20º, JT, open, stepped 40º, IJ, totally healed 20º, JT, totally healed 0.5º, JT, totally healed 20º, JT, stepped, open 10º, JT pair, stepped, open 20º, IJ, open, stepped
32									
33									
34									
35	NR	CR6	0	0 / 1.5			Below 33.8, quartzite is very intensely fractured with significant clay intrusion, becoming a matrix supported well graded gravel		
36									
37	55:29	CR7	0	0 / 4.5	W3/R5				
38									
39									
40									At 40.5, Driller reports, believes he is washing away core so no return; can't increase down pressure because rig will jump on platform. Can't increase water pressure
41									
42	1:02:11	CR8	0	0.4 / 5.0					
43									
44									
45									

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Rock Strength: R0 – Extremely Weak, R1 – Very Weak, R2 – Weak, R3 – Medium Strong, R4 – Strong, R5 –Very Strong, R6 – Extremely Strong
Weathering: F – Fresh, SW – Slightly Weathered, MW – Moderately Weathered, HW – Highly Weathered, CW – Completely Weathered, RS – Residual Soil
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KILDUFF UNDERGROUND ENGINEERING, INC.

Project: Park City Prince
Project No.: P-23030TK

Borehole No.: KUE-B2
Page 4 of 4

Logger: Sundermann | Driller: Steve Kessner | Date: 5/14/2023

Shift Info: Rain

Depth (ft)	Drill Rate (Min.) / SPT Blow Count	Sample No. & Type	RQD (%)	TCR / Cut (ft)	Weathering / Strength	Lithology	Stratum Description	Defect Log	Discontinuity Description & Remarks
45							Quartzite, cont.		30°, JT, planar, clean
46									
47									
48	23:48	CR9	0	1.5 / 5.5					
49									Driller reports core slipped out of barrel
50									STS measures 59.0' minus 6.25
51							**BOH @ 51.0' on 5/14/23**		stickup= 52.75'
52									
53									
54									
55									
56									
57									
58									

Stratum Description
ROCK TYPE; subtype; wet color; texture; rock strength; hardness; weathering; bedding; joint spacing; fracture density; additional information (sorting, HCl reaction; minerals) (Formation)

Discontinuity Description & Remarks
Remarks: Comments, Water return, down pressure
(Defect: Type, Depth, Angle, Class (Wavines/Roughness), Aperture, Infill, Spacing)

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Rock Strength: R0 – Extremely Weak, R1 – Very Weak, R2 – Weak, R3 – Medium Strong, R4 – Strong, R5 –Very Strong, R6 – Extremely Strong
Weathering: F – Fresh, SW – Slightly Weathered, MW – Moderately Weathered, HW – Highly Weathered, CW – Completely Weathered, RS – Residual Soil
Discontinuities: JT – Joint, FJ – Foliation Joint, BJ – Bedding Joint, IJ – Incipient Joint, IF – Incipient Fracture, RF – Random Fracture, MB – Mechanical Break, FZ – Fracture Zone

Appendix B

Photographs of Soil Samples and Rock Cores

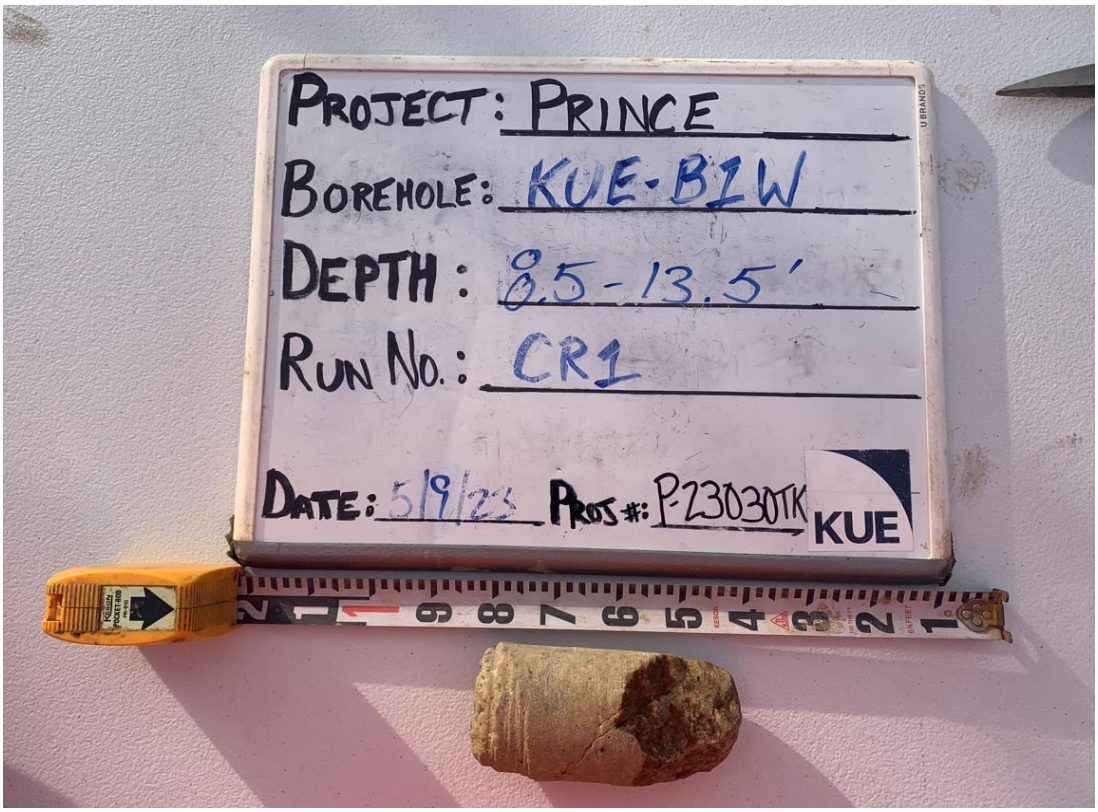


Photo No. 1 – Fill: Core of a cobble fragment, clay soil matrix washed away during core recovery.



Photo No. 2 – Talus/Colluvium Material. Core recovery of gravel (GM) and some soil matrix (CL).

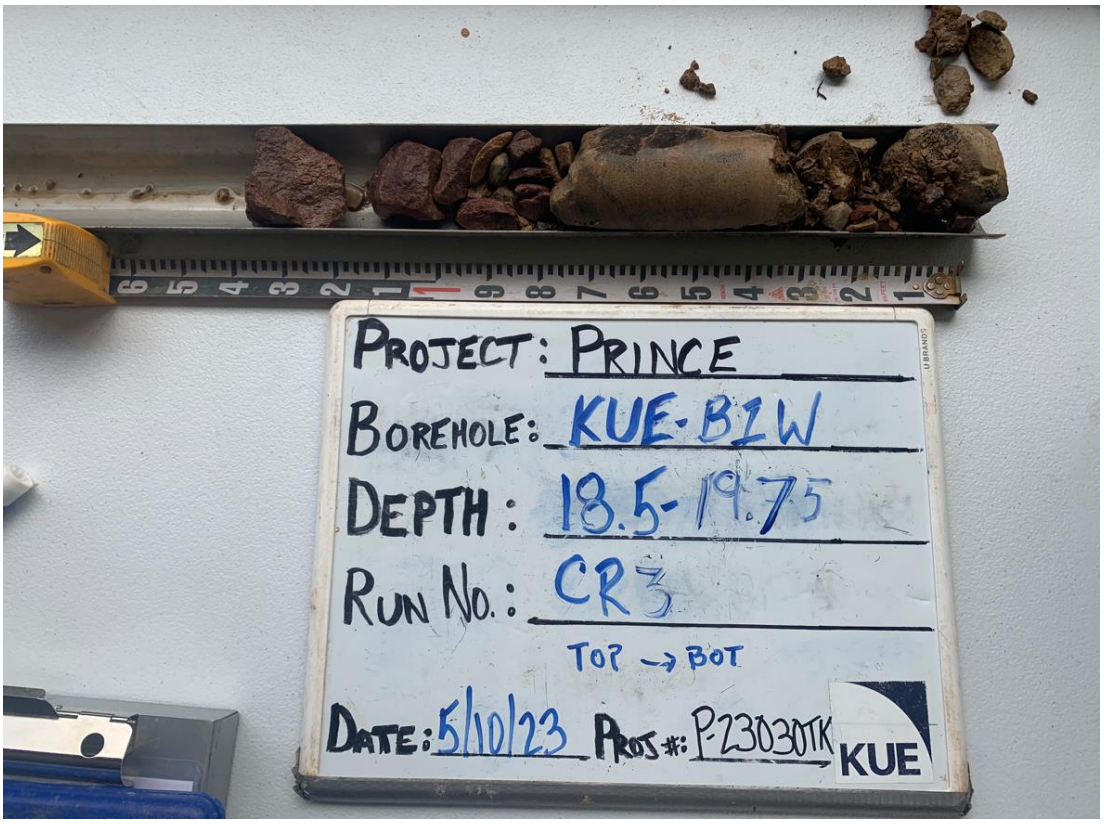


Photo No. 3 – Talus/Colluvium Material. Core Run No. 3, same as CR2.



Photo No. 4 – Talus/Colluvium Material, same as above.



Photo No. 5 – Talus/Colluvium Material, same as above.



Photo No. 6 – Talus/Colluvium Material, same as above.



Photo No. 7 – Talus/Colluvium Material, same as above.



Photo No. 8 – Talus/Colluvium Material at top, intensely fractured, moderately weathered Quartzite below.

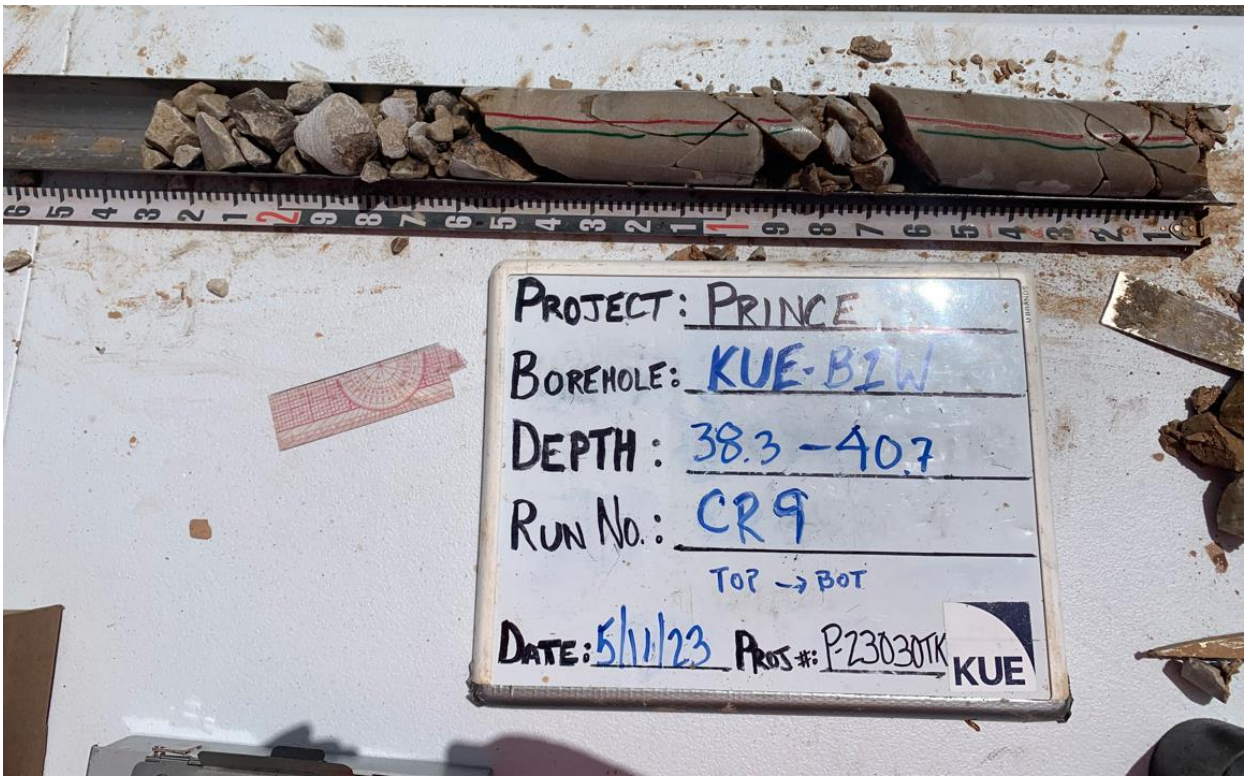


Photo No. 9 – Bedrock, Intensely fractured, moderately weathered Quartzite, Recovery 80%, RQD 17%.

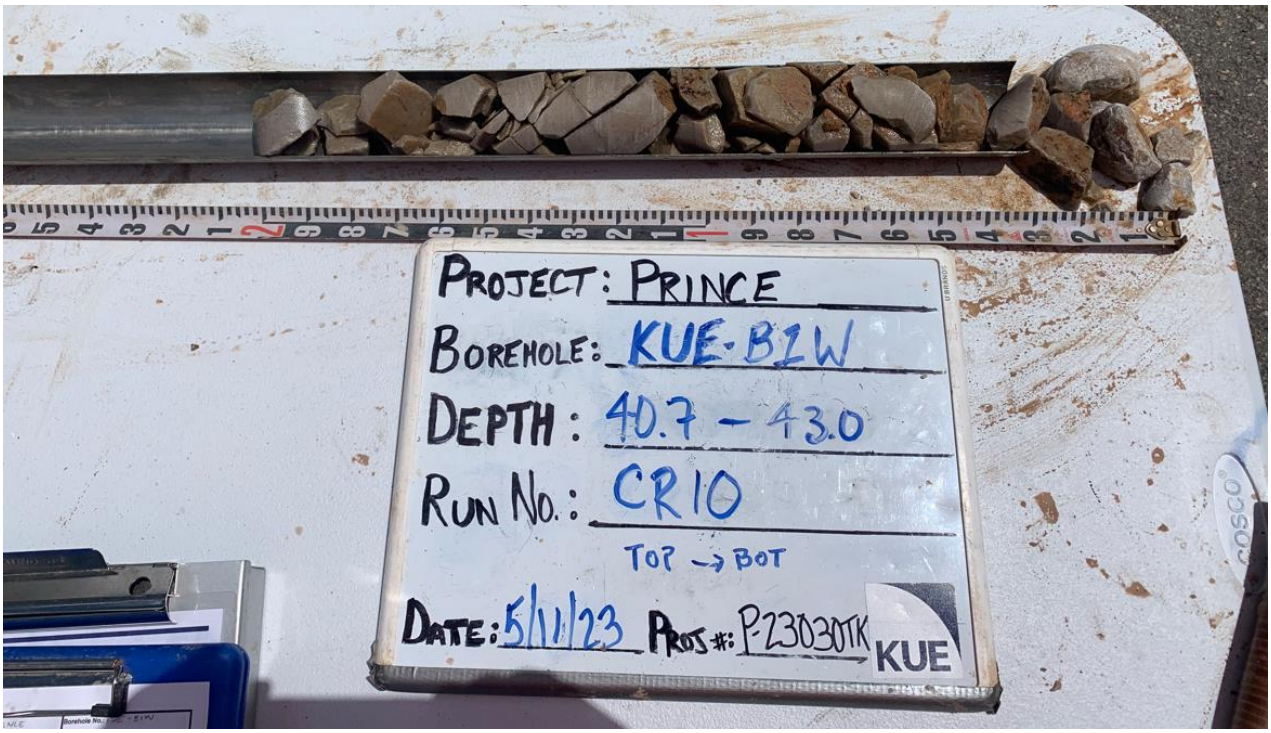


Photo No. 10 – Bedrock, Intensely fractured, moderately weathered Quartzite, Recovery 75%, RQD 0%.

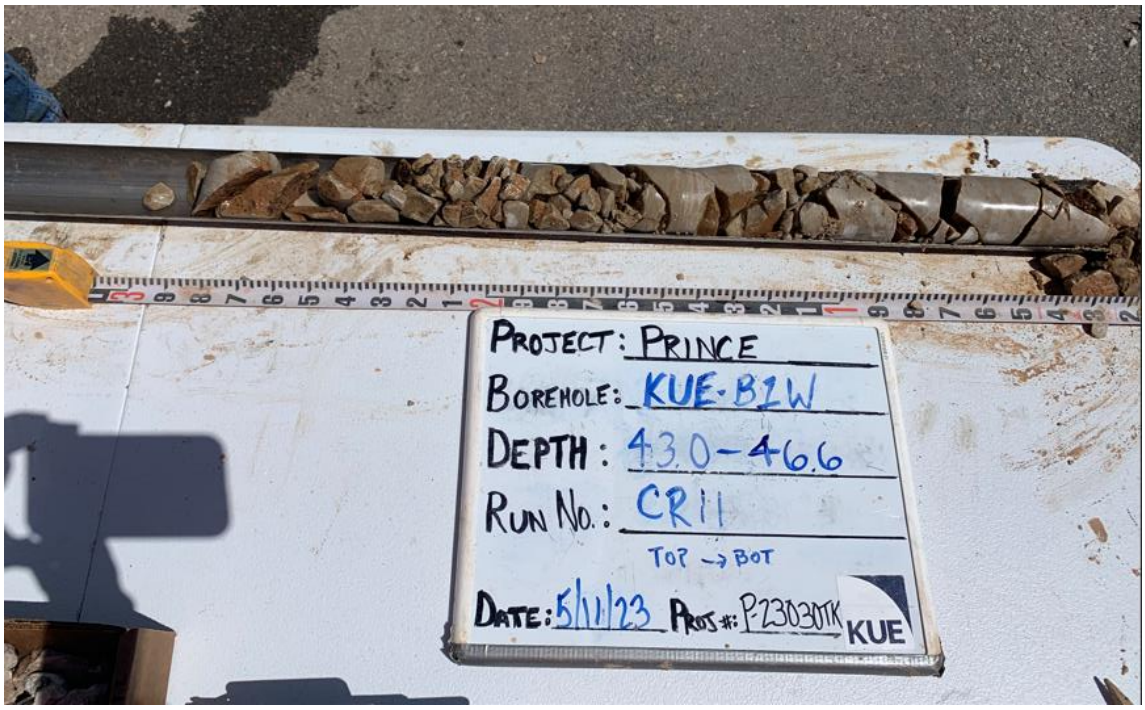


Photo No. 11 – Bedrock, Intensely fractured, moderately weathered Quartzite, Recovery 95%, RQD 0%.



Photo No. 12 – Bedrock, Intensely fractured, moderately weathered Quartzite, Recovery 80%, RQD 0%.



Photo No. 13 – Bedrock, Intensely fractured Quartzite, Recovery 40%, RQD 0%.



Photo No. 14 – Bedrock, Intensely fractured Quartzite, Recovery 20%, RQD 0%.

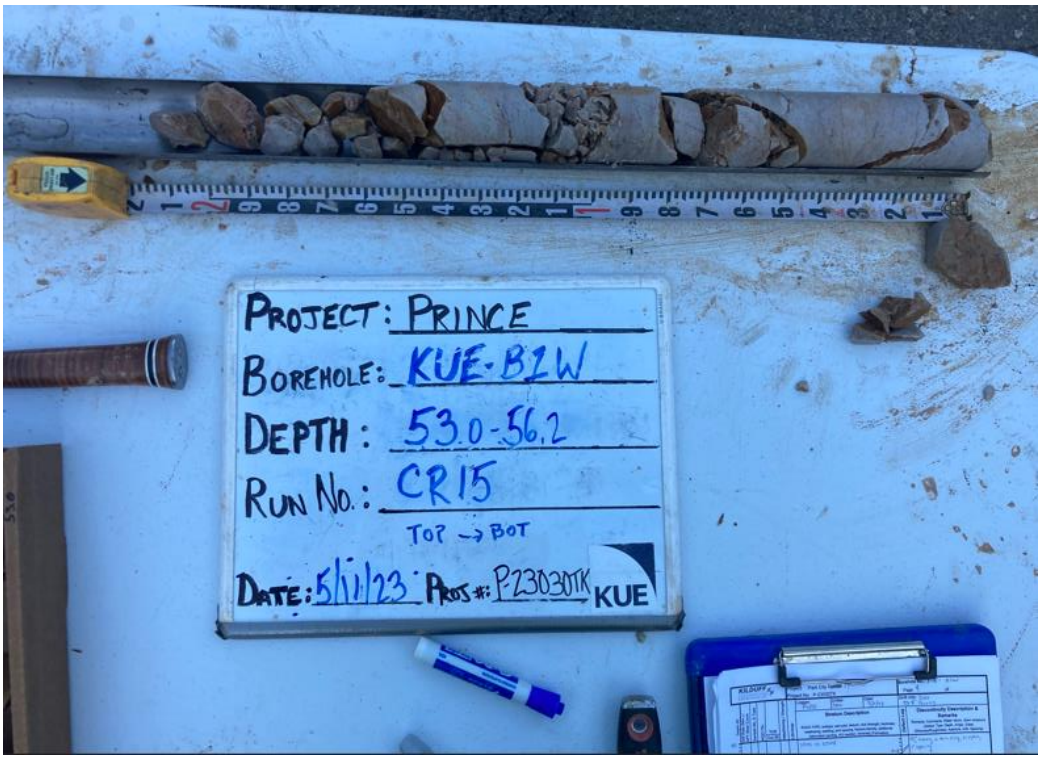


Photo No. 15 – Bedrock, Intensely fractured Quartzite, Recovery 67%, RQD 0%.



Photo No. 16 – Bedrock, Intensely fractured Quartzite, Recovery 36%, RQD 0%.



Photo No. 17 – Bedrock, Intensely fractured Quartzite, Recovery 89%, RQD 0%.

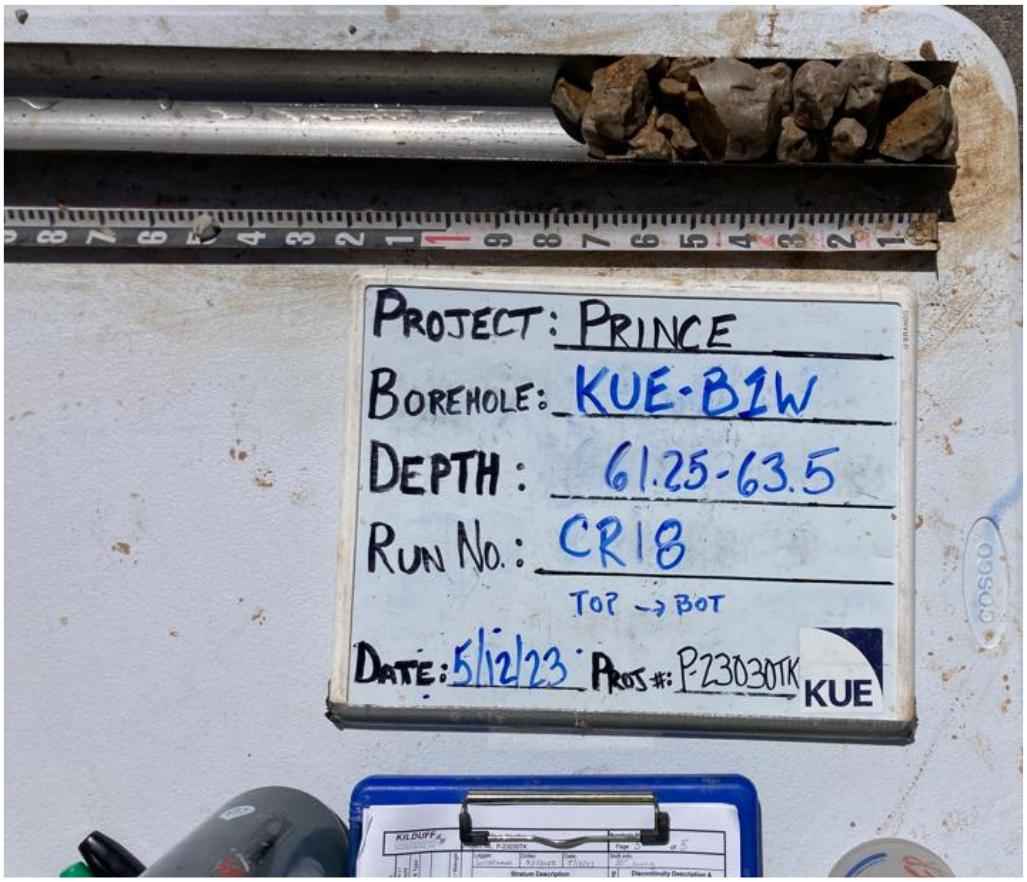


Photo No. 18 – Bedrock, Intensely fractured Quartzite, Recovery 31%, RQD 0%.



Photo No. 19 – Fill: Gravel materials with silt. Most of the soil matrix lost in recovery.

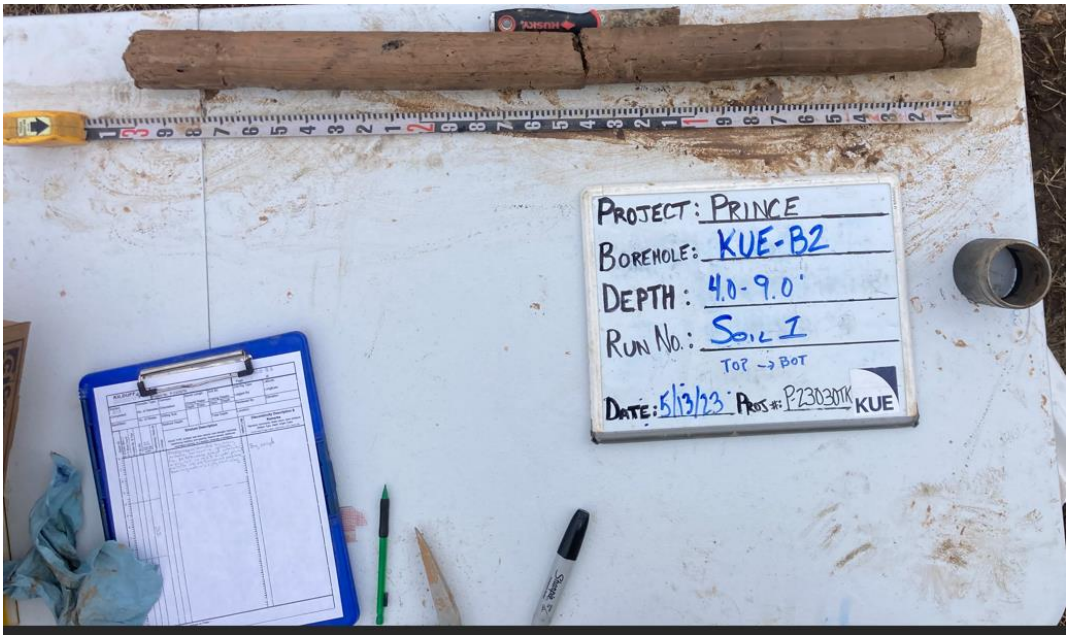


Photo No. 20 –Fill: Brown, high plasticity Clay (CH).



Photo No. 21 – Fill: Brown, silty Clay (CL).

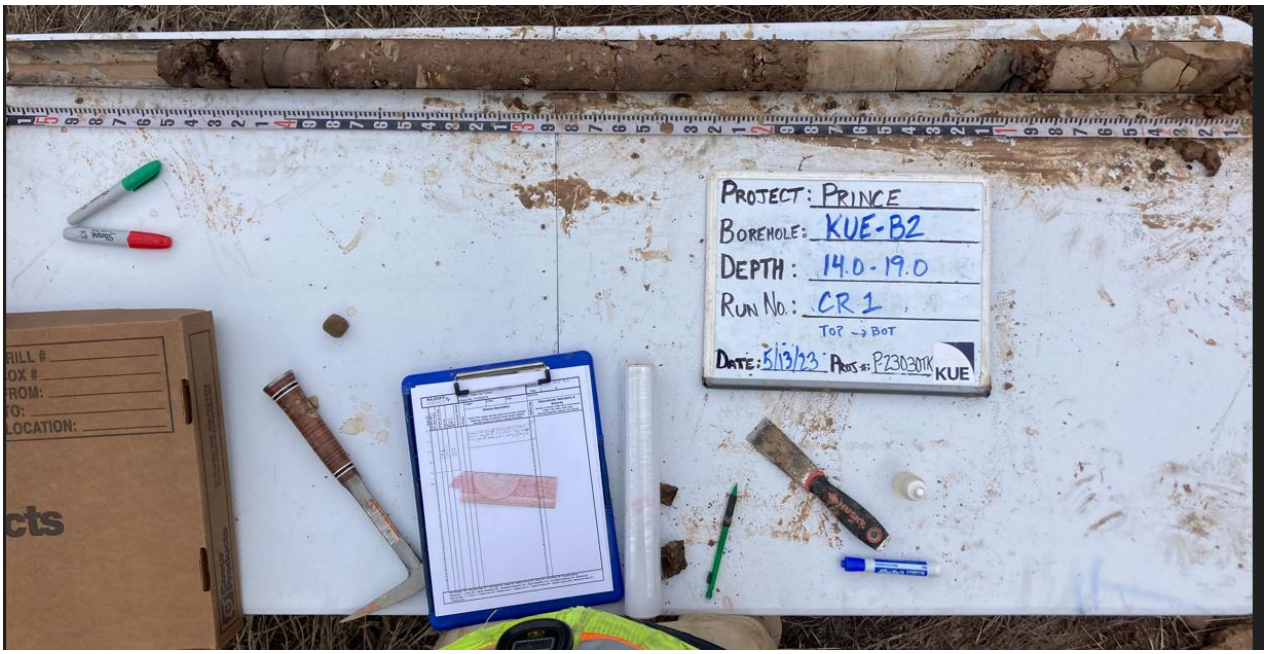


Photo No. 22 –Upper 3 feet, Fill: Brown, silty Clay (CL). Lower 2 feet, Bedrock: Intensely Fractured Quartzite.

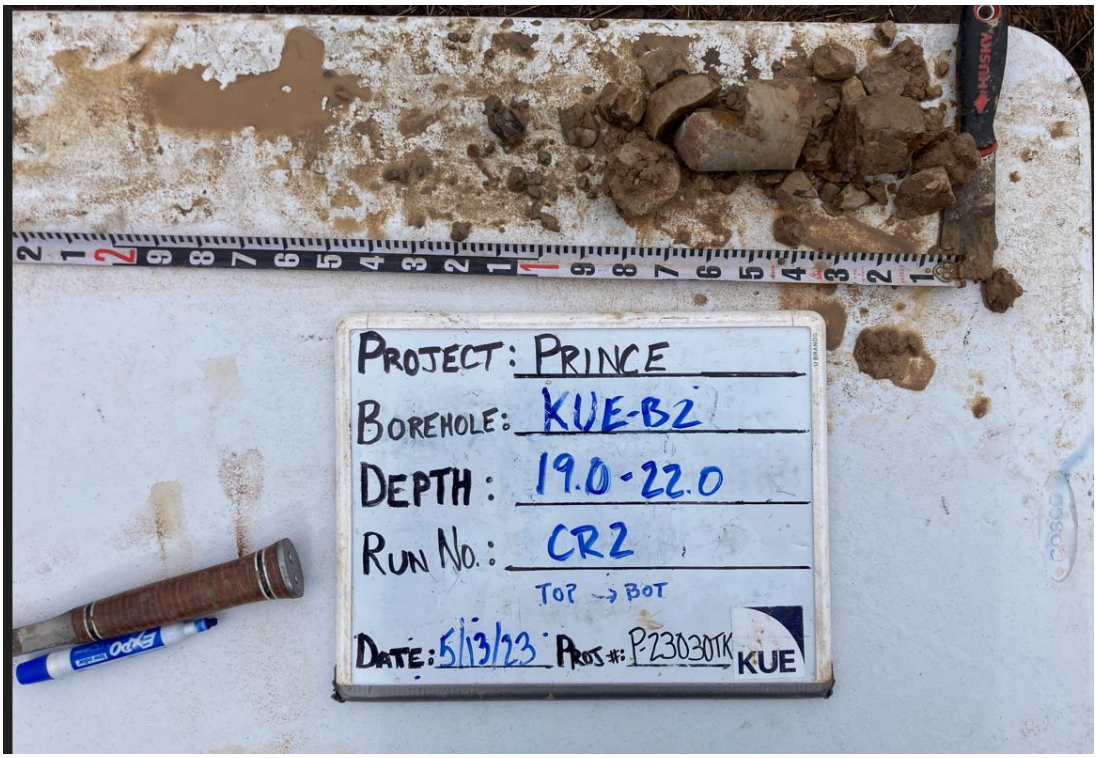


Photo No. 23 – Bedrock: Intensely fractured Quartzite, Recovery 33%, RQD 0%.



Photo No. 24 – Bedrock: Intensely fractured Quartzite, Recovery 15%, RQD 0%.

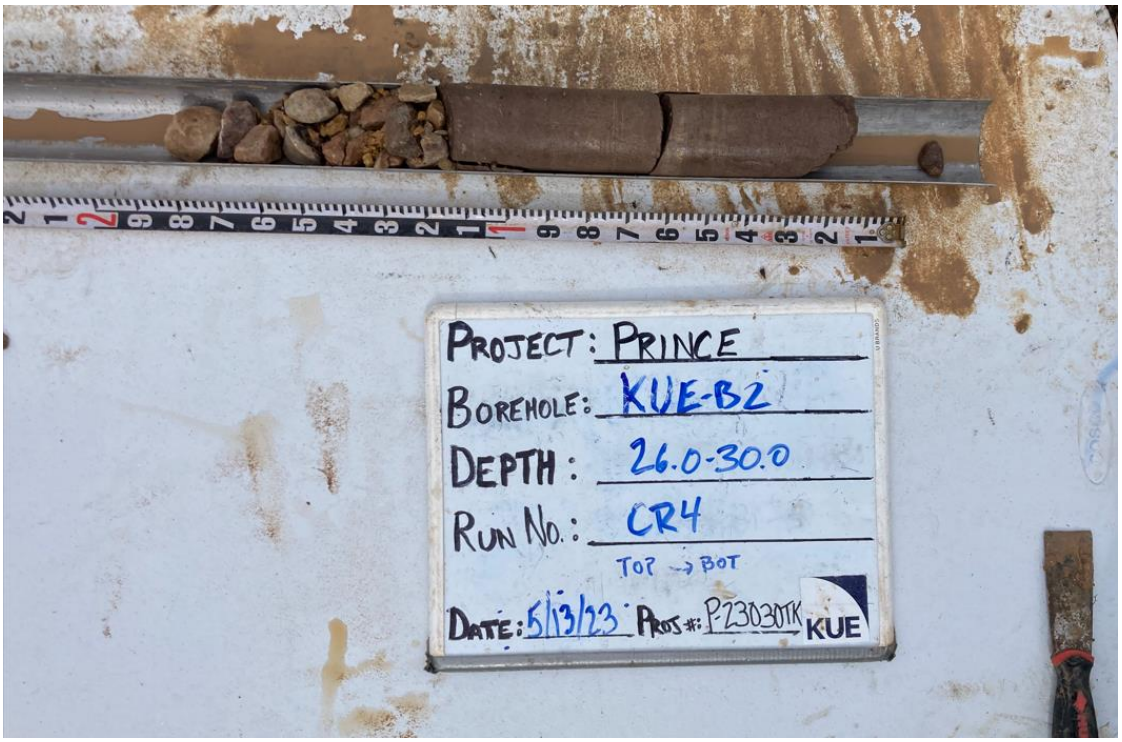


Photo No. 25 – Bedrock: Intensely fractured Quartzite, Recovery 25%, RQD 10%.

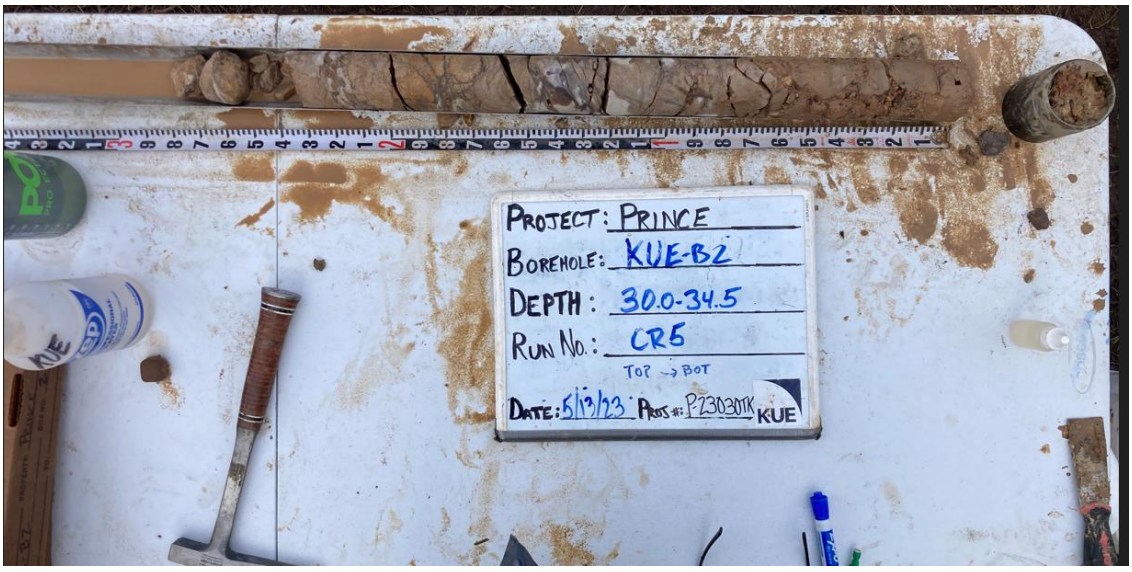


Photo No. 26 – Bedrock: Intensely fractured Quartzite, Recovery 50%, RQD 0%.

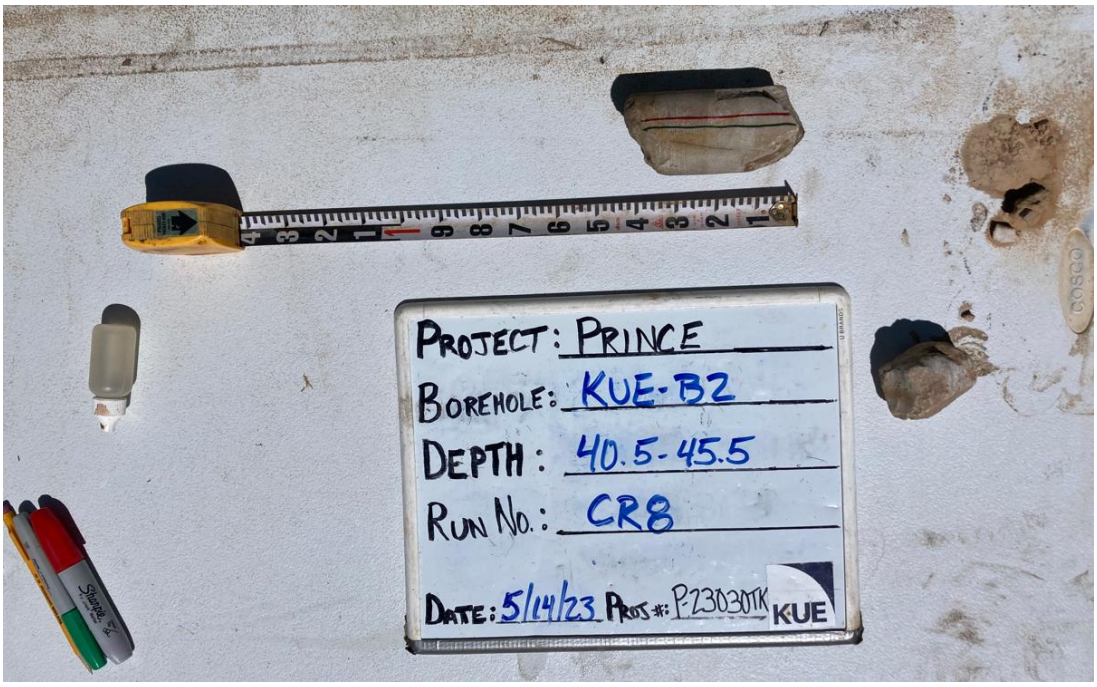


Photo No. 27 – Bedrock: Intensely fractured Quartzite, Recovery 8%, RQD 0%.

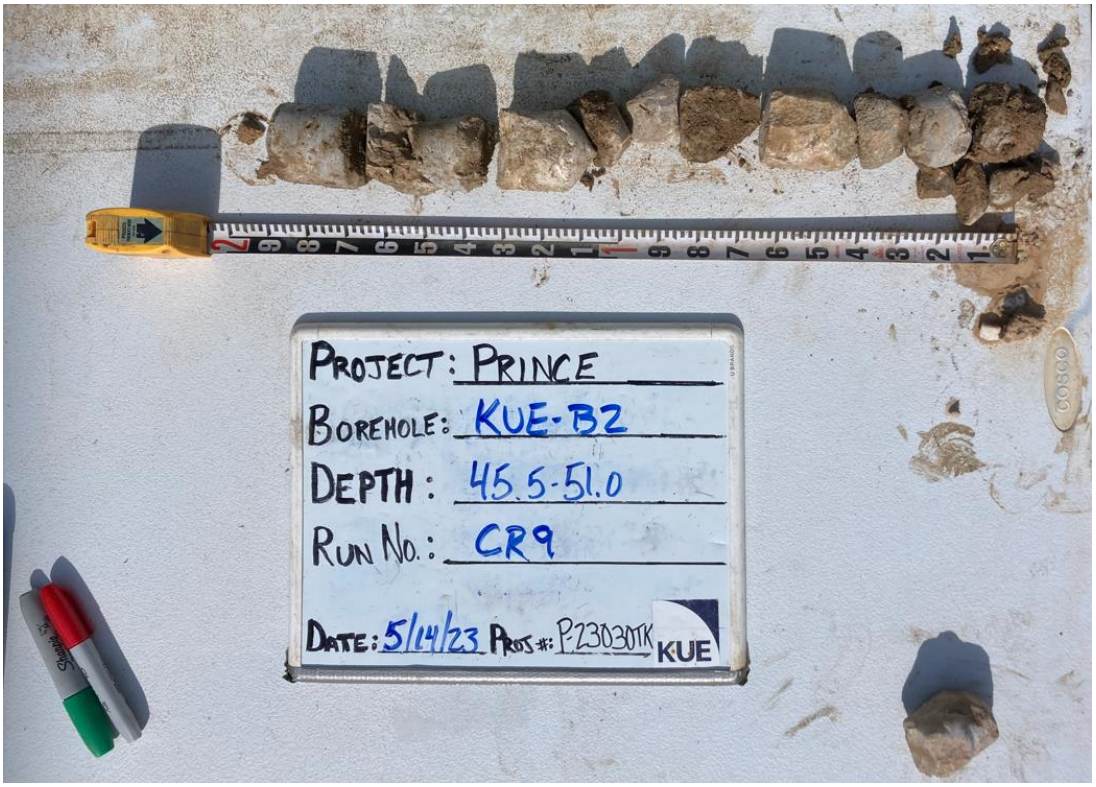


Photo No. 28 – Bedrock: Intensely fractured Quartzite, Recovery 28%, RQD 0%.

Appendix C

Geologic Maps

KILDUFF UNDERGROUND ENGINEERING, INC.

Geologic Map

Project No. P-23030T**K**	**Client:** EDGE Builders	**Date:** 05/08/2023
Project Name: 220 King Road – Prince residence, Park City, UT		**Shift:** Day
Logged By: SS	**Shifter:** NA	**Station No.:** NA

Lithology:

Highly to intensely fractured Quartzite. Primary Joint Set closely spaced, near horizontal, to dip of 30 degrees W. Secondary JS closely spaced, near vertical dip 80 to 85 degrees NE. Up to six different random joint sets.

Water: **Yes** / **No:** No Water Observed

Notes:

Rock outcrop observed about 200 feet from Subject Property at a roadway cut along King Road.



KILDUFF
UNDERGROUND
ENGINEERING, INC.

Geologic Map

Project No. P-23030T**K**	**Client:** EDGE Builders	**Date:** 05/08/2023
Project Name: 220 King Road – Prince residence, Park City, UT		**Shift:** Day
Logged By: SS	**Shifter:** NA	**Station No.:** NA

Lithology:

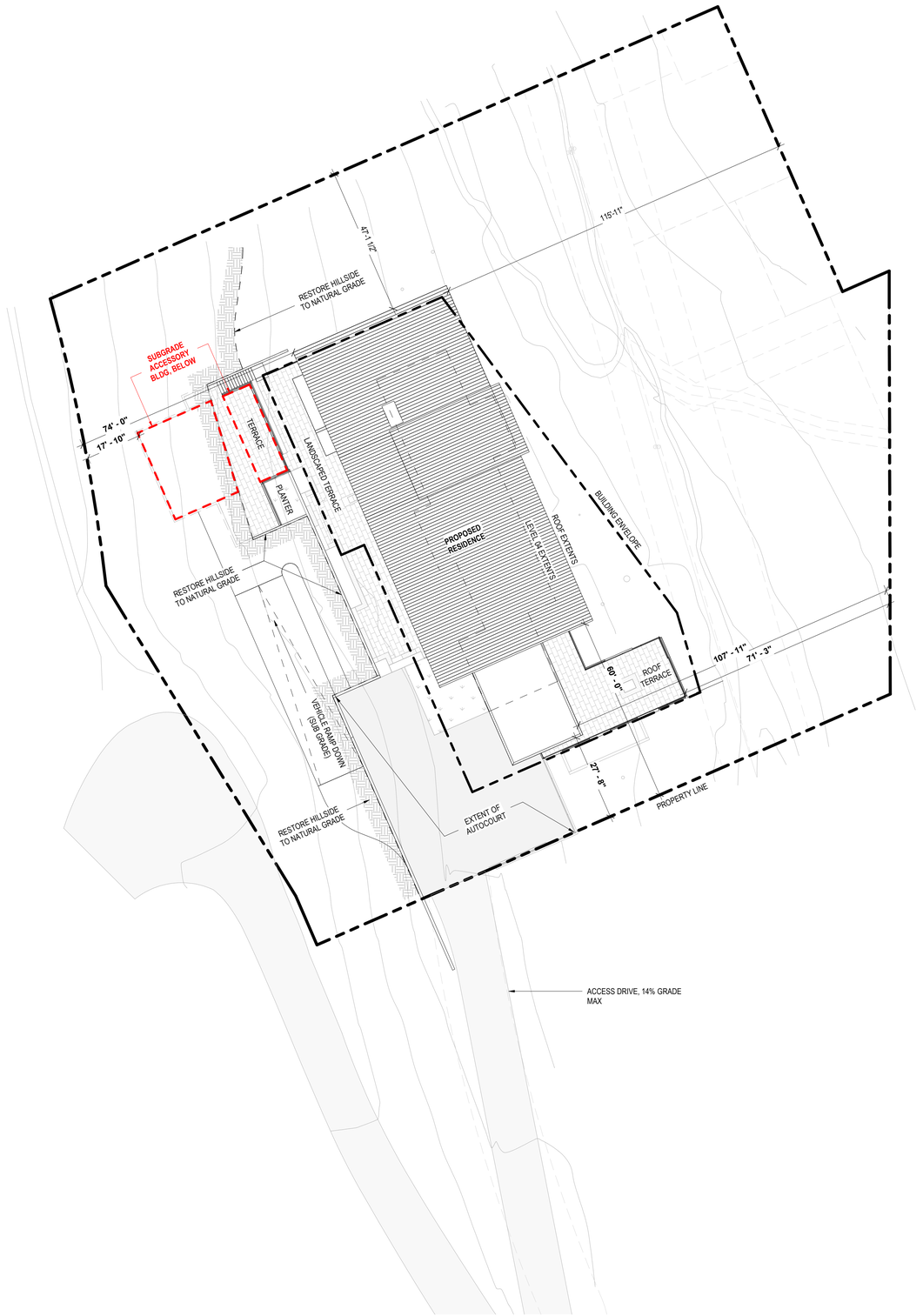
Highly to intensely fractured Quartzite. Primary Joint Set closely spaced, dipping 25 of 45 degrees W. Secondary and Tertiary JS closely spaced, near vertical dip 80 to 85 deg NW and SE. Up to three different other random joint sets.

Water: **Yes** / **No:** No Water Observed

Notes:

Rock outcrop observed about 100 feet from Subject Property at a roadway cut along King Road.





1 SITE PLAN
SCALE: 1" = 20'-0"

N

0 10' 20' 40' 60'

Olson Kundig
159 South Jackson St, Suite 600
Seattle, Washington 98104, USA
+1 206 624 5670 olsonkundig.com

project:
PARK CITY RESIDENCE - PRINCE
220 KING ROAD
PARK CITY, UT 84060

principal architect TK
project manager SG
drawn by
checked by
job no. 20102
date 12/28/23

revisions:

no. date by

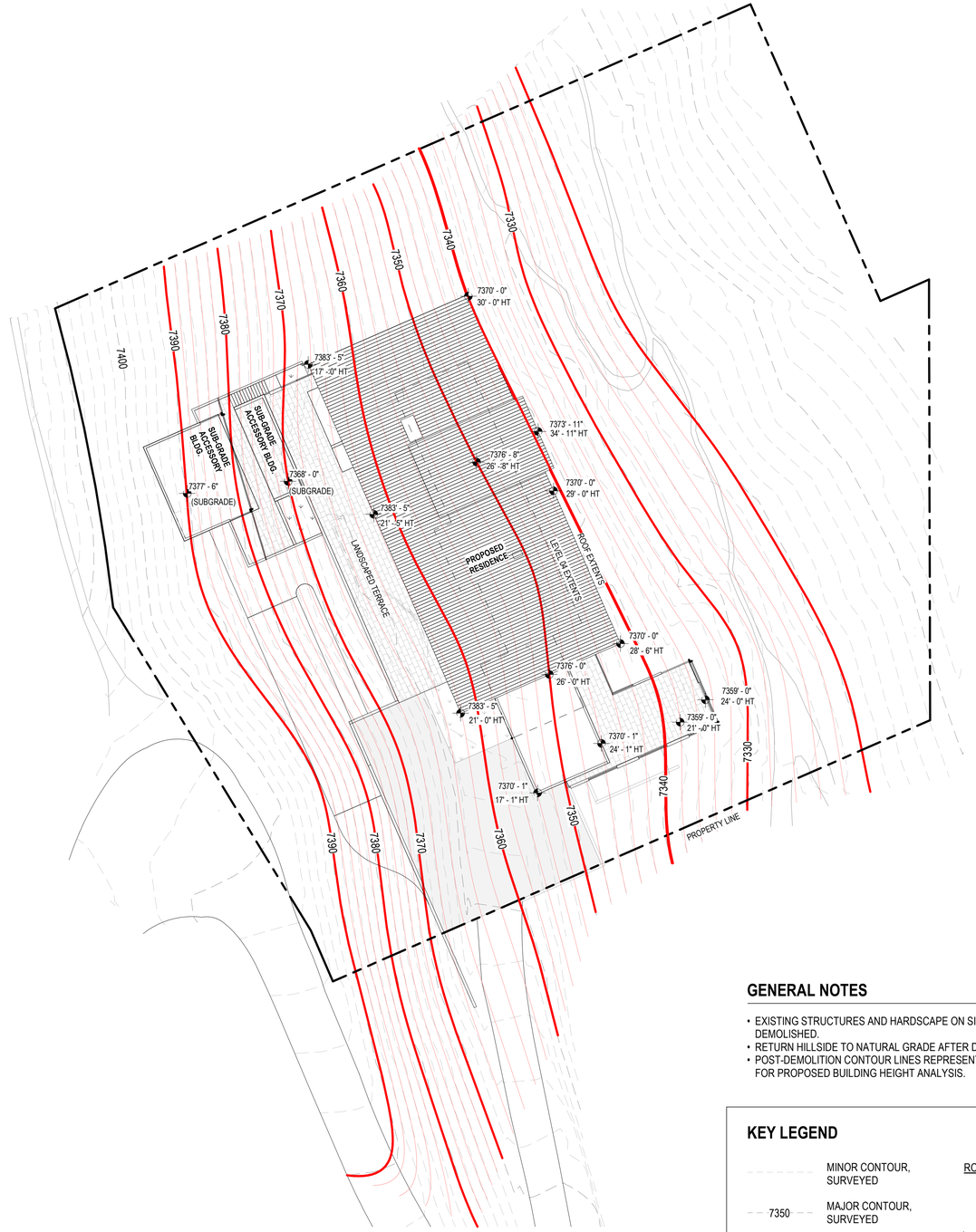
NOT FOR CONSTRUCTION

PLANNING COMMISSION

12/28/23

SITE PLAN

A1.00



GENERAL NOTES

- EXISTING STRUCTURES AND HARDSCAPE ON SITE TO BE DEMOLISHED.
- RETURN HILLSIDE TO NATURAL GRADE AFTER DEMOLITION.
- POST-DEMOLITION CONTOUR LINES REPRESENT EXISTING GRADE FOR PROPOSED BUILDING HEIGHT ANALYSIS.

KEY LEGEND

MINOR CONTOUR, SURVEYED

7350 MAJOR CONTOUR, SURVEYED

MINOR CONTOUR, POST-DEMOLTION

7350 MAJOR CONTOUR, POST-DEMOLTION

ROOF SPOT ELEVATION

ROOF HEIGHT AT POINT
XXXX' - X"

XX' - X" HT
ROOF HEIGHT ABOVE POST-DEMO GRADE

1 ROOF HEIGHT TO GRADE
SCALE: 1" = 20'-0"

N

0 10' 20' 40' 60'

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ROOF HEIGHT TO GRADE

A1.04

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principal architect TK
project manager SG
drawn by Author
checked by Checker
job no. 20102
date 12/28/23

revisions:

no.	date	by

NOT FOR CONSTRUCTION
PLANNING COMMISSION
12/28/23

PLAN - LEVEL 05

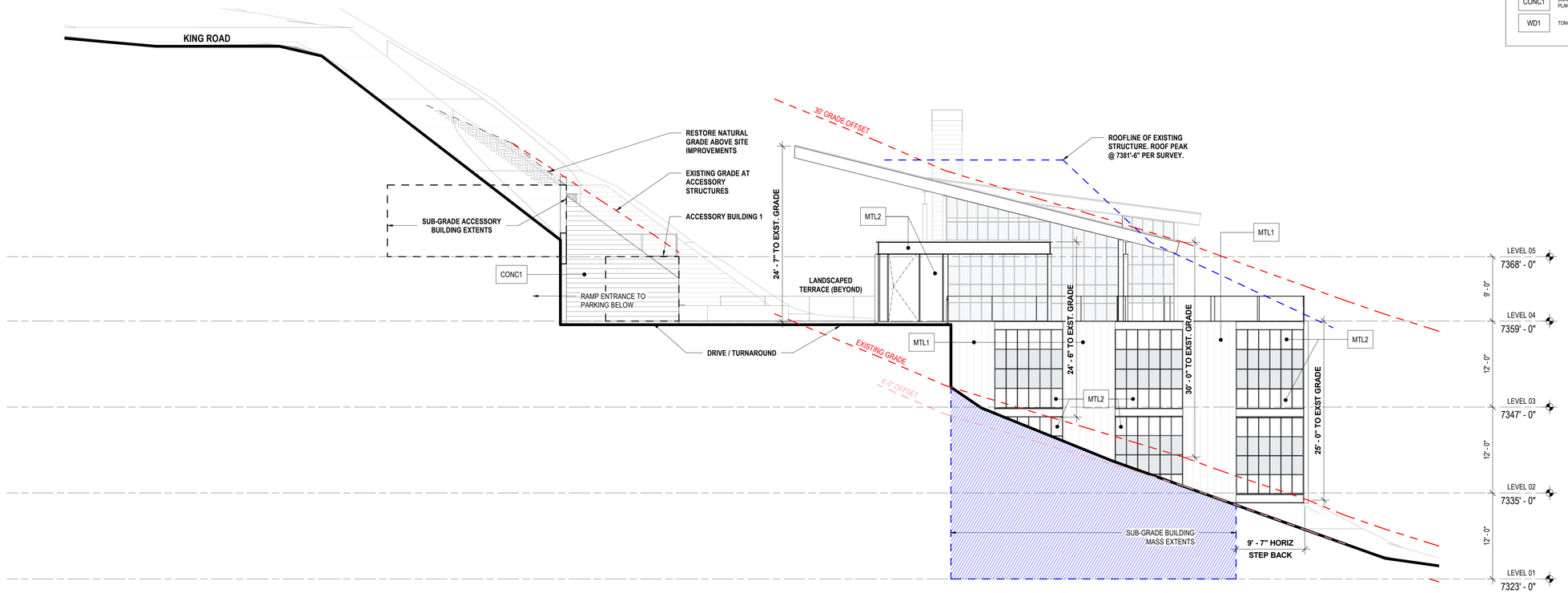
A2.50

1 LEVEL 05 PLAN
SCALE: 1/8" = 1'-0"

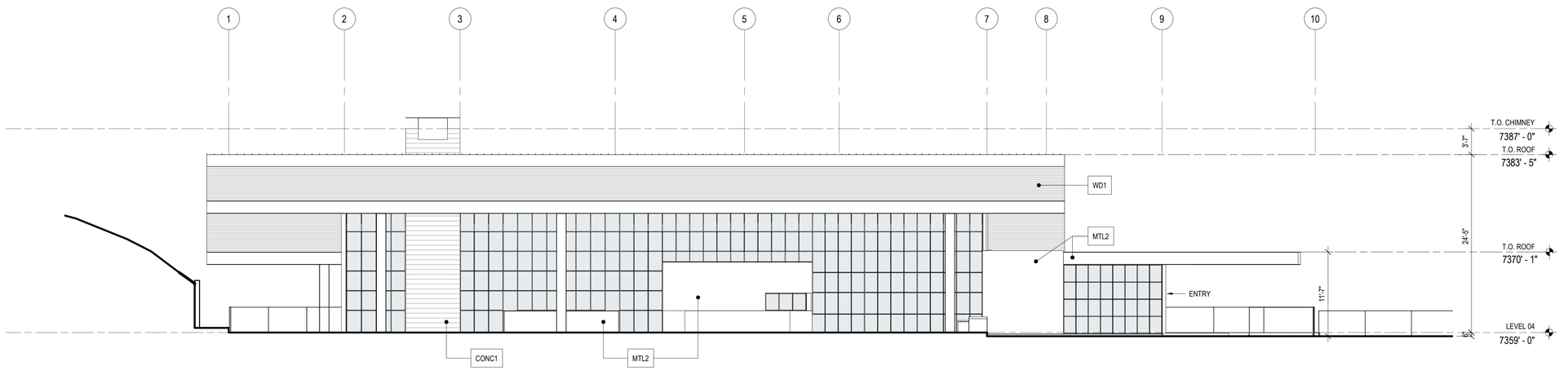
0 2' 4' 6' 8' 16' 24'

MATERIAL LEGEND

MTL1	METAL PLANK SIDING, VERTICALLY ORIENTED, ZINC FINISH
MTL2	PRE-WEATHERED STEEL
MTL3	STANDING SEAM ROOF PANEL, PRE-WEATHERED STEEL FINISH
CONC1	BOARD FORMED CONCRETE (12" PLANK FORMAT)
WD1	TONGUE AND GROOVE WOOD PLANK



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



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

0 2' 4' 6' 8' 16' 24'

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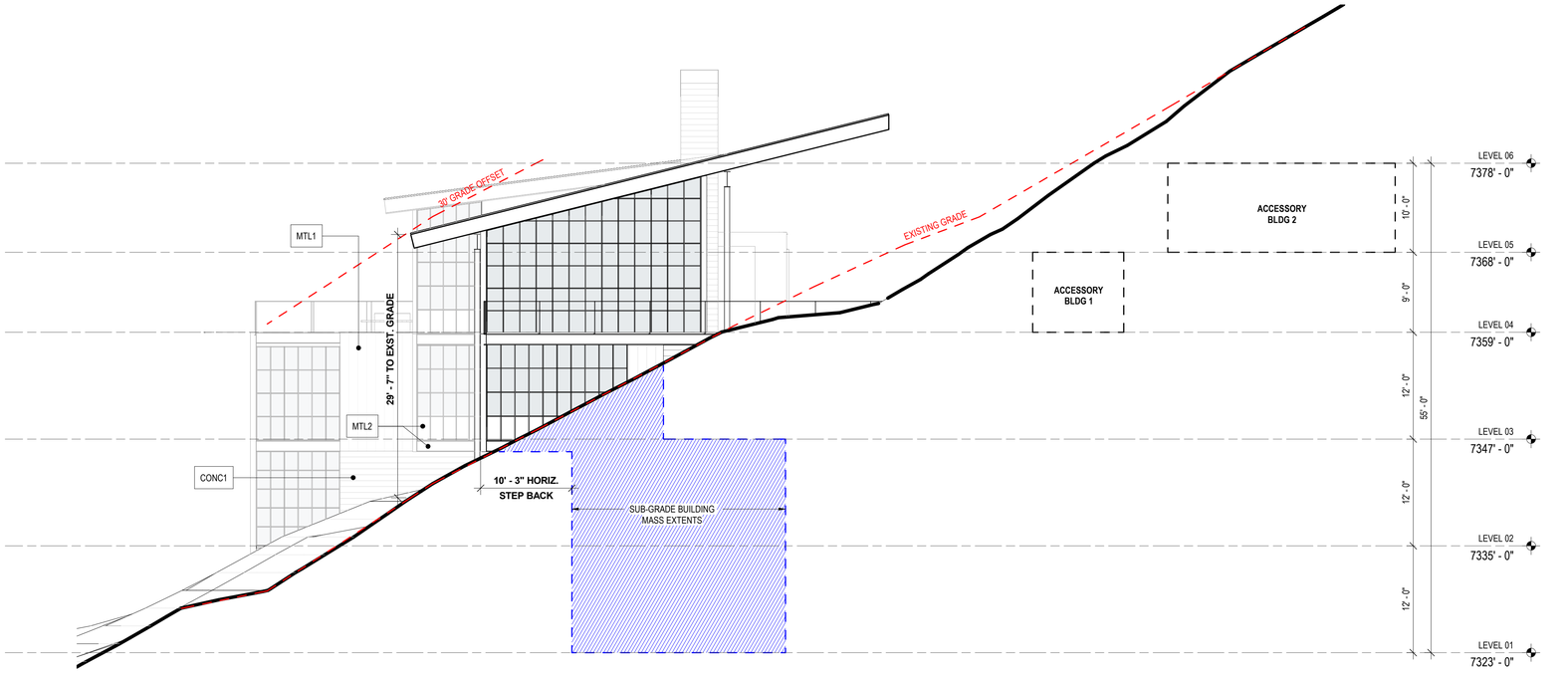
NOT FOR CONSTRUCTION
PLANNING COMMISSION
12/28/23

EXTERIOR ELEVATIONS

A3.00

MATERIAL LEGEND

MTL1	METAL PLANK SIDING, VERTICALLY ORIENTED, ZINC FINISH
MTL2	PRE-WEATHERED STEEL
MTL3	STANDING SEAM ROOF PANEL, PRE-WEATHERED STEEL FINISH
CONC1	BOARD FORMED CONCRETE (12" PLANK FORMAT)
WD1	TONGUE AND GROOVE WOOD PLANK



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



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

0 2' 4' 6' 8' 16' 24'

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NOT FOR CONSTRUCTION
PLANNING COMMISSION
12/28/23

EXTERIOR ELEVATIONS

A3.01





Planning Commission
Staff Report

Subject: **7932 Red Tail Court**
Application: **PL-23-05961**
Author: **Jason Berntson, Planning Technician**
Date: **February 14, 2024**
Type of Item: **Conditional Use Permit – Outdoor Swimming Pool**

Recommendation

(I) Review the Conditional Use Permit to construct a Private Recreation Facility (outdoor swimming pool) at 7932 Red Tail Court, (II) hold a public hearing, and (III) consider approving the Conditional Use Permit based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant:	Ray Uritescu Applicant Representative, John Shirley
Location:	7932 Red Tail Court
Zoning District:	Residential Development Sensitive Land Overlay
Adjacent Land Uses:	Residential
Reason for Review:	The Planning Commission reviews Conditional Use Permits, holds a public hearing, and takes Final Action[1]

CUP Conditional Use Permit
LMC Land Management Code
LOD Limits of Disturbance
RD Residential Development
SLO Sensitive Land Overlay

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Background

7932 Red Tail Court is Lot 21 of the Bald Eagle Club at Deer Valley Condominiums in the Residential Development (RD) Zoning District (Exhibit B). The site contains a Single-Family Dwelling that is under construction. The City issued Building Permit BL-23-1295 for a Single-Family Dwelling on October 23, 2023 (Exhibit C).

[1] LMC § 15-1-8(G)

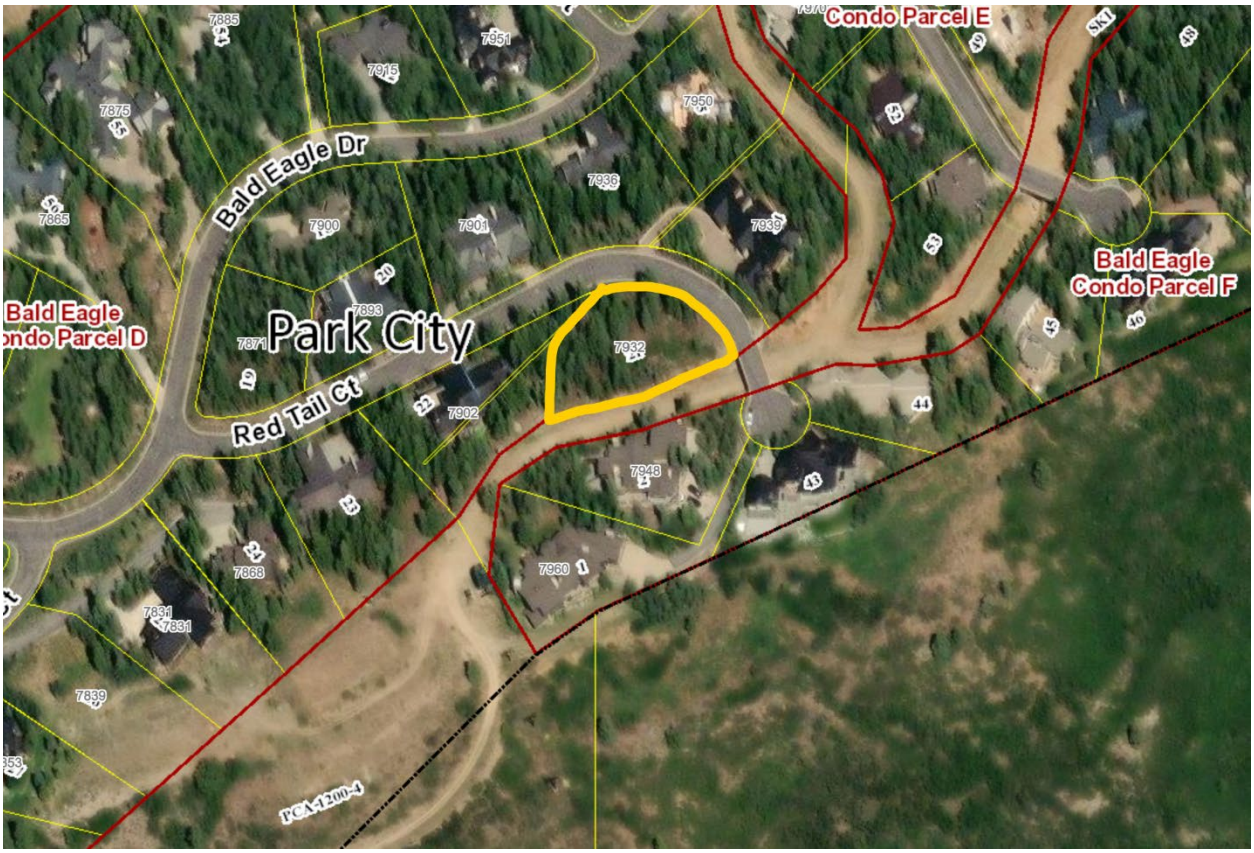


Image 1: Lot 21 in relation to the surrounding neighborhood

The Applicant proposes to construct a 40’ x 8’ (320 square foot) swimming pool near the western side of the property, about halfway between the front and rear property lines. The Applicant describes the swimming pool as a “lap pool” that will not have more than two occupants at any one time for its normal use but has a capacity of 12 people if used for lounging. The proposed swimming pool is for the benefit of the Property Owner and will not be accessible to the general public. The location of the proposed swimming pool is identified in the following site plan:

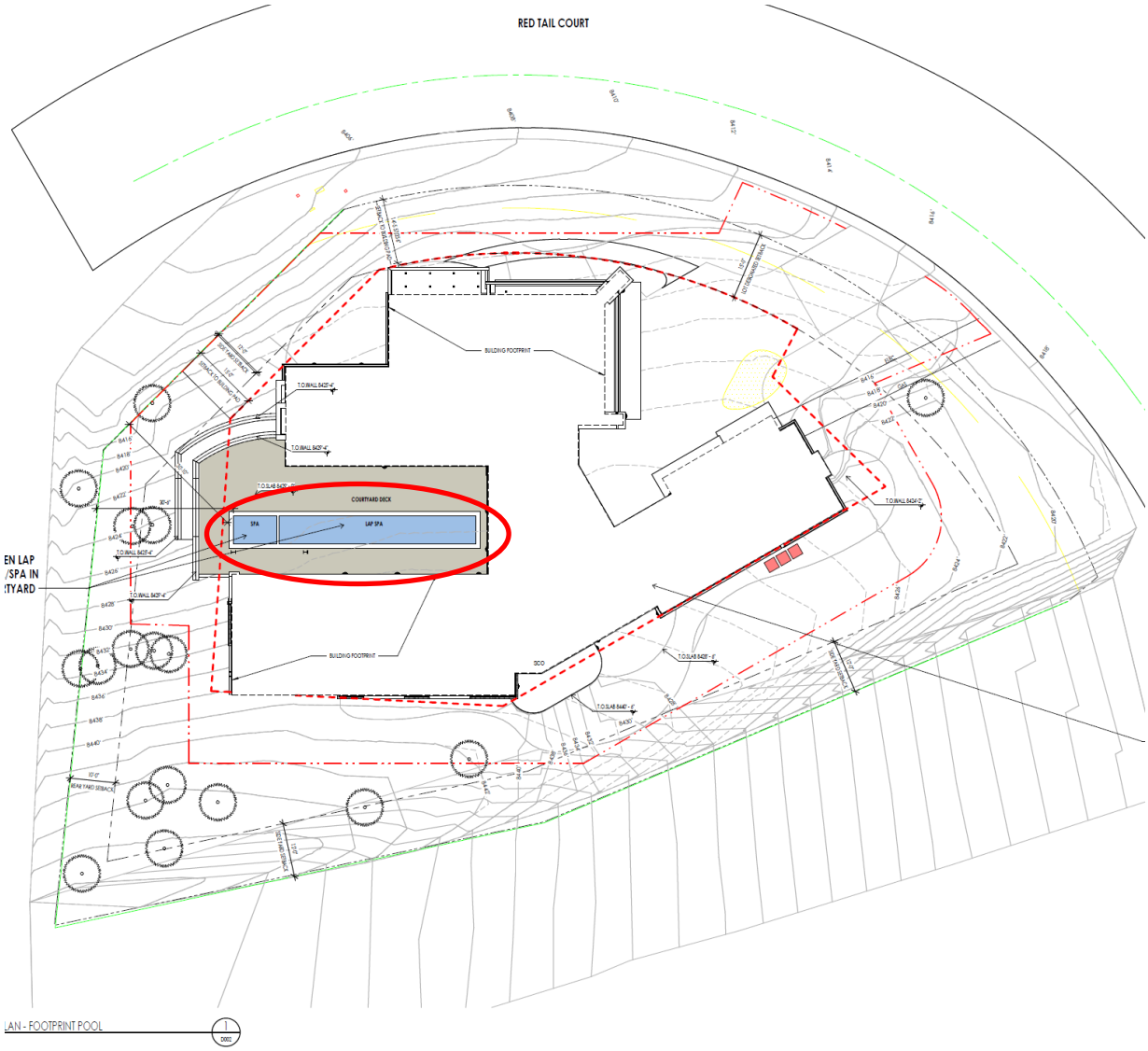


Image 2: Site Plan

On November 21, 2023, the Applicant submitted a Conditional Use Permit (CUP) application to the Planning Department. On December 1, 2023, the Planning Department determined the application was complete.

Analysis

The Land Management Code (LMC) identifies residential swimming pools as Private Recreational Facilities, which are a Conditional Use in the Single-Family (SF) Zoning District. [2]

LMC § 15-15-1 defines Private Recreation Facilities as:

> *Recreation facilities operated on private property and not open to the general*

[2] LMC § 15-2.11-2(B)(13)

public, including Recreation Facilities such as swimming pools, tennis courts, outdoor Pickle Ball Courts, and similar facilities for the Use by Owners and Guests.

(I) The proposal to construct a swimming pool complies with the Residential Development Zoning District Lot and Site requirements as outlined in LMC Chapter 15-2.13.

The swimming pool must meet the RD Zoning District Lot and Site requirements, outlined in the table below:[3]

SF Zoning District Requirement	Analysis of Proposal
Front Setback – 20 feet for main Structure, 25 feet for Garages	**Complies.** The swimming pool is set back 164 feet 10 inches from the front property line.
Rear Setback – 15 feet	**Complies.** The swimming pool is set back 87 feet from the rear property line.
Side Setback – 12 feet	**Complies.** The swimming pool is set back 36 feet 8 inches from the side property line.

In the image below, Staff overlayed Front, Rear, and Side Setback measurements over the Applicant's landscape plan. These measurements are approximate but show the swimming pool is setback significantly from the property lines.

[3] LMC § 15-2.11-3



Image 3: Setbacks

(II) The proposal complies with the Bald Eagle Club at Deer Valley Condominium Plat.

7932 Red Tail Court contains 0.57 acres (24,755 square feet) and the site has a new Single-Family Dwelling. There are no additional plat notes that are applicable to this CUP.

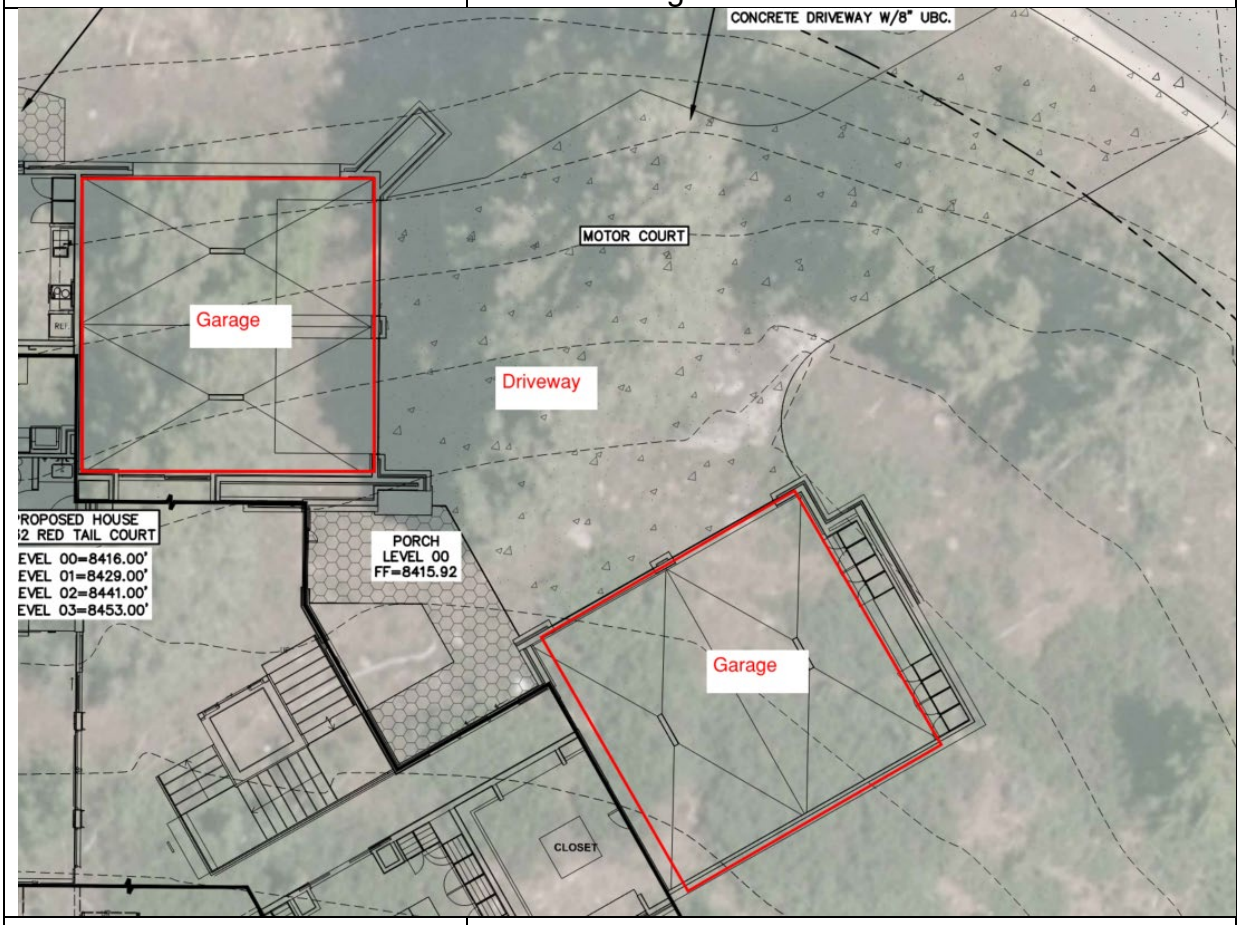
(III) The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC § 15-1-10(E).

There are certain Uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

The Planning Commission shall approve a Conditional Use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed Use in accordance with applicable standards. The Planning Commission may deny the Conditional Use if the proposed Use cannot be substantially

mitigated by the proposal or imposition of reasonable conditions to achieve compliance with applicable standards. LMC § 15-1-10.

CUP Review Criteria	Analysis of Proposal
1. Size and Location of Site	7932 Red Tail Court is Lot 21 of the Bald Eagle Condominium project. The Lot contains 0.57 acres (24,755 square feet). The Building Pad is 10,420 square feet, and the Limits of Disturbance (LOD) encompasses an additional 7,315 square feet. The swimming pool is within the existing Building Pad and the LOD.
2. Traffic Capacity	The swimming pool will not generate traffic beyond the property's primary Use as a Single-Family Dwelling.
3. Utility Capacity	**Condition of Approval 2:** On January 16, 2024, the Water Department and Snyderville Basin Water Reclamation District (SBWRD) reviewed this proposal. They request a condition of approval stating the Applicant cannot hard-pipe into the existing sewer system.
4. Emergency Vehicle Access	The proposal will not change emergency access to the Property. On January 16, 2024, Park City Fire District reviewed the proposal and confirmed the proposal conforms with their requirements.
5. Off-Street Parking	LMC § 15-3-6(A) requires two off-street parking spaces per Dwelling Unit for a Single-Family Dwelling. LMC § 15-3-6(B) requires one off-street parking space per four persons maximum rated capacity for a Private Recreation Facility. The Applicant has stated that the pool has a maximum capacity of 12 people, which requires three off-street parking spaces. The Applicant can park approximately five vehicles off-street in the Single-Family Dwelling's attached Garages and driveway. (See image below.)

	Condition of Approval 3 prohibits on-street parking and requires all parking to be satisfied on-site. The following image identifies the location of Off-Street Parking for the site.
	
6. Internal Vehicle and Pedestrian Circulation	The swimming pool will be used primarily by the property owner and their guests which will not change the Lot's vehicle and pedestrian circulation.
7. Fencing, Screening, and Landscaping	The swimming pool will be screened by the structure and landscaping on site. The pool's location within a partially enclosed courtyard limits visibility from surrounding houses, and the pool will be concealed by a safety cover when not in use. The swimming pool will be partially located underneath the roofline of the Single-Family Dwelling.
8. Structure Mass, Bulk, and Orientation	The property gradually slopes from Red Tail Court toward the rear of the property. The proposed swimming pool will be in a courtyard near the center

	of the house, surrounded by a deck. The pool will be partially enclosed by the house structure. The deck that the swimming pool is located on has an approved 4' retaining wall elevating it above the terrain. There are no additional structural elements proposed for the pool.
9. Useable Open Space	Not applicable. There are no open space requirements for a Single-Family Dwelling.
10. Signs and Lighting	No Signs or additional lighting are proposed or approved with this application. **Conditions of Approval 4 and 5** require compliance with the sign code and dark sky code.
11. Physical Design and Compatibility with Surrounding Structures	The Planning, Engineering, and Building Departments will review the final design prior to the issuance of a building permit. The Planning Department will review the Swimming Pool materials and design for compliance with LMC Chapter 15-5 *Architectural Review* and the Conditions of Approval of this Conditional Use Permit.
12. Noise, Vibration, Odors, Steam, or Other Mechanical Structures	The Swimming Pool equipment will be in a below-grade structure with no visibility or noise impact to the residence or surrounding properties. Regarding noise, the Municipal Code of Park City § 6-3-2 states: *These regulations establish minimum standards to:* *A. Reduce the making and reaction of excessive, unnecessary, or unusually loud noises within the limits of Park City, Utah;* *B. Prevent the making, creation, or maintenance of such excessive, unnecessary, or unusually loud noises that are prolonged, unusual, or unreasonable in their time, place, or use, that affect and are a detriment to public health, comfort, convenience, safety, or welfare of the residents of the City; and* *C. Secure and promote the public health, comfort, convenience, safety, welfare and the peace and quiet of the residents of the City.*

<table>
<tr><td></td><td>Municipal Code of Park City § 6-3-9 outlines the maximum permissible sound levels for Residential Uses:

<table><tr><td>Time</td><td>10:00 PM – 6:00 AM</td><td>6:00 AM – 10:00 PM</td></tr><tr><td>Permissible Levels</td><td>50 dBA</td><td>55 dBA</td></tr></table>
Condition of Approval 6 requires adherence to Municipal Code of Park City Chapter 6-3 Noise.</td></tr>
<tr><td>13. Control of Delivery and Service Vehicles; Loading and Unloading; Screening of Trash and Recycling Pickup Areas</td><td>Vehicles for service and swimming pool maintenance will access the property from Red Tail Court.</td></tr>
<tr><td>14. Expected Ownership</td><td>The Applicant is the owner of record, and the property is maintained as a Single-Family Dwelling.</td></tr>
<tr><td>15. Environmentally Sensitive Lands, Physical Hazards, Historic Mining Waste, Park City Soils Ordinance, or Steep Slope</td><td>The swimming pool as proposed is not within the Park City Soils Ordinance boundary, is not impacted by historic mining waste, does not contain other physical hazards, and is not on a Very Steep Slope. The construction for the Single-Family Dwelling has already begun on the site and a Building Permit has been issued by the City. As part of the Building Permit and Landscape Plan, all Significant Vegetation will be replaced.

See Analysis Section IV for a review of the Sensitive Land Overlay criteria.</td></tr>
<tr><td>16. General Plan Consistency</td><td>The Property is in the Upper Deer Valley neighborhood. Goal 7 of the General Plan states that the city strives to create a diversity of primary housing opportunities, allowing full-time residents to have local options for work and play.[4]</td></tr>
</table>

[4] Park City General Plan, Volume 1, Page 70

(IV) The proposal complies with the Sensitive Land Overlay Criteria outlined in LMC Chapter 15-2.21.

SLO Zoning District Criteria	Analysis of Proposal
Steep Slopes: No Development is allowed on or within fifty feet (50'), map distance, of Very Steep Slopes, Areas subject to land slide activity, and other high hazard geologic Areas	The swimming pool at 7932 Red Tail Court meets the setback requirement for Steep Slopes. 7932 Red Tail Court is located on a Steep Slope. The LMC defines a Steep Slope as a slope that is greater than 15%. A Very Steep Slope is any Slope greater than 40%. The average slope for the lot at 7932 Red Tail Court is 16.53%. The average Slope within 50 feet of 7932 Red Tail Court is approximately 20%.
Vegetative Cover*:* A detailed map of vegetative cover, depicting the following: a. Deciduous trees b. Coniferous trees c. Gamble oak or high shrub; and Sage, grassland, and agricultural crops	All Significant Vegetation will be replaced on site as designated on the approved Landscape Plan (Exhibit E). The existing conditions survey shows eight evergreen trees that were removed to construct the Single-Family Dwelling. The Landscape Plan identifies replacement of the eight evergreens with 36 quaking aspens, three saskatoon serviceberries, and six subalpine furs.
Designated Entry Corridors and Vantage Points: Designated Vantage Points from which the proposed project is visible as identified by Staff and confirmed by the Applicant with latitude and longitude coordinates.	The proposed swimming pool is not visible from any designated vantage points.
Wetlands and Stream Corridors: The following Setbacks are required: 1. Setbacks from wetlands shall extend a minimum of fifty feet (50') outward from the delineated wetland Ordinary High-Water Mark. 2. Setbacks from Stream Corridors shall extend a minimum of fifty feet (50') outward from the Ordinary High-Water	7932 Red Tail Court is not located near any designated Wetlands or Streams.

Mark. 3. Setbacks from irrigation ditches that meet the Army Corps of Engineers definition for waters of the United States shall extend a minimum of twenty feet (20') from the Ordinary High-Water Mark.[5]	
Wildlife Habitat Areas	The intent of the Wildlife and Wildlife Habitat Protection is to “promote, preserve, and enhance wildlife and wildlife habitat Areas in and around Park City, and to protect them from adverse effects and potentially irreversible impacts.” The LMC explains further: "If the Development Site contains or is within five hundred feet (500') of a natural Area or habitat Area, and the wildlife and habitat report show the existence of Sensitive or Specially Valued Species, the Development plans shall include provisions to ensure that any habitat contained in any such natural Area shall not be disturbed or diminished, and to the Maximum Extent Feasible, such habitat shall be enhanced.”[6] The Utah Division of Wildlife Resources has compiled a list of all Sensitive and Specially Valued Species in the State of Utah. This list was used to ensure that no Sensitive or Specially Valued species are occupying on-Site and adjacent Areas. Sensitive or Specially Valued Species includes Federally Threatened and Endangered Species; State of Utah Threatened and Endangered Species; State of Utah Species of Concern and animals and plants of special concern to the Park City Community as identified in the General Plan and in need of special protection. See Exhibit F for a map with a list

[5] LMC § 15-2.21-6(F)
[6] LMC § 15-2.21-8

	showing all Habitat Areas within the lot of 7932 Red Tail Court.
Wildland Urban Interface (WUI)	The Applicant has submitted a landscape plan with vegetation that complies with all WUI code requirements (Exhibit E). The Fire Marshall will inspect compliance with WUI code after installation and prior to Certificate of Occupancy.

(V) On January 16, 2024, the Development Review Committee[7] reviewed the proposal and requests the following Conditions of Approval.

Snyderville Basin Water Reclamation has noted that the applicant cannot hard-pipe into the existing sewer system. (**Condition of Approval 2**.)

Department Review

The Planning Department, Engineering Department, and City Attorney's Office reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on January 31, 2024. Staff mailed courtesy notice to property owners within 300 feet on January 31, 2024. The *Park Record* published notice on January 31, 2024.[8]

Public Input

Staff did not receive any public input at the time this report was published.

Alternatives

- The Planning Commission may approve the Conditional Use Permit;
- The Planning Commission may deny the Conditional Use Permit and direct staff to make Findings for the denial; or
- The Planning Commission may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter
Exhibit B: Bald Eagle Club at Deer Valley Subdivision Plat

[7] The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).
[8] LMC § 15-1-21

Exhibit C: Building Permit BL-23-1295
Exhibit D: Proposed Plans
Exhibit E: Landscape Plan
Exhibit F: Wildlife Habitat Areas

Planning Department

February 14, 2024

Ray Uritescu
7932 Red Tail Court
PO Box 1700
Park City, UT 84060
401-578-7800

CC: John M. Shirley

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	7932 Red Tail Court
Zoning District:	Residential Development
Application:	Conditional Use Permit
Project Number:	PL-23-05961
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	February 14, 2024
Project Summary:	The Applicant proposes to construct a Private Recreation Facility (Swimming Pool)

Action Taken

On February 14, 2024, the Planning Commission conducted a public hearing and approved the Private Recreation Facility (Swimming Pool) according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The Site is located at 7932 Red Tail Court.
2. The Site is within the Residential Development (RD) Zoning District.
3. On October 3, 2023, the city issued a Building Permit for a new Single-Family Dwelling at 7932 Red Tail Court.
4. The Property is Lot 21 of the Bald Eagle Condominium Project.

DRAFT

5. The Lot contains 0.57 acres (24,755 square feet).
6. Private Recreation Facilities (swimming pool) are a Conditional Use in the RD Zoning District and require Planning Commission review and approval.
7. On November 21, 2023, the Planning Department received a Conditional Use Permit Application to construct a swimming pool.
8. On December 1, 2023, the Planning Department determined the Conditional Use Permit Application was complete.
9. The proposed swimming pool is for the benefit of the Property Owner and will not be accessible to the general public.
10. The Front Setback in the RD Zoning District is 20 feet for main Structures and 25 feet for Garages. The proposed swimming pool is 164 feet 10 inches from the front property line.
11. The Rear Setback in the RD Zoning District is 15 feet. The proposed swimming pool is 87 feet from the rear property line.
12. The Side Setback in the RD Zoning District is 12 feet. The proposed swimming pool is 36 feet 8 inches from the side setback.
13. The proposed swimming pool is located within the interior courtyard of the house.
14. The proposed swimming pool is within the platted Building Pad.
15. Conditional Use Permits require review pursuant to the criteria outlined in Land Management Code (LMC) § 15-1-10(E).
    a. Size and Location of Site – 7932 Red Tail Court is Lot 21 of the Bald Eagle Condominium project. The Lot contains 0.57 acres (24,755 square feet). The Building Pad is 10,420 square feet, and the Limits of Disturbance (LOD) encompasses an additional 7,315 square feet. The swimming pool is within the existing Building Pad and the LOD.
    b. Traffic Capacity – The swimming pool will not generate traffic beyond the property's primary Use as a Single-Family Dwelling.
    c. Utility Capacity – On January 16, 2024, the Water Department and Snyderville Basin Water Reclamation District (SBWRD) reviewed this proposal. They request a condition of approval stating the Applicant cannot hard-pipe into the existing sewer system.
    d. Emergency Vehicle Access – The proposal will not change emergency access to the Property. On January 16, 2024, Park City Fire District reviewed the application and confirmed the proposal conforms with their requirements.

DRAFT

e. Off-Street Parking – LMC § 15-3-6(A) requires two off-street parking spaces per Dwelling Unit for a Single-Family Dwelling. LMC § 15-3-6(B) requires one off-street parking space per four persons maximum rated capacity for a Private Recreation Facility. The Applicant has stated that the pool has a maximum capacity of 12 people, which requires three off-street parking spaces. The Applicant can park approximately five vehicles off-street in the Single-Family Dwelling's attached Garages and driveway
f. Internal Vehicle and Pedestrian Circulation –The swimming pool will be used primarily by the property owner and their guests which will not change the Lot's vehicle and pedestrian circulation.
g. Fencing, Screening, and Landscaping – The swimming pool will be screened by the structure and landscaping on site. The pool's location within a partially enclosed courtyard limits visibility from surrounding houses, and the pool will be concealed by a safety cover when not in use. The swimming pool will be partially located underneath the roofline of the Single-Family Dwelling.
h. Structure Mass, Bulk, and Orientation – The property gradually slopes from Red Tail Court toward the rear of the property. The proposed swimming pool will be in a courtyard near the center of the house, surrounded by a deck. The pool will be partially enclosed by the house structure. The deck that the swimming pool is located on has an approved 4' retaining wall elevating it above the terrain. There are no additional structural elements proposed for the pool
i. Useable Open Space –There are no open space requirements for a Single-Family Dwelling.
j. Signs and Lighting – No Signs or additional lighting are proposed or approved with this application.
k. Physical Design and Compatibility with Surrounding Structures – The Planning, Engineering, and Building Departments will review the final design prior to the issuance of a building permit. The Planning Department will review the Swimming Pool materials and design for compliance with LMC Chapter 15-5 Architectural Review and the Conditions of Approval of this Conditional Use Permit.
l. Noise, Vibration, Odors, Steam, or Other Mechanical Structures – The Swimming Pool equipment will be in a below-grade structure with no visibility or noise impact to the residence or surrounding properties.

DRAFT

m. Control of Delivery and Service Vehicles; Loading and Unloading; Screening of Trash and Recycling Pickup Areas – Vehicles for service and maintenance of the Swimming Pool will access the Property from Red Tail Court.
n. Expected Ownership – The Applicant is the owner of record, and the property will be maintained as a Single-Family Dwelling.
o. Environmentally Sensitive Lands, Physical Hazards, Historic Mining Waste, Park City Soils Ordinance, or Steep Slope – The swimming pool as proposed is not within the Park City Soil Ordinance boundary, does not feature historic mining waste, does not contain other physical hazards, and is not on a steep slope.
p. General Plan Consistency – Goal 7 of the General Plan states that the City strives to create a diversity of primary housing opportunities, allowing full-time residents to have local options for work and play.

16. The proposal complies with the Sensitive Land Overlay Criteria outlined in LMC Chapter 15-2.21
    a. Steep Slopes - The swimming pool at 7932 Red Tail Court meets the setback requirement for Steep Slopes. 7932 Red Tail Court is located on a Steep Slope. The LMC defines a Steep Slope as a slope that is greater than 15%. A Very Steep Slope is any Slope greater than 40%. The average slope for the lot at 7932 Red Tail Court is 16.53%. The average Slope within 50 feet of 7932 Red Tail Court is approximately 20%.
    b. Vegetative Cover - All Significant Vegetation will be replaced on site as designated on the approved Landscape Plan (Exhibit E). The existing conditions survey shows eight evergreen trees that were removed to construct the Single-Family Dwelling. The Landscape Plan identifies replacement of the eight evergreens with 36 quaking aspens, three saskatoon serviceberries, and six subalpine furs.
    c. Designated Entry Corridors and Vantage Points - The proposed swimming pool is not visible from any designated vantage points.
    d. Wetlands and Stream Corridors - 7932 Red Tail Court is not located near any designated Wetlands or Streams.
    e. Wildlife Habitat Areas - The intent of the Wildlife and Wildlife Habitat Protection is to “promote, preserve, and enhance wildlife and wildlife habitat Areas in and around Park City, and to protect them from adverse effects and potentially irreversible impacts.” The LMC explains further: "If

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the Development Site contains or is within five hundred feet (500') of a natural Area or habitat Area, and the wildlife and habitat report show the existence of Sensitive or Specially Valued Species, the Development plans shall include provisions to ensure that any habitat contained in any such natural Area shall not be disturbed or diminished, and to the Maximum Extent Feasible, such habitat shall be enhanced." The Utah Division of Wildlife Resources has compiled a list of all Sensitive and Specially Valued Species in the State of Utah. This list was used to ensure that there are no Sensitive or Specially Valued species that are occupying or using on-Site and adjacent Areas. Sensitive or Specially Valued Species includes Federally Threatened and Endangered Species; State of Utah Threatened and Endangered Species; State of Utah Species of Concern and animals and plants of special concern to the Park City Community as identified in the General Plan and in need of special protection.

f. Wildland Urban Interface - The Applicant has submitted a landscape plan with vegetation that complies with all WUI code requirements. The Fire Marshall will inspect compliance with WUI code after installation and prior to Certificate of Occupancy.

17. On January 16, 2024, the Development Review Committee reviewed the proposal.

Conclusions of Law

1. The Application complies with the requirements of the LMC.
2. The Use is compatible with the surrounding Structures in Use, scale, mass, and circulation.
3. The effects of any differences in Use or scale have been mitigated through careful planning.

Conditions of Approval

1. The swimming pool shall be within the Building Pad as indicated on the plans.
2. The swimming pool and associated mechanical shall not hard tap into the sewer system.
3. On-street parking is prohibited, and all parking must be satisfied on-site.
4. No Sign installations are allowed.
5. All outdoor lighting must be down-directed, fully shielded, with bulbs 3000-degree Kelvin or less. A fully shielded light is installed in such a manner that all light

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emitted either directly from the bulb, or indirectly by reflection or refraction, is below the horizontal plane through the fixture's lowest light-emitting part. The top and sides of a Fully Shielded fixture are made of completely opaque material such that light only escapes through the bottom of the fixture. Final lighting details shall show compliance with this condition and shall be reviewed by the Planning Staff prior to installation.

6. The Applicant shall adhere to Park City's Noise Ordinance.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5067 or email jason.berntson@parkcity.org.

Sincerely,

Sarah Hall
Planning Commission Chair

CC: Jason Berntson, Project Planner

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CERTIFICATE OF SURVEY

I, Richard K. Johanson, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. #356 as prescribed under the laws of the State of Utah, I further certify that by the authority of the owners I have made a survey of the tract of land as described and shown on this plat and that have subdivided said tract of land into units, common areas, and private streets, and that same has been correctly surveyed and staked on the ground as shown on this plan and said survey complies with Sections 57-8-13 Utah Code Annotated.

7/28/89
Date

Richard K. Johanson
Richard K. Johanson, Registered Land Surveyor No. #356 Utah

REGISTERED LAND SURVEYOR #4356 Richard K. Johanson STATE OF UTAH

BACK LOT SANITARY SEWER EASEMENT DESCRIPTION

A 20.00 foot wide sanitary sewer easement, the centerline of which is described as follows: beginning at a point which is South 288.05 feet and East 1628.57 feet from the Southwest corner of Section 22, Township 2 North, Range 4 East, Salt Lake Base and Meridian, said point being on the Northerly boundary of the Bald Eagle Road Access Easement and running thence the following courses:

S-1 = North 05° 29' 27" West, a distance of 99.13 feet,
S-2 = North 03° 13' 46" West, a distance of 319.51 feet,
S-3 = North 59° 25' 15" East, a distance of 25.55 feet,
S-4 = North 07° 59' 06" East, a distance of 233.16 feet,
S-5 = North 14° 22' 12" East, a distance of 249.82 feet,
S-6 = North 30° 06' 05" East, a distance of 159.12 feet,
S-7 = North 78° 09' 59" East, a distance of 214.56 feet,
S-8 = South 71° 33' 54" East, a distance of 107.52 feet,
S-9 = South 69° 41' 30" East, a distance of 135.42 feet,
S-10 = North 63° 13' 06" East, a distance of 355.09 feet,
S-11 = North 65° 53' 52" East, a distance of 83.26 feet,
S-12 = South 63° 14' 10" East, a distance of 128.80 feet,
S-13 = South 42° 36' 51" East, a distance of 169.85 feet,
S-14 = North 70° 41' 37" East, a distance of 166.36 feet,
S-15 = North 87° 00' 11" East, a distance of 191.26 feet,
S-16 = South 54° 06' 09" East, a distance of 129.62 feet,
S-17 = South 51° 55' 06" East, a distance of 170.24 feet,
S-18 = North 85° 54' 52" East, a distance of 98.25 feet,
S-19 = South 60° 33' 41" East, a distance of 115.97 feet,

ALUMINUM CAP
N 00-40-31 E
(BASIS OF BEARING)
SECTION LINE
SOUTHWEST CORNER OF SECTION 22, T2S, R4E, S.L.B.&M.
SEC. 28 SEC. 27
BRASS CAP
S 76°54'53" E 34.97'

SEE BACKLOT SANITARY SEWER EASEMENT DESCRIPTION FOR BEARINGS & DISTANCES

PARCEL A 139,536 SQ. FT. 3.20 AC.
PARCEL B 141,737 SQ. FT. 3.25 AC.
PARCEL C 1.48 AC.
PARCEL D 1,391 SQ. FT. 0.03 AC.

UNIT 42 31,030 SQ. FT. 0.71 AC. 7841
UNIT 41 22,142 SQ. FT. 0.51 AC. 7835
UNIT 40 29,750 SQ. FT. 0.68 AC. 7825
UNIT 39 40,315 SQ. FT. 0.92 AC. 7815
UNIT 38 21,792 SQ. FT. 0.49 AC. 7715
UNIT 37 26,930 SQ. FT. 0.62 AC. 7735
UNIT 36 24,642 SQ. FT. 0.57 AC. 7745
UNIT 35 18,011 SQ. FT. 0.41 AC. 7765
UNIT 34 45,245 SQ. FT. 1.04 AC. 7746
UNIT 33 30,509 SQ. FT. 0.70 AC. 7840
UNIT 32 32,036 SQ. FT. 0.74 AC. 7848
UNIT 31 22,156 SQ. FT. 0.51 AC. 7854
UNIT 30 18,045 SQ. FT. 0.41 AC. 7864
UNIT 29 46,923 SQ. FT. 1.08 AC. 7876
UNIT 28 37,838 SQ. FT. 0.87 AC. 7865
UNIT 27 31,343 SQ. FT. 0.72 AC. 7853
UNIT 26 39,659 SQ. FT. 0.91 AC. 7839
UNIT 25 40,068 SQ. FT. 0.92 AC. 7831
UNIT 24 33,824 SQ. FT. 0.78 AC. 7868
UNIT 23 32,742 SQ. FT. 0.75 AC. 7880
UNIT 22 30,588 SQ. FT. 0.70 AC. 7902
UNIT 21 24,755 SQ. FT. 0.57 AC. 7932
UNIT 20 17,846 SQ. FT. 0.41 AC. 7893
UNIT 19 20,498 SQ. FT. 0.47 AC. 7878
UNIT 18 23,981 SQ. FT. 0.55 AC. 7900
UNIT 17 28,050 SQ. FT. 0.64 AC. 7920
UNIT 16 27,301 SQ. FT. 0.63 AC. 7936
UNIT 15 22,162 SQ. FT. 0.51 AC. 7950
UNIT 14 32,988 SQ. FT. 0.76 AC. 7939
UNIT 13 28,147 SQ. FT. 0.65 AC. 7905
UNIT 12 19,927 SQ. FT. 0.46 AC. 7915
UNIT 11 25,922 SQ. FT. 0.60 AC. 7933
UNIT 10 20,659 SQ. FT. 0.47 AC. 7965
UNIT 9 30,547 SQ. FT. 0.70 AC. 7979
UNIT 8 25,609 SQ. FT. 0.59 AC. 7991
UNIT 7 0.98 AC. 42,848 SQ.FT. 7996
UNIT 6 38,139 SQ. FT. 0.88 AC. 7984
UNIT 5 26,467 SQ. FT. 0.61 AC. 7968
UNIT 4 70,305 SQ. FT. 1.61 AC. 7954
UNIT 3 64,303 SQ. FT. 1.48 AC. 7975

PRIVATE ROAD
ROAMER COURT
BALD EAGLE DRIVE
HAWK COURT
FALCON COURT
RED TAIL COURT
ROAD EASEMENT NO.2 ACCESS & UTILITY EASEMENT 50' WIDE
ROAD EASEMENT NO.1 ACCESS & UTILITY EASEMENT 50' WIDE
ROAD EASEMENT NO.3 ACCESS & UTILITY EASEMENT 50' WIDE
PRIVATE ACCESS EASEMENT IN FAVOR OF UNIT 24
COMMON AREA 6,176 SQ. FT. 0.14 AC.
WATER TANK EASEMENT 21,980 SQ. FT. 0.50 AC.
EXPANSION AREA A
EXPANSION AREA B
BLM PARCEL
POB PARCEL A
POB PARCEL B
POB PARCEL C
POB PARCEL D
POB EXPANDABLE AREA B
PARK CITY BOUNDARY (JULY 1989)
SUMMIT / WASATCH COUNTY LINE
INTERSECTION WITH ROYAL STREET
0000 STREET NUMBERS

PARCEL BOUNDARY
TYPICAL UNIT
5.0'
10.0'
ROAD

TYPICAL UNIT EASEMENTS
NTS

NOTES:

1. 5.0 FOOT WIDE NON-EXCLUSIVE UTILITIES AND DRAINAGE EASEMENTS ALONG ALL SIDE UNIT LINES AS SHOWN. (UNLESS NOTED OTHERWISE).
2. 5.0 FOOT WIDE NON-EXCLUSIVE UTILITIES AND DRAINAGE EASEMENT ALONG ALL FRONT UNIT LINES.
3. 10.0 FOOT WIDE NON-EXCLUSIVE UTILITIES AND DRAINAGE EASEMENT ALONG ALL PARCEL BOUNDARY LINES AND REAR UNIT LINES.
4. THE OWNERS HEREBY DEDICATES TO PARK CITY MUNICIPAL CORPORATION, SNYDERVILLE BASIN IMPROVEMENT DISTRICT, AND PARK CITY FIRE PROTECTION DISTRICT NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS, SANITARY SEWER EASEMENTS (S.B.S.I.D. ONLY), AND PRIVATE ROADS SHOWN ON THIS PLAT FOR THE PURPOSE OF PROVIDING ACCESS FOR UTILITY INSTALLATION, MAINTENANCE, USE AND EVENTUAL REPLACEMENT AND DOES FURTHER DEDICATE INGRESS AND EGRESS FOR PERPETUAL USE BY EMERGENCY AND UTILITY VEHICLES OVER THE COMMON AREAS AND PRIVATE ROADS.
5. ALL ROADS SHOWN ARE PRIVATE ROADS AND NON-EXCLUSIVE PUBLIC UTILITY AND DRAINAGE EASEMENTS. IT IS ANTICIPATED AT THE TIME OF RECORDING THAT PARK CITY, SUMMIT COUNTY, AND WASATCH COUNTY DO NOT AND WILL NEVER HAVE ANY RESPONSIBILITY FOR THE INSTALLATION, MAINTENANCE, OR EVENTUAL REPLACEMENT OF THE ROADS, BRIDGES, OR TUNNEL WITHIN THIS CONDOMINIUM AND ANY EXPANSIONS THEREOF. UNIT PURCHASERS ARE CAUTIONED TO BE FULLY AWARE OF THE MAINTENANCE COVENANT AND CONDOMINIUM DECLARATION RECORDED CONCURRENTLY WITH THIS CONDOMINIUM PLAT.

Note: Iron Rod set on all parcel and lot corners.

0 100 200 300
SCALE: 1"=100'

COUNTY LINE DESCRIPTION

CL1 = North 41° 51' 15" East 386.61 feet
CL2 = North 53° 34' 30" East 132.63 feet
CL3 = North 46° 14' 18" East 411.89 feet
CL4 = North 68° 57' 05" East 625.96 feet
CL5 = North 65° 49' 52" East 204.63 feet
CL6 = North 52° 41' 55" East 439.65 feet
CL7 = North 24° 50' 57" East 300.09 feet
CL8 = North 24° 47' 43" East 304.77 feet
CL9 = North 24° 47' 43" East 314.04 feet
CL10= North 24° 47' 43" East 418.94 feet

PARK CITY LINE DESCRIPTION

PC1 = South 24° 47' 43" West 418.94 feet
PC2 = South 39° 55' 00" West 205.18 feet
PC3 = South 00° 00' 00" West 126.67 feet
PC4 = South 419.20 feet
PC5 = South 45° 00' 00" West 2412.34 feet

RECORD OF SURVEY MAP FOR AN EXPANDABLE CONDOMINIUM CALLED THE BALD EAGLE CLUB AT DEER VALLEY

LOCATED IN SECTIONS 22 & 27, TOWNSHIP 2 SOUTH, RANGE 4 EAST, S.L.B.&M.

PARK CITY, SUMMIT & WASATCH COUNTIES, UTAH

CITY ENGINEER

APPROVED AND ACCEPTED BY THE PARK CITY CITY ENGINEERING DEPARTMENT ON THIS 3rd DAY OF AUGUST A.D. 1989.

Eric W. DeHaan PE
CITY ENGINEER

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE CITY PLANNING COMMISSION ON THIS 28th DAY OF July A.D. 1989

Ronald R. Whalley
CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 3rd DAY OF August A.D. 1989

CITY ATTORNEY

CITY COUNCIL APPROVAL

PRESENTED TO THE BOARD OF Park CITY COUNCIL THIS 20th DAY OF JULY A.D. 1989 AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED.

Seal MARCH 1, 1884

MAYOR
Anita L. Sheldon
CITY RECORDER

RECORDED

N°. 311265
STATE OF Utah
COUNTY OF Summit
RECORDED AND FILED AT THE REQUEST OF: High Country Title
Aug 22 '89 8:47 a.m.
FEE 80.00
Alan Spriggs
COUNTY RECORDER

Sno-engineering Inc.

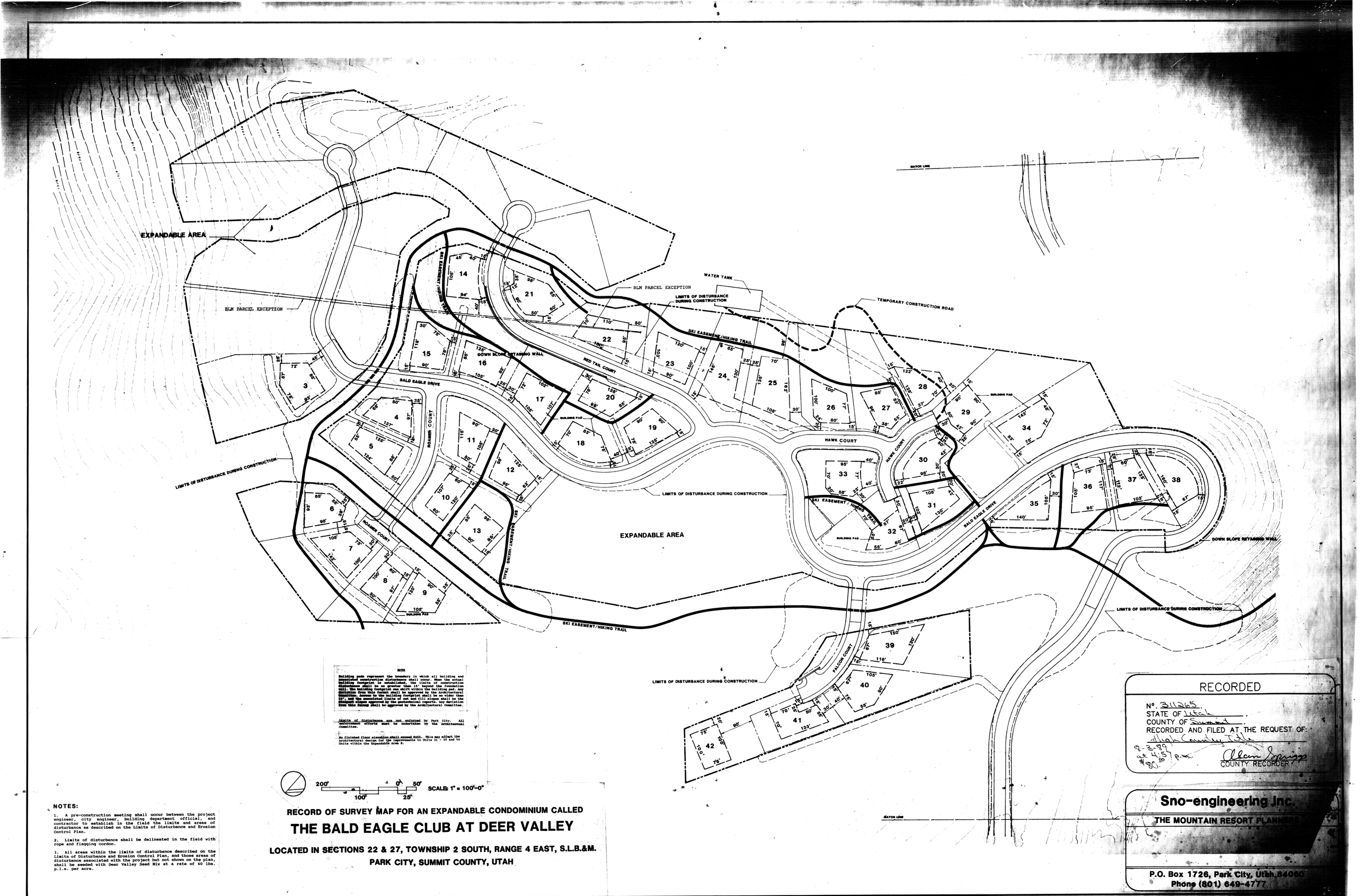
THE MOUNTAIN RESORT PLANNERS

IN ASSOCIATION WITH EPS ASSOCIATES INC.

P.O. Box 1726, Park City, Utah 84060
Phone (801) 649-4777

20.09

BALD EAGLE CLUB AT DEER VALLEY



NOTE

Building pads represent the boundary in which all building and foundation walls must be located. Also, after final location of building footprint is established, the limits of construction disturbance shall be no greater than 15' beyond the foundation wall. The building footprint can shift within the building pad. Any deviation from this format shall be approved by the Architectural Committee. Because the building footprint shall be no wider than 10', and the associated limits of cut and fill slopes shall be the steepest slopes approved by the geotechnical reports. Any deviation from this format shall be approved by the Architectural Committee.

Limits of Disturbance are not enforced by Park City. All enforcement efforts must be undertaken by the Architectural Committee.

No finished floor elevation shall exceed 8455. This may affect the Architectural design for the improvements to Units 31 - 35 and 38 Units within the Expandable Area B.

SCALE: 1" = 100'-0"

NOTES:

1. A pre-construction meeting shall occur between the project engineer, city engineer, building department official, and contractor to establish in the field the limits and areas of disturbance as described on the Limits of Disturbance and Erosion Control Plan.

2. Limits of disturbance shall be delineated in the field with rope and flagging cordon.

3. All areas within the limits of disturbance described on the Limits of Disturbance and Erosion Control Plan, and those areas of disturbance associated with the project but not shown on the plan, shall be seeded with Deer Valley Seed Mix at a rate of 40 lbs. p.l.s. per acre.

RECORD OF SURVEY MAP FOR AN EXPANDABLE CONDOMINIUM CALLED

THE BALD EAGLE CLUB AT DEER VALLEY

LOCATED IN SECTIONS 22 & 27, TOWNSHIP 2 SOUTH, RANGE 4 EAST, S.L.B.&M.
PARK CITY, SUMMIT COUNTY, UTAH

RECORDED

Nº. 311265
STATE OF Utah
COUNTY OF Summit
RECORDED AND FILED AT THE REQUEST OF:
Utah County Title
Date 8-4-89 Time 8:15 P.M.
Glenn Springer
COUNTY RECORDER

Sno-engineering Inc.
THE MOUNTAIN RESORT PLANNERS
P.O. Box 1726, Park City, Utah 84060
Phone (801) 649-4777

CADENCE

PARCEL A BOUNDARY DESCRIPTION

Beginning at a point which is South 330.17 feet and East 1764.21 feet from the southwest corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian, thence the following courses:

1) North 20° 33' 06" East; 800.00 feet
2) South 50° 11' 00" East; 139.97 feet
3) South 18° 57' 10" West; 305.00 feet
4) South 10° 08' 49" East; 69.31 feet
5) South 18° 15' 58" East; 88.55 feet
6) South 29° 35' 41" West; 385.00 feet
7) North 50° 09' 18" West; 181.19 feet

to the point of beginning. Said parcel contains 3.20 acres more or less.

PARCEL B BOUNDARY DESCRIPTION

Beginning at a point which is 519.326 feet North and 2683.768 feet East from the Southwest Corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base to Meridian, Thence from said point of beginning, the following courses:

Thence N 37° 56' 33" E, a distance of 114.73 feet;
Thence N 39° 27' 24" E, a distance of 43.84 feet;
Thence N 41° 47' 50" E, a distance of 326.29 feet;
Thence S 86° 30' 00" E, a distance of 283.36 feet;
Thence S 72° 00' 00" E, a distance of 116.00 feet;
Thence S 24° 02' 46" W, a distance of 120.00 feet;
Thence S 42° 36' 03" W, a distance of 139.33 feet;
Thence S 79° 45' 09" W, a distance of 575.00 feet;
To said point of beginning.

Said parcel contains 3.25 acres, more or less.

PARCEL C BOUNDARY DESCRIPTION

Beginning at a point which is 347.192 feet North and 3422.338 feet East of the Southwest corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian and ruunning thence the following courses:

1) North 47° 02' 14" East, a distance of 20.77 feet to a point on a 55.00 foot radius curve to the right, said curve having a central angle of 50° 55' 09 ", and a center bearing South 42° 57' 46" East
2) Thence along the arc of said curve 48.87 feet
3) South 82° 02' 37" East, a distance of 58.56 feet
4) North 00° 00' 00" East, a distance of 62.79 feet
5) North 39° 55' 00" East, a distance of 205.52 feet
6) North 24° 47' 43" East, a distance of 109.18 feet
7) North 62° 00' 01" West, a distance of 214.57 feet
8) South 24° 02' 46" West, a distance of 230.71 feet
9) South 08° 04' 05" West, a distance of 108.93 feet
10) South 01° 18' 43" East, a distance of 122.02 feet to the point of beginning.

Said Parcel C contains 1.48 acres.

PARCEL D BOUNDARY DESCRIPTION

Beginning at a point which is 877.544 feet South and 1809.595 feet East of the Southwest Corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base & Meridian. Thence from said point of beginning the following courses:

1) North 43° 15' 49" East, a distance of 140.00 feet
2) North 41° 00' 01" East, a distance of 195.00 feet
3) North 00° 09' 38" East, a distance of 222.00 feet
4) North 30° 58' 56" East, a distance of 135.94 feet
5) North 46° 33' 24" East, a distance of 100.11 feet
6) North 61° 49' 10" East, a distance of 101.57 feet
7) North 28° 10' 55" East, a distance of 319.45 feet
8) North 27° 27' 34" East, a distance of 125.89 feet
9) North 50° 42' 05" East, a distance of 375.30 feet
10) North 79° 45' 09" East, a distance of 618.00 feet
11) South 04° 57' 39" West, a distance of 120.00 feet
12) South 04° 24' 01" East, a distance of 79.50 feet
13) South 16° 46' 58" East, a distance of 131.61 feet
14) South 39° 13' 04" East, a distance of 210.48 feet
15) South 00° 00' 00" East, a distance of 87.05 feet
16) South 38° 39' 35" West, a distance of 49.77 feet
17) South 51° 00' 32" West, a distance of 135.09 feet
18) South 67° 41' 38" West, a distance of 126.46 feet
19) South 78° 35' 20" West, a distance of 111.20 feet
20) South 53° 35' 01" West, a distance of 75.80 feet
21) South 32° 17' 44" West, a distance of 94.03 feet
22) South 48° 00' 00" West, a distance of 1177.71 feet
23) North 75° 39' 43" West, a distance of 189.31 feet to a point on a 530.00 foot radius curve to the right from which the radius point bears North 54° 44' 12" West, said curve having a central angle of 13° 43' 07"
24) Thence westerly along the arc of said curve a distance of 126.94 feet
25) South 48° 58' 55" West, a distance of 9.14 feet to a point on a 163.08 foot radius curve from which the radius point bears North 41° 01' 05" West, said curve having a central angle of 170° 31' 04" to the right
26) Thence westerly along the arc of said curve a distance of 485.33 feet
27) South 50° 30' 01" East, a distance of 60.00 feet
28) North 39° 29' 59" East, a distance of 61.46 feet
29) North 37° 12' 51" East, a distance of 66.52 feet to the point of beginning.

Said Parcel D contains 31.88 acres.

EXPANSION AREA B BOUNDARY DESCRIPTION

Beginning at a point which is 406.568 feet North and 4167.176 feet East of the Southwest corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian and running thence the following courses:

1) South 11° 44' 17" EAST, a distance of 309.03 feet
2) South 30° 00' 00" West, a distance of 131.61 feet
3) South 65° 07' 40" West, a distance of 1011.08 feet
3) South 55° 07' 41" West, a distance of 97.19 feet
4) North 31° 08' 50" West, a distance of 193.22 feet
5) North 32° 17' 44" East, a distance of 94.03 feet
6) North 53° 35' 01" East, a distance of 75.80 feet
7) North 78° 35' 20" East, a distance of 111.20 feet
8) North 67° 41' 38" East, a distance of 126.46 feet
9) North 51° 00' 32" East, a distance of 135.09 feet
10) North 38° 39' 35" East, a distance of 49.77 feet
11) North 0° 00' 00" East, a distance of 184.74 feet
12) North 49° 39' 58" West, a distance of 40.77 feet
13) North 42° 42' 34" West, a distance of 88.46 feet
14) North 20° 49' 15" West, a distance of 75.96 feet
15) North 01° 18' 43" West, a distance of 9.01 feet
16) North 47° 02' 14" East, a distance of 20.77 feet to a point on a 55.00 foot radius curve to the right, said curve having a central angle of 50° 55' 09", and a center bearing South 42° 57' 46"
17) Thence along the arc of said curve 48.87 feet
18) South 82° 02' 37" East, a distance of 58.56 feet
19) North 0° 00' 00" East, a distance of 62.79 feet
20) North 39° 55' 00" East, a distance of 205.52 feet
21) North 24° 47' 43" East, a distance of 109.18 feet
22) South 62° 00' 01" East, a distance of 200.19 feet
23) South 49° 15' 57" East, a distance of 177.49 feet
24) South 67° 59' 05" East, a distance of 81.43 feet
25) South 55° 59' 58" East, a distance of 75.00 feet to the point of beginning.

Said Expansion parcel contains 13.25 acres

BLM PARCEL EXCEPTION

Excepting from the above described Parcel D and Expandable Area B the following descriped tract. Beginning at a point which is corner No. 3 of the Essex Patented Lode Mining Claim Lot No. 147; said point of beginning being South 261.18' and East 3066.82' from the SouthWest Corner of Section 22, Township 2 South, Range 4 East, SLB&M; thence N 45° 20'21" E 1223.72', thence S 49°15'57" E 4.44', thence S 45°32'46" W 1224.08', to the point of beginning.

Containing .06 Acres

PRIVATE ROAD BOUNDARY DESCRIPTION

Beginning at a point within Royal Street East which is South 40.90 feet and East 1225.47 feet from the Southwest Corner of Section 22, Township 2 South, Range 4 East, SLB & M; thence along the centerline of a 60.00 foot wide private road, for the purpose of utility service, ingress and egress to the Bald Eagle Club, an expandable condominium, as shown on the official plat herein, and described as follows:

S 76° 54'53" E	34.97',	Thence
S 63° 26'26" E	132.81',	across the Long Chord of a 284.99' Radius Curve to the Right and Subtended by a Central Angle of 26 56'53"; Thence
S 49°58'00" E	254.87',	Thence
S 24°59'00" E	244.97',	across the Long Chord of a 290' Radius Curve to the Right and Subtended by a Central Angle of 49 58'00"; Thence
South	70.47',	Thence
S 11°30'00" E	132.78',	across the Long Chord of a 330' Radius Curve to the Left and Subtended by a Central Angle of 23 00'00"; Thence
S 23°00'00" E	145.02',	Thence
S 8°15 00" W	84.04',	across the Long Chord of a 81' Radius Curve to the Right and Subtended by a Central Angle of 62 39'59"; Thence
S 39°29'59" W	61.46'	to the Bald Eagle Community Subdivision Boundary Line.

ROAD EASEMENT DESCRIPTION NO 1

Beginning at a point that is South 257.86' and East 2137.89' from the SouthWest Corner of Section 22, Township 2 South, Range 4 East, SLB&M; Thence along the CenterLine of a 50' Wide Road, for the purpose of Ingress and Egress, and for Utility Construction and Maintenance to Units 39 thru 42, and more specifically described as follows: N 45° 54'56" W 76.40' to the Point of Tangency of a 237.15' Radius Curve to the Right, Thence along the Centerline of said Curve 39.12', more or less, to the Boundary Line of the above mentioned Units 39 thru 42.

Containing 0.11 Acres

ROAD EASEMENT DESCRIPTION NO 2

Beginning at a point that is North 513.60' and East 3073.69' from the SouthWest Corner of Section 22, Township 2 South, Range 4 East, SLB&M; Thence along the Boundary line a 50' Wide Road, for the purpose of Ingress and Egress, and for Utility Construction and Maintenance to Units 6 thru 9, and more specifically described as follows: N 13°56'53" W 60.67', Thence NorthWesterly along the arc of a 15' Radius Curve to the Left to the Boundary of the above mentioned Units 6 thru 9, thence along said Boundary line N 71°45' 09"E 80.17', Thence SouthWesterly along the arc of a 15' Radius Curve to the Left 24.53', Thence S 13°56'53" E 58.73', Thence S 79 45'09" W 50.10' to the Point of Beginning.

Containing .09 Acres

ROAD EASEMENT DESCRIPTION NO. 3

Beginning at a point which is North 349.05' and East 3,422.28' from the Southwest Corner of Section 22, Township 2 South, Range 4 East, SLB&M; Thence along the Boundary line of a 50' Wide Road, for the purpose of Ingress and Egress, and for the Utility Construction and Maintanance to Unit 3, the following courses:
N 01° 18' 43" W, 63.89 feet; to a point on a 105 foot radius curve; said curve having a cord bearing of S 52° 59' 50" W and a cord length of 21.81 feet and a central angle of 11° 55' 13"; thence Southwesterly along said curve a distance of 21.84 feet; thence S 47° 02' 14" W, 46.24 feet; thence S 04° 24' 01" E, 0.73 feet; thence S 16° 46' 58" E, 55.71 feet; thence N 47° 02' 14" E, 49.94 feet to the point of beginning.

Contains 0.07 Acres

Notes regarding Sanitary Sewer Service

Units Number 14, 28, 29, and 34, are not presently within the boundaries of the Snyderville Basin Sewer Improvement District. Sewer service will not be provided until and unless these units are annexed to the District. This shall not preclude the Owners of those Units from installing septic tank systems upon approval of applicable county health authorities.

Unit Number 14 is located at an elevation where sewer service is only available through the use of a pump system, which is the sole responsibility of the Unit Owner and not a part of the Snyderville Basin Sewer Improvement District system for purposes of maintenance or operation.

See seperate Notice and Covenant regarding sewer service to these units.

Unit Owners shall fully indemnify and save harmless the Snyderville Basin Sewer Improvement District from all costs and damages which may arise due to stoppages and/or overflows in the backlot sewer and for which the District is unable to respond due to limited access.

OWNER'S CERTIFICATE AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENT: That Marc Realty & Investment Group, Inc. and Kieth-Marc Properties, Ltd.; do hereby certify that they are the fee owner of the tract of land described and shown herein and they have caused this record of survey map to be prepared for a project to be known as The Bald Eagle Club at Deer Valley, an expandable condominium. We hereby submit the property to the provisions of the Utah Condominium Ownership Act and give consent to its recordation for the same.

In witness thereof, we have set are signature the 28TH day of July, 1989.

Marc Realty & Investment Group, Inc.

By: Mark O. Kaplan
Mark O. Kaplan, President

Keith-Marc Properties, Ltd.
By Marc Realty & Investment Group, Inc., a corporate General Partner:

By: Mark O. Kaplan
Mark O. Kaplan, President

ACKNOWLEDGEMENT

STATE OF UTAH)
:ss
COUNTY OF SUMMIT)

On the 28 day of July, 1989 the foregoing instrument was acknowledged before me by Mark Kaplan, president of Marc Realty & Investment Group, Inc., who executed the same for the corporation.

Notary Public
Residing at: Park City, Utah

My Commission Expires:
6-1-93

STATE OF UTAH)
:ss
COUNTY OF SUMMIT)

On the 28 day of July 1989 the foregoing instrument was acknowledged before me by Mark Kaplan, president of Marc Realty & Investment Group, Inc., a corporation which is a general partner of Keith-Marc Properties, Ltd, a limited partnership, who executed the same on behalf of the partnership.

Notary Public
Residing at: Park City, Utah

My Commission Expires:
6-1-93

RECORDED
No. 311265
STATE OF Utah.
COUNTY OF Summit.
RECORDED AND FILED AT THE REQUEST OF:
High Country Title
8-3-89 at 1:57 p.m
Fee $80.
Alan Spriggs
COUNTY RECORDER

RECORD OF SURVEY MAP FOR AN EXPANDABLE CONDOMINIUM CALLED

THE BALD EAGLE CLUB AT DEER VALLEY

LOCATED IN SECTIONS 22 & 27, TOWNSHIP 2 SOUTH, RANGE 4 EAST, S.L.B.&M.
PARK CITY, SUMMIT COUNTY, UTAH

Sno-engineering Inc.
THE MOUNTAIN RESORT PLANNERS
P.O. Box 1726, Park City, Utah 84060
Phone (801) 649-4777



Insulation Rating	R-Value
Above-Grade Wall	27.00
Below-Grade Wall	15.00
Floor	30.00
Ceiling / Roof	54.00
Ductwork (unconditioned spaces):	

Glass & Door Rating	U-Factor
Window	0.34
Door	0.34

BALD EAGLE - LOT 21

7932 RED TAIL CT, PARK CITY, UTAH 84060

DRAWING INDEX

GENERAL

SHEET #	SHEET NAME	#	DATE
AS101	SITE PLAN - BUILDING FOOTPRINT	1	2023.08.11
AS102	SITE PLAN - ROOF OVER TOPO	1	2023.08.11
AS103	HEIGHT DIAGRAMS		
AS104	EROSION CONTROL DETAILS		
G000	COVER SHEET		
G001	GENERAL NOTES		
G002	BUILDING AREA ANALYSIS		
G003	SPECIFICATIONS	1	2023.08.11
G004	SPECIFICATIONS		
G005	SPECIFICATIONS		
G006	SPECIFICATIONS		
G007	SPECIFICATIONS		
C101	Civil		

CIVIL

SHEET #	SHEET NAME	#	DATE

ARCHITECTURAL

SHEET #	SHEET NAME	#	DATE
A101	ARCHITECTURAL FOUNDATION PLAN		
A102	FOUNDATION PERSPECTIVE VIEWS		
A103	LEVEL 0 FLOOR PLAN		
A104	LEVEL 1 FLOOR PLAN		
A105	LEVEL 2 FLOOR PLAN		
A106	LEVEL 3 FLOOR PLAN		
A107	ROOF PLAN	1	2023.08.11
A108	LEVEL 0 CEILING PLAN		
A109	LEVEL 1 CEILING PLAN		
A110	LEVEL 2 CEILING PLAN		
A111	LEVEL 3 CEILING PLAN		
A201	EXTERIOR ELEVATIONS		
A202	EXTERIOR ELEVATIONS		
A203	EXTERIOR ELEVATIONS		
A204	EXTERIOR ELEVATIONS		
A301	BUILDING SECTIONS		
A302	BUILDING SECTIONS		
A303	BUILDING SECTIONS		
A400	ENLARGED DECK PLANS		
A401	ENLARGED STAIR PLANS/ SECTIONS		
A402	ENLARGED STAIR PLANS/ SECTIONS		
A403	ENLARGED STAIR PLANS/ SECTIONS		
A404	ENLARGED STAIR PLANS/ SECTIONS		
A405	STAIR DETAILS		
A406	FRAMING/DECK DETAILS		
A407	FRAMING/ DECK DETAILS		
A408	FRAMING/ DECK DETAILS		
A410	CHIMNEY DETAILS		
A411	CHIMNEY DETAILS - PLAN VIEWS		
A501	ARCHITECTURAL DETAILS		
A502	ARCHITECTURAL DETAILS		
A503	ARCHITECTURAL DETAILS		
A504	ARCHITECTURAL DETAILS		
A601	DOOR SCHEDULE & ELEVATIONS		
A602	WINDOW SCHEDULE & ELEVATIONS		
A603	WINDOW ELEVATIONS		
A604	WINDOW ELEVATIONS		
A605	WINDOW ELEVATIONS		
A606	WINDOW ELEVATIONS		
A607	WINDOW DETAILS		
A608	WINDOW DETAILS		
A609	CURTAIN WALL ELEVATION & DETAILS		
A610	DOOR DETAILS		

STRUCTURAL

SHEET #	SHEET NAME	#	DATE
S101	GENERAL STRUCTURAL NOTES		
S102	GENERAL DETAILS		
S103	GENERAL DETAILS		
S104	GENERAL DETAILS		
S105	GENERAL DETAILS		
S106	GENERAL DETAILS		
S201	LEVEL 1 FOOTING & FOUNDATION PLAN		
S202	LEVEL 0 FOOTING & FOUNDATION PLAN		
S301	FOOTING & FOUNDATION DETAILS		
S302	FOOTING & FOUNDATION DETAILS		
S401	LEVEL 0 FRAMING PLAN		
S402	LEVEL 1 FRAMING PLAN		
S403	LEVEL 2 FRAMING PLAN		
S404	LEVEL 3 FRAMING PLAN		
S501	FRAMING DETAILS		
S502	FRAMING DETAILS		
S503	FRAMING DETAILS		
S504	FRAMING DETAILS		
S505	FRAMING DETAILS		
S506	FRAMING DETAILS		
S601	LEVEL 1 PERSPECTIVE VIEWS		
S602	LEVEL 0 PERSPECTIVE VIEWS		
S603	LEVEL 1 PERSPECTIVE VIEWS		
S604	LEVEL 2 PERSPECTIVE VIEWS		
S605	LEVEL 3 PERSPECTIVE VIEWS		
S701	SIMPSON STRONG - WALL DETAILS		
S702	SIMPSON STRONG - WALL DETAILS		
S703	SIMPSON STRONG - WALL DETAILS		
S704	SIMPSON STRONG - WALL DETAILS		
S705	SIMPSON STRONG - WALL DETAILS		

MECHANICAL

SHEET #	SHEET NAME	#	DATE
M101	MECHANICAL GENERAL NOTES/ GAS LINE	1	2023.08.11
M102	LEVEL 0 MECHANICAL PLAN		
M103	LEVEL 1 MECHANICAL PLAN	1	2023.08.11
M104	LEVEL 2 MECHANICAL PLAN		
M105	LEVEL 3 MECHANICAL PLAN		

ELECTRICAL

SHEET #	SHEET NAME	#	DATE
E101	ELECTRICAL GENERAL NOTES	1	2023.08.11
E102	LEVEL 0 ELECTRICAL PLAN	1	2023.08.11
E103	LEVEL 1 ELECTRICAL PLAN	1	2023.08.11
E104	LEVEL 2 ELECTRICAL PLAN	1	2023.08.11
E105	LEVEL 3 ELECTRICAL PLAN	1	2023.08.11

LANDSCAPE

SHEET #	SHEET NAME	#	DATE
L101	Landscape Plan		

PROJECT TEAM

ARCHITECT:
THINK ARCHITECTURE:
7927 SOUTH HIGH POINT WAY, SUITE 300
SANDY, UT 84094
PHONE: 801-269-0055

STRUCTURAL ENGINEER:
5IVE ENGINEERING
834 WEST 75 NORTH
KAYSVILLE, UTAH 84037
PHONE: 801-915-4325

GENERAL CONTRACTOR:
NORTH RIDGE CONSTRUCTION
6421 BUSINESS PARK LOOP, C
PARK CITY, UT 84098
PHONE: 435-658-9460

CIVIL ENGINEER:
ALLIANCE ENGINEERING INC.
323 MAIN STREET
PARK CITY, UTAH 84060
PHONE: 435-649-9467

LANDSCAPE ARCHITECT:
THINK ARCHITECTURE:
7927 SOUTH HIGH POINT WAY, SUITE 300
SANDY, UT 84094
PHONE: 801-269-0055

SEAL

GOVERNING BUILDING CODES & INFORMATION

BUILDING CODE:	2021 INTERNATIONAL RESIDENTIAL CODE (I.R.C.) WITH UTAH STATE AMENDMENTS	MECHANICAL CODE:	2021 INTERNATIONAL MECHANICAL CODE (I.M.C.)
PLUMBING CODE:	2021 INTERNATIONAL PLUMBING CODE (I.P.C.)	FIRE CODE:	2021 INTERNATIONAL FIRE CODE (I.F.C.)
ELECTRICAL CODE:	2020 NATIONAL ELECTRICAL CODE (N.E.C.)	ENERGY CONSERVATION:	2018 INTERNATIONAL ENERGY CONSERVATION CODE (I.E.C.C.)

OCCUPANCY GROUP:	R2	BUILDING TYPE:	TYPE V-B		
FIRE SPRINKLERD:	YES	FIRE SPRINKLER TYPE:	NFPA 13	ADDRESSABLE FIRE ALARM:	YES
RISK CATEGORY (I.C. 104.5):	II	SITE EXPOSURE:	B	BASIC WIND SPEED:	103 MPH
				ULTIMATE WIND SPEED:	115 MPH

DEFERRED SUBMITTAL REQUIREMENTS

DEFERRED SUBMITTALS ARE THOSE PORTIONS OF DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF THE PERMIT APPLICATION AND HAVE RECEIVED PRIOR APPROVAL FROM THE BUILDING OFFICIAL TO BE DEFERRED.
THE DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT AND GENERAL CONTRACTOR WITHIN SIX WEEKS TO COMMMENCEMENT OF CONSTRUCTION TO THIS PORTION OF WORK.

DEFERRED SUBMITTAL PROCESS:

1. THE DEFERRED SUBMITTAL SHALL FIRST BE REVIEWED BY THE GENERAL CONTRACTOR FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. THE SUBMITTAL MUST BE REVIEWED, APPROVED, STAMPED AND SIGNED BY THE GENERAL CONTRACTOR BEFORE BEING SUBMITTED TO THE ARCHITECT.

2. THE GENERAL CONTRACTOR SHALL DIGITALLY SUBMIT DEFERRED SUBMITTALS TO THE ARCHITECT.

3. THE DEFERRED SUBMITTAL ITEMS WILL BE REVIEWED BY THE ENGINEER OR ARCHITECT IN RESPONSIBLE CHARGE. THE ENGINEER OR ARCHITECT WILL ATTACH A LETTER TO THE SUBMITTAL STATING THAT THE DEFERRED ITEM IS IN CONFORMANCE WITH THE DESIGN OF THE STRUCTURE.

4. THE APPROVED SUBMITTALS WILL BE RETURNED TO THE GENERAL CONTRACTOR. TWO SETS OF THE DEFERRED SUBMITTAL ARE THEN SUBMITTED TO THE CITY FOR REVIEW.

5. THE GENERAL CONTRACTOR SHALL MAINTAIN ONE SET OF THE APPROVED SUBMITTAL ON SITE FOR REFERENCE BY THE CITY INSPECTOR.

6. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

7. SEE STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS FOR STRUCTURAL DEFERRED SUBMITTALS.

DEFERRED SUBMITTAL ITEMS
1. EXTERIOR FRAMING, DESIGN, AND INSTALLATION DETAILS PER STRUCTURAL.
2. FIRE SPRINKLING DRAWINGS, INCLUDING DESIGN DRAWINGS AND CALCULATIONS.
3. FIRE ALARM DRAWINGS AND SPECIFICATIONS.
4. JACUZZI DRAWINGS AND SPECIFICATIONS.
5. CCTV SECURITY CAMERAS AND SECURITY SYSTEM.
6. PROJECT TRIPLE PLAY - (PHONE, DATA, T.V.) SHALL BE PROVIDED BY DEFFERED SUBMITTAL.
7. CAST IN PLACE STORM WATER DETENTION SYSTEM

SPECIAL INSPECTIONS REQUIREMENTS

SPECIAL INSPECTIONS ARE REQUIRED IN ACCORDANCE WITH IBC 2021 CHAPTER 17, SECTION 1704.

SPECIAL INSPECTORS SHALL KEEP RECORDS OF INSPECTIONS. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, AND TO THE REGISTERED DESIGN PROFESSIONALS IN RESPONSIBLE CHARGE. (2021 IBC SECTION 1704.2.4).

SEE PROJECT MANUAL / SPECIFICATIONS, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL GENERAL NOTES FOR ADDITIONAL SPECIAL INSPECTION REQUIREMENTS.

ABBREVIATIONS

#	NUMBER	HDW.	HARDWARE
@	AT	H.M.	HOLLOW METAL
A.B.	ANCHOR BOLT	HORIZ.	HORIZON
ABV.	ABOVE	HT.	HEIGHT
ADJ.	ADJUSTABLE	HVAC	HEATING/VENTILATION/AIR CONDITIONING
A.F.F.	ABOVE FINISHED FLOOR	HYD	HYDRANT
ALUM.	ALUMINUM	I.D.	INSIDE DIAMETER
BD	BOARD	INFO.	INFORMATION
BLDG.	BUILDING	INSUL.	INSULATION
B.M.	BENCHMARK	LAV	LAVATORY
B.O.	BOTTOM OF	LT.	LIGHT
BOT.	BOTTOM	LT WT	LIGHT WEIGHT
B.P.	BASE PLATE	MAINT.	MAINTENANCE
BRG.	BEARING	MANUF.	MANUFACTURER
BTWN.	BETWEEN	MAX.	MAXIMUM
C.J.	CONSTRUCTION JOINT	MAT	MATERIAL
CLG.	CEILING	M.C.J.	MASONRY CONTROL JOINT
CLR.	CLEAR	MECH.	MECHANICAL
CMU	CONCRETE MASONRY UNIT	MIN.	MINIMUM
COL.	COLUMN	MISC.	MISCELLANEOUS
CONC.	CONCRETE	M.O.	MASONRY OPENING
CONT.	CONTINUOUS	MTL.	METAL
CONST.	CONSTRUCTION	N.I.C.	NOT IN CONTRACT
C.T.J.	CONTRACTION JOINT	N.T.S.	NOT TO SCALE
DBL.	DOUBLE	O.C.	ON CENTER
DFT./DTL.	DETAIL	O.D.	OUTSIDE DIAMETER
DIA.	DIAMETER	O.F.	OUTSIDE FACE
DTL.	DETAIL	PERP	PERPENDICULAR
DWGS	DRAWINGS	PL	PLATE
E.F.	EACH FACE	PTD.	PAINTED
E.J.	EXPANSION JOINT	QTY.	QUANTITY
EL/ELEV.	ELEVATION	R.D.	ROOF DRAIN
EQ.	EQUAL	RAD.	RADIUS
E.S.	EACH SIDE	RFINF.	REINFORCED
E.W.	EACH WAY	REQ'D.	REQUIRED
EXIST.	EXISTING	RM	ROOM
EXPAN.	EXPANSION	R.O.	ROUGH OPENING
EXT.	EXTERIOR	SCHED	SCHEDULE
E.W.C.	ELECTRIC WATER COOLER	SHT.	SHEET
F.D.	FLOOR DRAIN	SIM.	SIMILAR
FDN./FDTN	FOUNDATION	SPEC.	SPECIFICATION
F.E.	FIRE EXTINGUISHER	STC	SOUND TRANSMISSION COEFFICIENT
F.E.C.	FIRE EXTINGUISHER CABINET	STRUCT.	STRUCTURAL
F.F.	FINISH FLOOR	SUSP.	SUSPENDED
FIN.	FINISH	T.O.	TOP OF
FLR.	FLOOR	T.O.C.	TOP OF CURB
FT	FEET	T.O.F.	TOP OF FOOTING
FTG.	FOOTING	T.O.S.	TOP OF SLAB OR SIDEWALK
GA.	GAGE/GAUGE	T.O.W.	TOP OF WALL
GALV.	GALVANIZED	TYP.	TYPICAL
GPM	GALLONS PER MINUTE	U.N.O.	UNLESS NOTED OTHERWISE
GND	GROUND	VERT.	VERTICLE
GOVT.	GOVERNMENT	W/	WITH
GYP. BD.	GYPSUM WALL BOARD	WD.	WOOD
HC	HANDICAPPED	W.W.F.	WELDED WIRE FABRIC

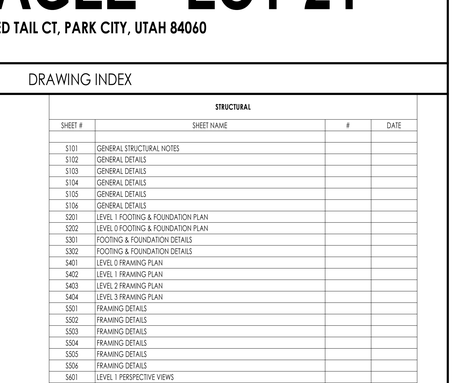
GRAPHIC SYMBOLS/ MATERIAL LEGENDS

FLOOR OR POINT ELEVATION
KEY NOTE
SPECIFICATION KEY NOTE
WALL TYPE
DOOR NUMBER
WINDOW NUMBER
FIXTURE TAG
REVISION TAG
DETAIL
INTERIOR ELEVATION
BUILDING ELEVATION
Room name
ROOM NAME & NUMBER
BUILDING SECTION
WALL SECTION
CENTER LINE

MASTER GRID LINES
PARKING GRID LINES
BUILDING GRID LINES

E.I.F.S.
CONCRETE MASONRY UNIT
BRICK VENEER
STONE VENEER
CONCRETE
GYPSUM BOARD OR GROUT
MORTAR
BATT INSULATION
RIGID INSULATION
PLYWOOD
ROUGH WOOD-CONTINUOUS
ROUGH WOOD-BLOCKING
WOOD TRIM
STEEL
GRAVEL
EARTH

VICINITY MAP



CITY APPROVAL STAMP

BUILDING AREAS

BUILDING AREA - FINISHED

AREA	FINISHED
LEVEL 0	4244 SF
LEVEL 1	6137 SF
LEVEL 2	5002 SF
LEVEL 3	1761 SF
GARAGE - 1	1955 SF
GARAGE - 2	1955 SF
MECH	119 SF
POOL MECH	414 SF
	2146 SF

AREA	UNFINISHED

OWNER & MUNICIPAL DRAWING APPROVALS

OWNER: DATE:
CITY ENGINEER: DATE:
CITY PLANNING & ZONING DEPARTMENT: DATE:
CITY FIRE DEPARTMENT: DATE:
CITY BUILDING DEPARTMENT: DATE:
CITY POLICE DEPARTMENT: DATE:

PARK CITY MUNICIPAL CORPORATION
COMMUNITY DEVELOPMENT
10/03/2023
APPROVED

Think Architecture ©

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

7927 So. Highpoint Parkway, Suite 300
Sandy, Utah 84094
ph. 801.269.0055
fax 801.269.1425
www.thinkaec.com

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STATE OF UTAH · JOHN M. GINNETT · 8674446 · LICENSED ARCHITECT

BALD EAGLE - LOT 21
7932 RED TAIL CT
PARK CITY, UTAH 84060

PROJECT NO. 21065
DATE: 2023.09.19
REVISIONS:

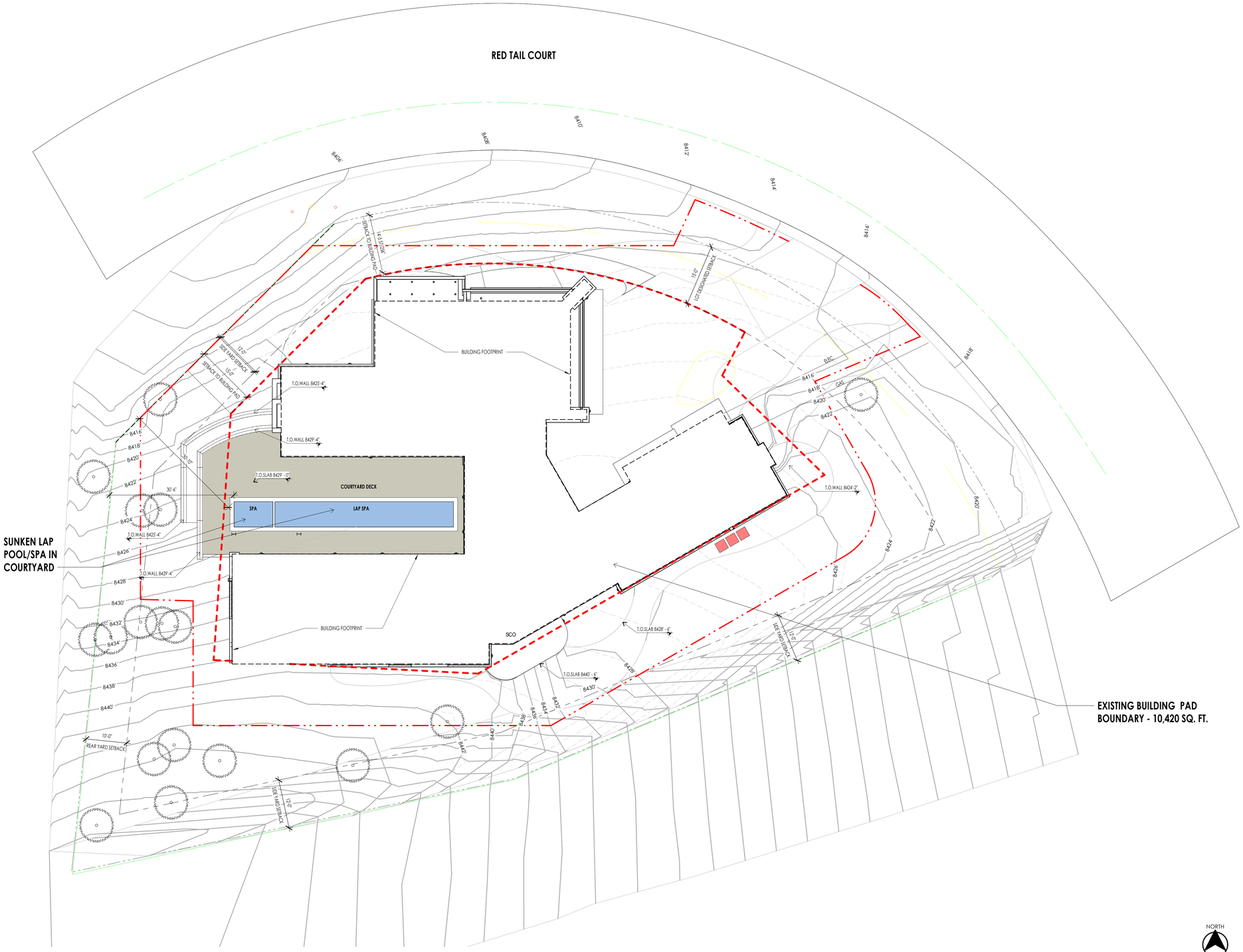
PERMIT PACKAGE

SHEET TITLE: COVER SHEET

SHEET NUMBER: G000

© 2021 THINK ARCHITECTURE INC.

Plot Date: 9/21/2023 3:00:21 PM



SITE PLAN - FOOTPRINT POOL
1" = 10'-0"
1
D002

Think Architecture

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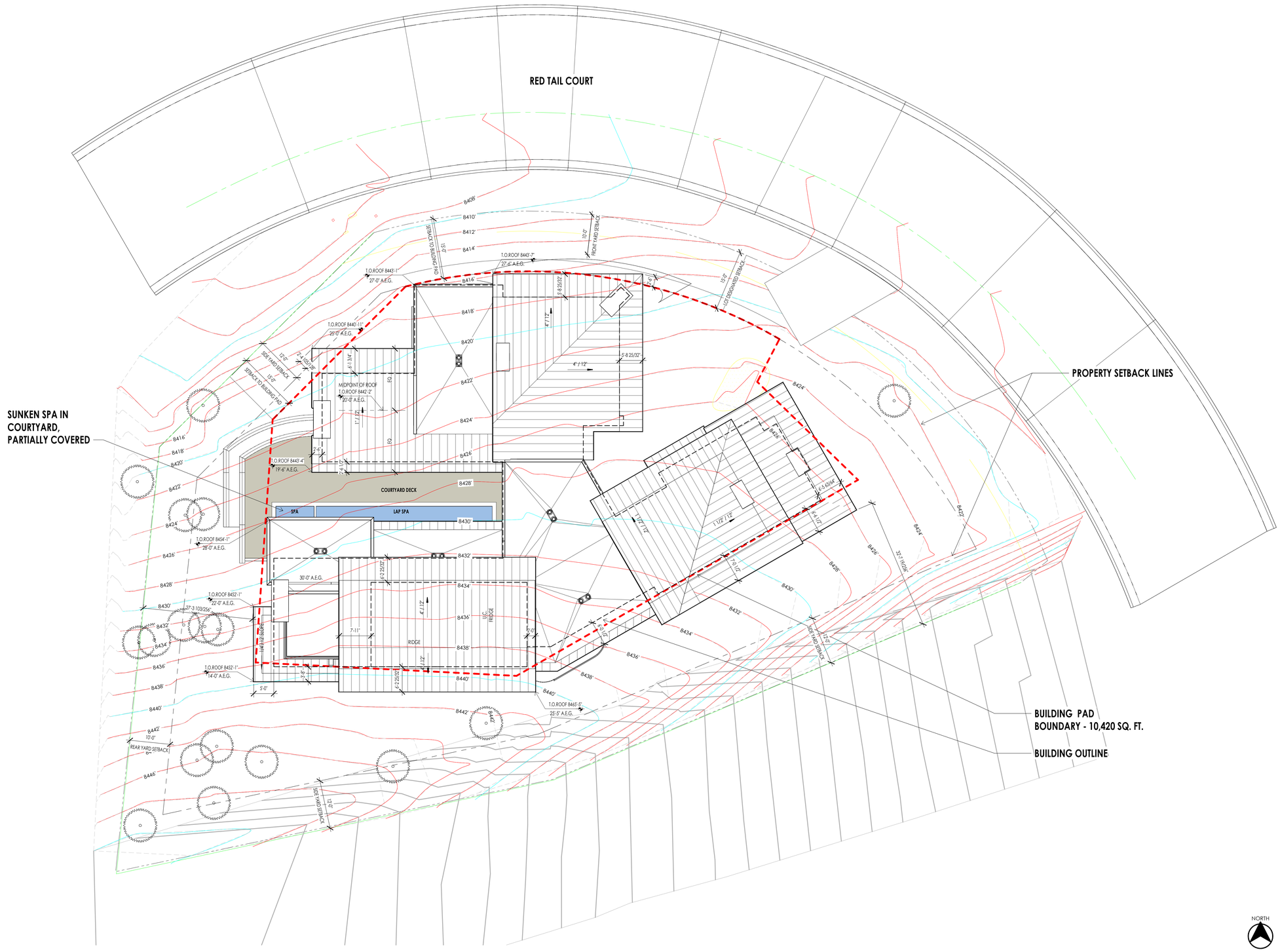
BALD EAGLE - LOT 21

7932 RED TAIL CT
PARK CITY, UTAH 84060

CONCEPT SITE PLAN POOL

D002

2023.11.1



SITE PLAN - TOPO OVER ROOF POOL (1 / D003)
1" = 10'-0"

Think Architecture

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BALD EAGLE - LOT 21

7932 RED TAIL CT
PARK CITY, UTAH 84060

CONCEPT SITE PLAN ROOF OVER TOPO POOL

D003

2023.11.1

PLANT LEGEND

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	AS	3	AMELANCHIER ALNIFOLIA SASKATOON SERVICEBERRY	2" CAL.	B&B
	PT2	26	POPULUS TREMULOIDES QUAKING ASPEN	---	10 GAL.
	PT	10	POPULUS TREMULOIDES QUAKING ASPEN	2" CAL.	B&B

CONIFEROUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	AL	6	ABIES LASIOCARPA SUBALPINE FIR	6' HT.	B&B

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	AA	25	ARONIA MELANOCARPA `AUTUMN MAGIC` AUTUMN MAGIC BLACK CHOKEBERRY	5 GAL.
	PA3	24	POTENTILLA FRUTICOSA `ABBOTSWOOD` ABBOTSWOOD BUSH CINQUEFOIL	5 GAL.
	PP5	15	PRUNUS BESSEYI `P011S` TM PAWNEE BUTTES SAND CHERRY	1 GAL.
	RG	21	RIBES ALPINUM `GREEN MOUND` GREEN MOUND ALPINE CURRANT	5 GAL.
	RW	21	ROSA WOODSII MOUNTAIN ROSE	5 GAL.

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	BGG	43	BOUTELOUA GRACILIS BLUE GRAMA GRASS	1 GAL.

PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	AD	37	AQUILEGIA CHRYSANTHA `DENVER GOLD` DENVER GOLD COLUMBINE	1 GAL.
	AM	41	AQUILEGIA X `EARLYBIRD` EARLYBIRD™ BLUE WHITE COLUMBINE	1 GAL.
	GA2	34	GAILLARDIA ARISTATA `ARIZONA RED SHADES` ARIZONA RED SHADES BLANKET FLOWER	1 GAL.
	HP3	51	HEMEROCALLIS X `PARDON ME` PARDON ME DAYLILY	1 GAL.

SITE LEGEND

SYMBOL	DESCRIPTION	QTY
	CONCRETE	
	PLANTER BED WITH NATURAL - MEDIUM MULCH 4" DEPTH WITH WEED BARRIER	1,535 SF
	GRASS	386 SF
	AREA TO REMAIN NATURAL. OVERSEED WITH NATIVE GRASSES AND WILDFLOWERS	
	GRAVEL/CHAT - 3/8 IN MINUS, SMOKIN GRANITE INSTA-PATH	169 SF

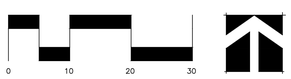


GENERAL NOTES

1. SEE ARCHITECTURAL PLANS FOR BUILDING AND PATIOS.
2. ALL LANDSCAPING SHALL ADHERE TO THE PARK CITY MUNICIPAL CODE INCLUDING THE UTAH WILDLAND URBAN INTERFACE CODE 11-21-1
3. THE PROPOSED BUILDING IS DESIGNED TO MEET ALL CRITERIA FOR "HOME HARDENING" PER THE WILDLAND URBAN INTERFACE CODE. SEE ARCHITECTURAL PLANS.
4. ALL VEGETATION WITHIN IGNITION ZONES IS SELECTED FROM THE APPROVED LIST FOUND IN 14-1-5
5. IMMEDIATE IGNITION ZONE: AREAS WITHIN 5 FEET OF THE BUILDING SHALL ADHERE TO REQUIREMENTS FOR 603.5.2
   5.1. ALL DEAD AND DYING VEGETATION MUST BE REMOVED
   5.2. ALL TREES MUST BE TRIMMED TO BE NO CLOSER THAN 10 FEET FROM AN ACTIVE WOOD BURNING CHIMNEY AND FOR NATURAL GAS VENTS AS SPECIFIED BY THE MANUFACTURER.
6. INTERMEDIATE IGNITION ZONE: AREAS BETWEEN 5' AND 30 FEET FROM THE BUILDING SHALL ADHERE TO REQUIREMENTS FOR 603.5.2.2
   6.1. ALL DEAD AND DYING VEGETATION SHALL BE REMOVED
   6.2. GRASSES MUST BE KEPT TO A MAXIMUM OF 4 INCHES IN HEIGHT ABOVE GROUND
   6.3. VEGETATION UNDER TREES SHALL BE REMOVED TO PREVENT FIRE LADDERING EFFECT.
   6.4. TREES TALLER THAN 10FT AND LESS THAN 15FT MUST HAVE ALL BRANCHES REMOVED FROM WITHIN 4FT OF THE GROUND MEASURED FROM THE HIGHEST POINT OF THE GROUND BELOW THE CANOPY OF THE TREE.
   6.5. TREES TALLER THAN 15FT MUST HAVE ALL BRANCHES REMOVED FROM WITHIN 6FT OF THE GROUND MEASURED FROM THE HIGHEST POINT OF THE GROUND BELOW THE CANOPY OF THE TREE.
   6.6. TREES AND SHRUBS MUST BE CLUSTERED WITH THE CANOPIES OF THE CLUSTERS BEING NO CLOSER THAN 18FT TO THE NEXT CLOSEST CLUSTER.
   6.7. NO SINGLE TREE CLUSTER SHALL EXCEED FIVE (5) TREES OR COVER MORE THAN 15% OF THE INTERMEDIATE IGNITION ZONE, WHICHEVER IS LESSER.
7. EXTENDED IGNITION ZONE: AREAS IN THIS PROJECT BEYOND 30' FROM THE BUILDING
   7.1. ALL DEAD AND DYING VEGETATION SHALL BE REMOVED
   7.2. TREES TALLER THAN 15FT MUST HAVE ALL BRANCHES REMOVED FROM WITHIN 6FT OF THE GROUND MEASURED FROM THE HIGHEST POINT OF THE GROUND BELOW THE CANOPY OF THE TREE.
   7.3. TREES AND SHRUBS MUST BE CLUSTERED WITH THE CANOPIES OF THE CLUSTERS BEING NO CLOSER THAN 12FT TO THE NEXT CLOSEST CLUSTER.
   7.4. NO SINGLE TREE CLUSTER SHALL EXCEED FIVE (5) TREES OR COVER MORE THAN 25% OF THE EXTENDED IGNITION ZONE, WHICHEVER IS LESSER.
8. OWNER SHALL MAINTAIN SITE TO BE IN COMPLIANCE WITH THIS CODE, INCLUDING:
   8.1. PRUNE TREES TO MAINTAIN A DISTANCE OF 10 FEET FROM ANY STRUCTURE.
   8.2. REGULARLY REMOVE DEAD WOOD FROM TREES.

PLANTING NOTES

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2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES, INCLUDING DEPTHS, PRIOR TO ANY EXCAVATION.
3. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COST OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/ STRUCTURES/ETC.
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5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH ALL PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES AND HAVE NATURAL FULL SHAPES.
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11. REMOVE ALL TAGS, TIES AND FLAGGING FROM ALL PLANT MATERIAL.
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13. ALL LAWN/TURF AREAS TO RECEIVE SIX INCHES OF TOPSOIL PRIOR TO LAYING SOD.
14. AN AREA THREE FEET IN DIAMETER MINIMUM AT THE BASE OF ALL TREES SHALL BE KEPT FREE OF ROCK AND TURF.



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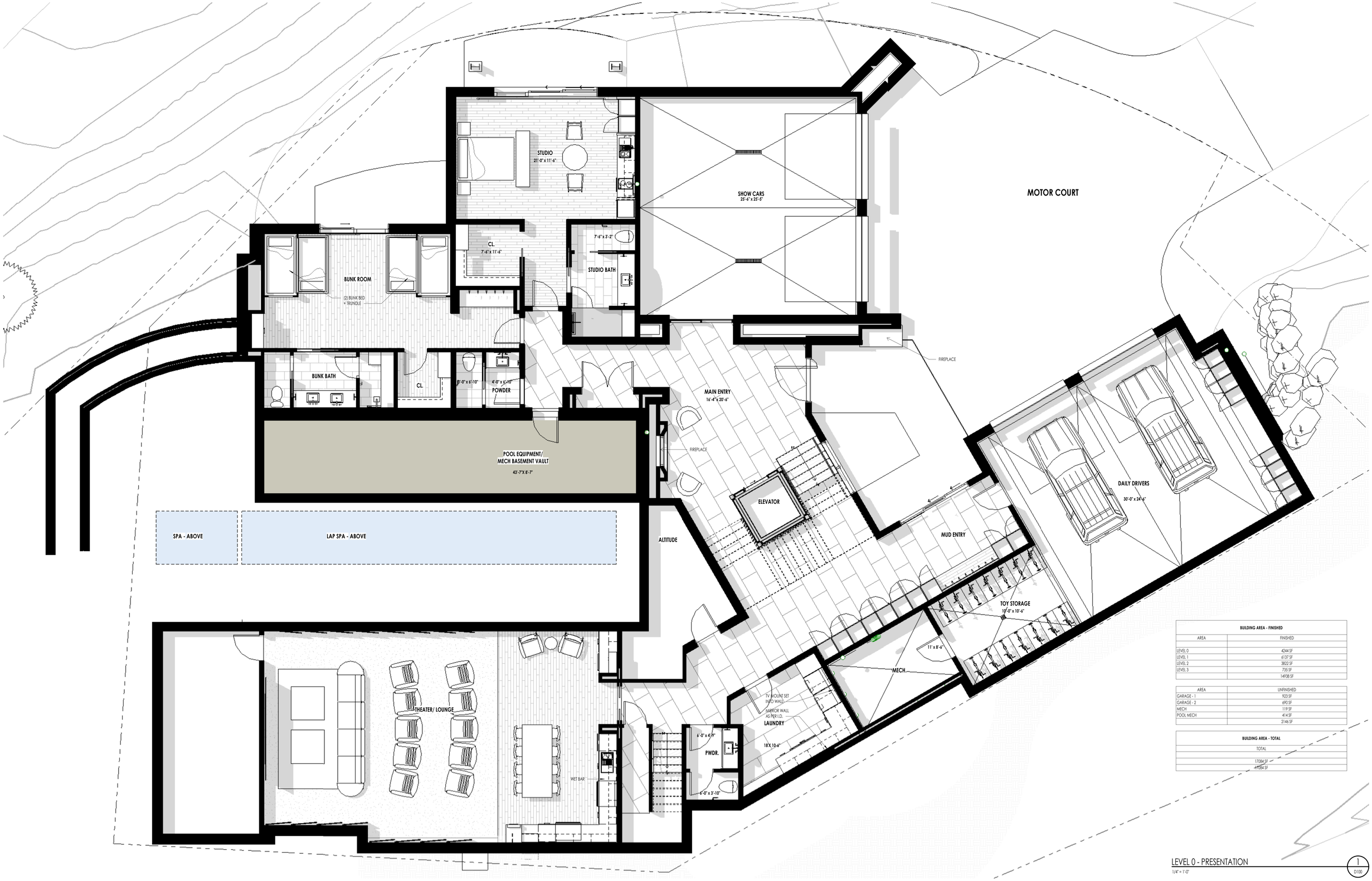
BALD EAGLE LOT 21

7932 RED TAIL CT
PARK CITY, UT 84060

PROJECT NO. 21065
DATE: 14SEPT. 2023
REVISIONS:

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L100
LANDSCAPE



BUILDING AREA - FINISHED	
AREA	FINISHED
LEVEL 0	4244 SF
LEVEL 1	6137 SF
LEVEL 2	3822 SF
LEVEL 3	735 SF
	14938 SF

AREA	UNFINISHED
GARAGE - 1	923 SF
GARAGE - 2	690 SF
MECH	119 SF
POOL MECH	414 SF
	2146 SF

BUILDING AREA - TOTAL
TOTAL
17084 SF
+/-7084 SF

LEVEL 0 - PRESENTATION
1/4" = 1'-0"
1
D100

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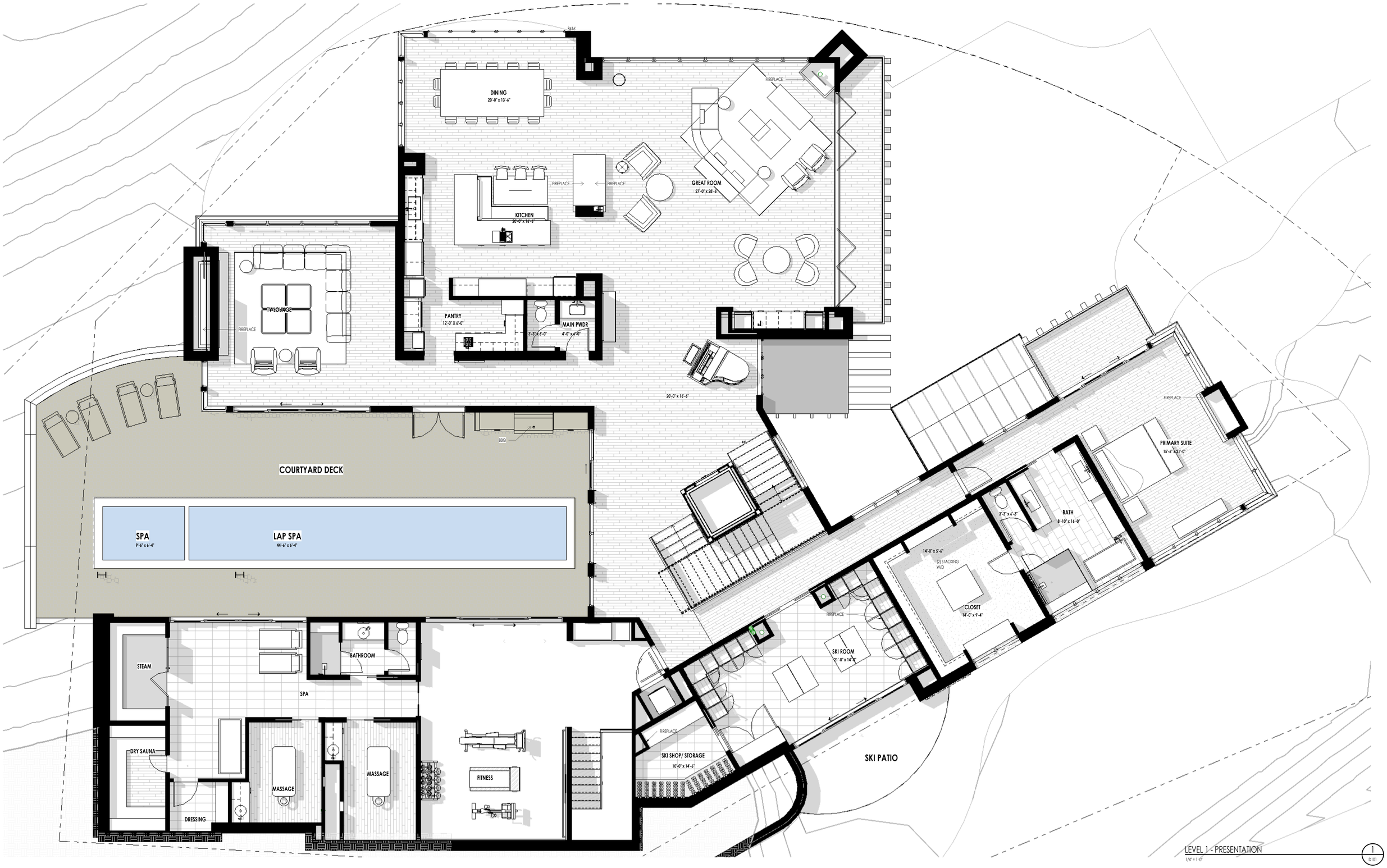
BALD EAGLE - LOT 21

7932 RED TAIL CT
PARK CITY, UTAH 84060

LEVEL 0

D100

2023.11.1



LEVEL 1 - PRESENTATION
1/4" = 1'-0"
1
D101

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BALD EAGLE - LOT 21

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LEVEL 1

D101

2023.11.1



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BALD EAGLE - LOT 21

7932 RED TAIL CT
PARK CITY, UTAH 84060

EXTERIOR VIEWS POOL 1

D501

2023.09.19



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BALD EAGLE - LOT 21

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PARK CITY, UTAH 84060

EXTERIOR VIEWS POOL 2

D502

2023.09.19



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BALD EAGLE - LOT 21

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PARK CITY, UTAH 84060

EXTERIOR VIEWS POOL 3

D503

2023.09.19



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BALD EAGLE - LOT 21

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PARK CITY, UTAH 84060

EXTERIOR VIEWS POOL 4

D504

2023.09.19

PLANT LEGEND

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	AS	3	AMELANCHIER ALNIFOLIA SASKATOON SERVICEBERRY	2" CAL.	B&B
	PT2	26	POPULUS TREMULOIDES QUAKING ASPEN	---	10 GAL.
	PT	10	POPULUS TREMULOIDES QUAKING ASPEN	2" CAL.	B&B

CONIFEROUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	AL	6	ABIES LASIOCARPA SUBALPINE FIR	6' HT.	B&B

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	AA	25	ARONIA MELANOCARPA `AUTUMN MAGIC` AUTUMN MAGIC BLACK CHOKEBERRY	5 GAL.
	PA3	24	POTENTILLA FRUTICOSA `ABBOTSWOOD` ABBOTSWOOD BUSH CINQUEFOIL	5 GAL.
	PP5	15	PRUNUS BESSEYI `P011S` TM PAWNEE BUTTES SAND CHERRY	1 GAL.
	RG	21	RIBES ALPINUM `GREEN MOUND` GREEN MOUND ALPINE CURRANT	5 GAL.
	RW	21	ROSA WOODSII MOUNTAIN ROSE	5 GAL.

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	BGG	43	BOUTELOUA GRACILIS BLUE GRAMA GRASS	1 GAL.

PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	AD	37	AQUILEGIA CHRYSANTHA `DENVER GOLD` DENVER GOLD COLUMBINE	1 GAL.
	AM	41	AQUILEGIA X `EARLYBIRD` EARLYBIRD™ BLUE WHITE COLUMBINE	1 GAL.
	GA2	34	GAILLARDIA ARISTATA `ARIZONA RED SHADES` ARIZONA RED SHADES BLANKET FLOWER	1 GAL.
	HP3	51	HEMEROCALLIS X `PARDON ME` PARDON ME DAYLILY	1 GAL.

GENERAL NOTES

1. SEE ARCHITECTURAL PLANS FOR BUILDING AND PATIOS.
2. ALL LANDSCAPING SHALL ADHERE TO THE PARK CITY MUNICIPAL CODE INCLUDING THE UTAH WILDLAND URBAN INTERFACE CODE 11-21-1
3. THE PROPOSED BUILDING IS DESIGNED TO MEET ALL CRITERIA FOR 'HOME HARDENING' PER THE WILDLAND URBAN INTERFACE CODE. SEE ARCHITECTURAL PLANS.
4. ALL VEGETATION WITHIN IGNITION ZONES IS SELECTED FROM THE APPROVED LIST FOUND IN 14-1-5
5. IMMEDIATE IGNITION ZONE: AREAS WITHIN 5 FEET OF THE BUILDING SHALL ADHERE TO REQUIREMENTS FOR 603.5.2
   5.1. ALL DEAD AND DYING VEGETATION MUST BE REMOVED
   5.2. ALL TREES MUST BE TRIMMED TO BE NO CLOSER THAN 10 FEET FROM AN ACTIVE WOOD BURNING CHIMNEY AND FOR NATURAL GAS VENTS AS SPECIFIED BY THE MANUFACTURER.
6. INTERMEDIATE IGNITION ZONE: AREAS BETWEEN 5' AND 30 FEET FROM THE BUILDING SHALL ADHERE TO REQUIREMENTS FOR 603.5.2.2
   6.1. ALL DEAD AND DYING VEGETATION SHALL BE REMOVED
   6.2. GRASSES MUST BE KEPT TO A MAXIMUM OF 4 INCHES IN HEIGHT ABOVE GROUND
   6.3. VEGETATION UNDER TREES SHALL BE REMOVED TO PREVENT FIRE LADDERING EFFECT.
   6.4. TREES TALLER THAN 10FT AND LESS THAN 15FT MUST HAVE ALL BRANCHES REMOVED FROM WITHIN 4FT OF THE GROUND MEASURED FROM THE HIGHEST POINT OF THE GROUND BELOW THE CANOPY OF THE TREE.
   6.5. TREES TALLER THAN 15FT MUST HAVE ALL BRANCHES REMOVED FROM WITHIN 6FT OF THE GROUND MEASURED FROM THE HIGHEST POINT OF THE GROUND BELOW THE CANOPY OF THE TREE.
   6.6. TREES AND SHRUBS MUST BE CLUSTERED WITH THE CANOPIES OF THE CLUSTERS BEING NO CLOSER THAN 18FT TO THE NEXT CLOSEST CLUSTER.
   6.7. NO SINGLE TREE CLUSTER SHALL EXCEED FIVE (5) TREES OR COVER MORE THAN 15% OF THE INTERMEDIATE IGNITION ZONE, WHICHEVER IS LESSER.
7. EXTENDED IGNITION ZONE: AREAS IN THIS PROJECT BEYOND 30' FROM THE BUILDING
   7.1. ALL DEAD AND DYING VEGETATION SHALL BE REMOVED
   7.2. TREES TALLER THAN 15FT MUST HAVE ALL BRANCHES REMOVED FROM WITHIN 6FT OF THE GROUND MEASURED FROM THE HIGHEST POINT OF THE GROUND BELOW THE CANOPY OF THE TREE.
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0 10 20 30



SITE LEGEND

SYMBOL	DESCRIPTION	QTY
	CONCRETE	
	PLANTER BED WITH NATURAL - MEDIUM MULCH 4" DEPTH WITH WEED BARRIER	1,535 SF
	GRASS	386 SF
	AREA TO REMAIN NATURAL. OVERSEED WITH NATIVE GRASSES AND WILDFLOWERS	
	GRAVEL/CHAT - 3/8 IN MINUS, SMOKIN GRANITE INSTA-PATH	169 SF

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BALD EAGLE LOT 21

7932 RED TAIL CT
PARK CITY, UT 84060

PROJECT NO. 21065
DATE: 14SEPT. 2023
REVISIONS:

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L100
LANDSCAPE

Wildlife Habitat Map



Planning Commission
Staff Report

Subject: **243 Woodside Avenue**
Application: **PL-23-05842**
Author: **Lillian Zollinger, Planner II**
Date: **February 14, 2024**
Type of Item: **Steep Slope Conditional Use Permit**

Recommendation

(I) Review the Steep Slope Conditional Use Permit (SSCUP) at 243 Woodside Avenue, (II) conduct a public hearing, and (III) consider approving the SSCUP based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant:	Tim and Kerry Suter, represented by Jeff Schindewolf
Location:	243 Woodside Avenue
Zoning District:	Historic Residential - 1
Adjacent Land Uses:	Single-Family Dwellings
Reason for Review:	The Planning Commission reviews and takes Final Action on SSCUPs[1]

DRT	Design Review Team
HDDR	Historic District Design Review
HR-1	Historic Residential - 1
LMC	Land Management Code
ROW	Right-of-Way
SFD	Single-Family Dwelling
SSCUP	Steep Slope Conditional Use Permit

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Background

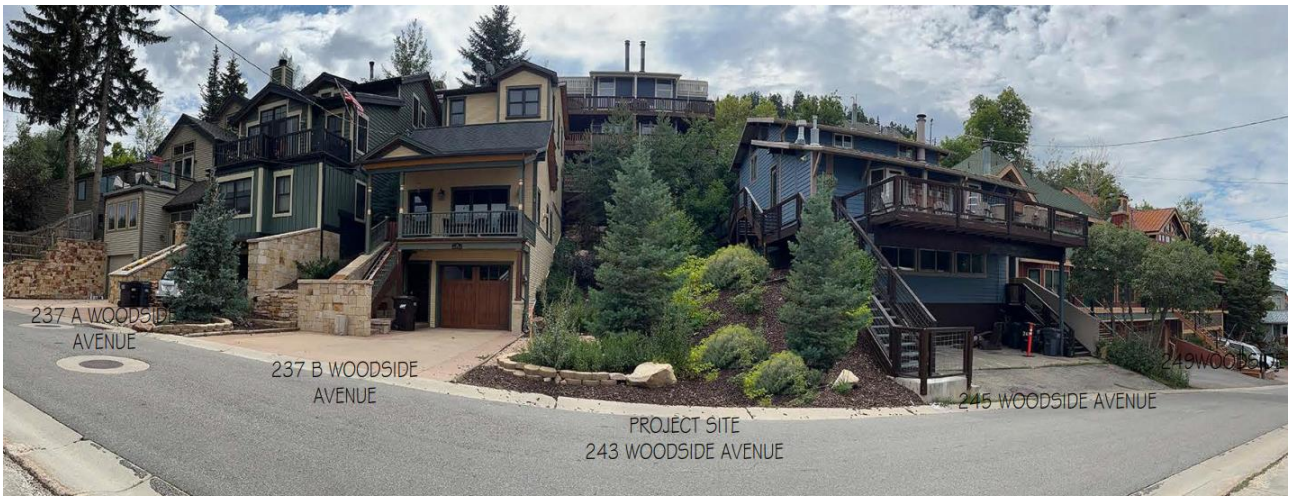
243 Woodside Avenue is in the Historic Residential – 1 (HR-1) Zoning District and is a vacant Lot with landscaping improvements. 243 Woodside is a part of the 239 Woodside Replat Lot Line Adjustment (see Exhibit C).

In conjunction with the SSCUP, Staff is reviewing a Historic District Design Review (HDDR) application (PL-23-05841) for compliance with LMC § 15-13-8, *Design Guidelines for New Residential Infill Construction in Historic Districts*.

[1] LMC § 15-2.1-6(B)

Analysis

243 Woodside Avenue is located on an uphill lot with varying slopes.



LMC § 15-15-1(A) defines a Steep Slope as "Slope greater than fifteen percent (15%)." Applicant proposes to construct a new Single-Family Dwelling (SFD) on an average slope of 31%. LMC § 15-2.2-6 requires the Planning Commission review SSCUPs for construction of "any Structure with a Building Footprint in excess of two hundred square feet (200 sq. ft.) if said Building Footprint is located on or projecting over an existing Slope of thirty percent (30%) or greater" within the HR-1 Zoning District.

(I) The proposal to construct a Single-Family Dwelling complies with HR-1 Zoning District requirements outlined in LMC Chapter 15-2.2.

One of the purposes of the HR -1 Zoning District is to establish review criteria for new Development on Steep Slopes to mitigate impacts to mass and scale and the environment.[2]

LMC § 15-2.2-3 outlines lot and site requirements for the HR-1 Zoning District, shown in the table below:

Zoning Requirement	Analysis
Minimum Lot Size - 1,875 square feet (sf)	**Complies:** 1,875 sf
Maximum Lot Size – 3,750 sf	**Complies:** 1,875 sf
Minimum Lot Width- 25'	**Complies:** 25'
Maximum Building Footprint - 844 sf[3]	**Complies:** 844 sf
Front and Rear Setbacks- 10' each	**Complies:** 10' Front Setback 10' Rear Setback

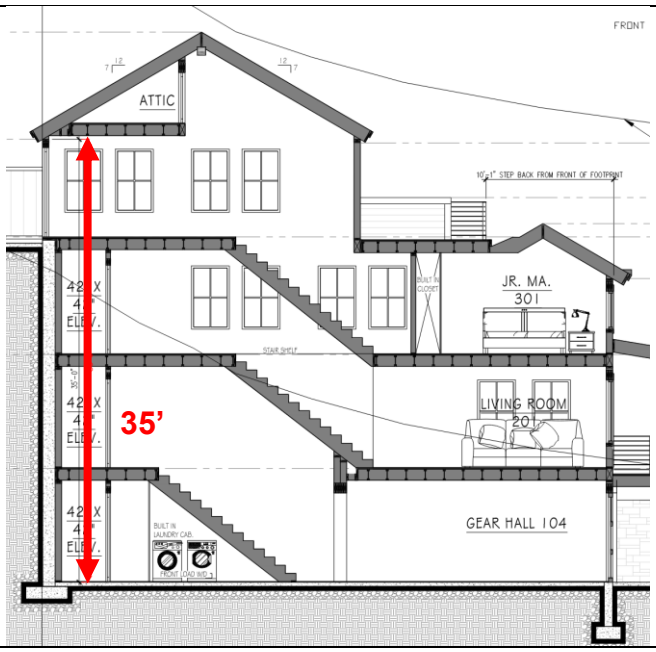
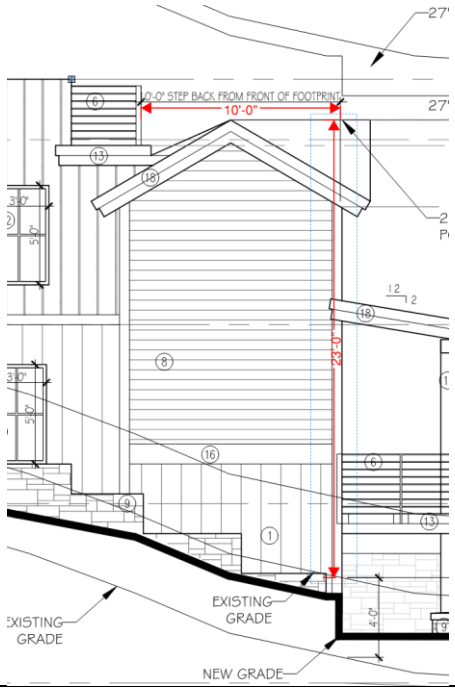
[2] LMC § 15-2.2-1

[3] MAXIMUM FP = (A/2) x $0.9^{A/1875}$ where FP = maximum Building Footprint and A = Lot Area.

	LMC § 15-2.2-3(H)(9) allows for fences six feet or less in the Rear Setback. The Applicant proposes a six-foot fence in the Rear Setback. LMC § 15-2.2-3(H)(9) requires hot tubs and mechanical equipment to be three feet from the Rear Lot line and screened. The Applicant proposes a hot tub three feet from the Rear Setback, screened by the fence. LMC § 15-2.2-3(G)(6) allows for driveways and an approved Parking Area exception in the Front Setback. The Applicant proposes one parking space in the garage, and one parking space partially in the Front Setback.
Side Setbacks – 3' each	**Complies:** 3' each Side Setback LMC § 15-2.2-3(J)(7) allows for fences six feet or less in the Side Setback. The Applicant proposes a six-foot fence on the Side Lot line. LMC § 15-2.2-3(J)(11) requires hot tubs and mechanical equipment to be three feet from the Side Lot line and screened. The Applicant proposes a hot tub three feet from the Side Lot line, screened by the fence.

LMC § 15-2.2-5 outlines structure's height requirements, shown in the table below:

Zoning Requirement	**Analysis**
Building Height- 27 feet above Existing Grade	**Complies:** 26' 11.5"
Maximum interior height of 35 feet, measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters	**Complies:** 35' maximum interior height

	
A ten foot (10’) minimum horizontal step in the downhill façade is required. The horizontal step shall take place at a maximum height of twenty three feet (23’) from where the Building Footprint meets the lowest point of existing Grade.	**Complies:** The structure steps back 10 feet at 23 feet. 
Roof Pitch- 7:12 -12:12	**Complies:** 7:12
Final Grade within 4 feet of Existing Grade	**Complies:** The proposed final grade is within four feet of existing grade as shown below:





(II) The proposal to construct a Single-Family Dwelling complies with criteria outlined in LMC § 15-2.2-6 *Development on Steep Slopes*.

There are certain Uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

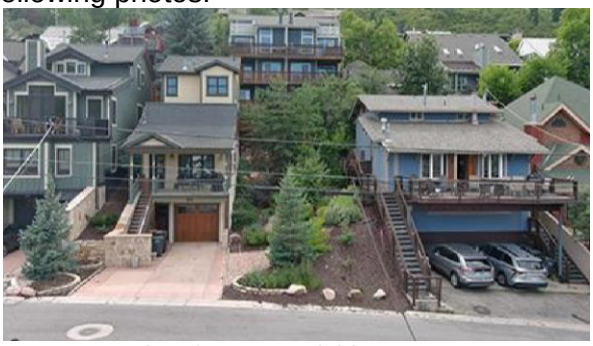
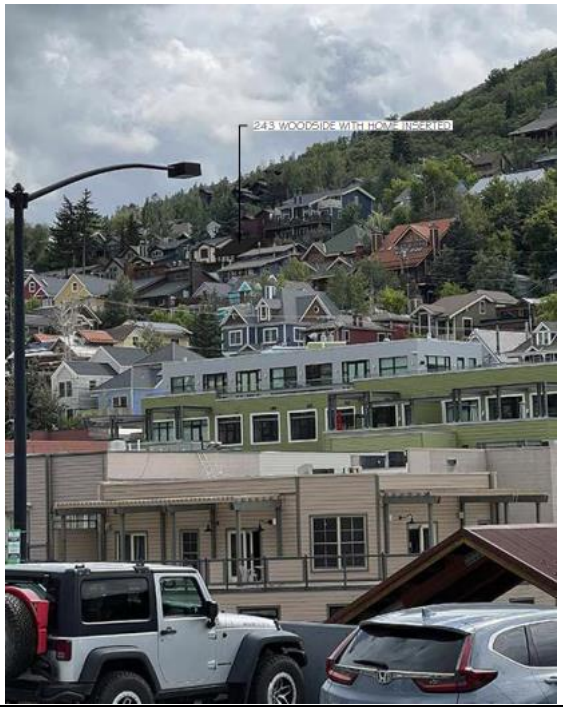
Development on Steep Slopes must be environmentally sensitive to hillside areas, carefully planned to mitigate adverse effects on neighboring land and improvements, and consistent with the Design Guidelines for Historic Districts.[4]

Since the proposed SFD is greater than 200 sf and located on an existing Slope of thirty percent (30%) or greater, the SSCUP application is required, pursuant to per § 15.2-

[4] LMC § 15-2.2-6

2.6(A)(1). Additionally, the HDDR Application's approval is subject to the approval of this SSCUP.

Per LMC § 15-2.2-6, SSCUP applications are subject to the following criteria:

Criteria	Analysis of Proposal
LOCATION OF DEVELOPMENT – Development is located and designed to reduce visual and environmental impacts of the Structure.	**Complies:** The SFD is at the allowed 844 sf building footprint, and set back 13 feet, exceeding the 10-foot Front Setback requirement, and allowing for the structure to be pulled back from the ROW with room for landscaping. The slope of the site is steepest at the rear, and the SFD has been designed to step up the hillside, in a similar pattern to the rest of the street.
VISUAL ANALYSIS – The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points: To determine potential impacts of the proposed Access, and Building mass and design; and to identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities.	**Complies:** The Applicant provided the following photos:  *View from Woodside Avenue* 

	View from City Hall The proposed design remains consistent with the height of the existing dwellings on the street. The proposed terracing keeps the final grade within four feet of existing grade.
ACCESS – Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Shared Driveways and Parking Areas, and side Access to garages are strongly encouraged, where feasible.	**Complies:** The proposed Site is located off Woodside Avenue, with the Front Property Line approximately 15 feet from the road. The Applicant shall record an encroachment agreement with the City for driveway access to the site (see Condition of Approval 18). The proposed driveway is 10 feet. 
TERRACING – The project may include terraced retaining Structures if necessary to regain Natural Grade.	**Complies:** The proposed SFD includes terracing within four feet of existing grade.  

BUILDING LOCATION – Buildings, Access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and to provide variation of the Front Yard.	**Complies:** The proposed SFD is located approximately 28 feet from the ROW, placing the majority of the massing at the Rear of the property. The buffer from the ROW to the structure, and a 10-foot driveway width, allows for landscaping and open space at the Front of the site.
BUILDING FORM AND SCALE – Where Building masses orient against the Lot's existing contours, the Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Planning Director and/or Planning Commission may require a garage separate from the main Structure or no garage.	**Complies:** The proposed structure steps up with the grade and has a shorter portion at the front, and a stepped, larger portion at the rear. The structure is broken up into two masses, with four stories at its tallest point. The garage is subordinate to the structure and set back one foot from the entrance.
SETBACKS – The Planning Commission may require an increase in one or more Setbacks to minimize the creation of a "wall effect" along the Street front and/or the Rear Lot Line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures.	**Complies:** The structure is set back three feet, further than the 10-foot Front Setback requirement and creates space in front of the SFD to reduce a wall effect.
DWELLING VOLUME – The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. The Planning Commission may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures.	**Complies:** The proposed SFD volume is compliant with the HR-1 Zoning District Lot and Site requirements as analyzed above. The location of the SFD is three feet more than the required 10-foot Setback. The proposed structure is compliant with the massing requirements found in LMC § 15-13-8(A), wherein larger masses shall be placed in the rear.

BUILDING HEIGHT | STEEP SLOPE – The Zone Height in HR-1 is 27' for Structures and is restricted as stated above in Section 15-2.2-5. The Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures.	**Complies:** The proposed SFD is compliant with the HR-1 Zoning District Height requirements as analyzed above. The adjacent structures have a similar height and step back as the slope increases. 

(IV) The proposal to construct a Single-Family Dwelling complies with criteria outlined in LMC Chapter 15-3, *Off-Street Parking.*

LMC § 15-3-6(A) requires two parking spaces for a SFD. The proposed SFD has two parking spaces, in tandem. LMC § 15-3-4(A)(1) requires a parking space in a single garage of 11' wide by 20' deep. LMC § 15-3-3(F)(1) requires parking spaces be nine feet wide by 18 feet deep. One proposed space is in the garage and 11' by 20'. The second space is partially in the Front Setback, as an allowed exception pursuant to LMC § 15-2.2-3(G)(6), and nine feet by 18 feet. Both spaces are compliant.

(IV)The Development Review Committee[5] reviewed the proposal on February 6, 2024, and required Conditions of Approval 18 and 19.

The Engineering Department requires Condition of Approval 18 and 19.

18. The Applicant shall obtain an Encroachment Agreement for driveway access with the Engineering Department.

19. No retaining walls shall be in the Right-of-Way.

Notice

Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on January 31, 2024. Staff mailed courtesy notice to property owners within 300 feet on January 31, 2024. The *Park Record* published notice on January 31, 2024. LMC § 15-1-21.

Public Input

[5] The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

Staff did not receive any public input at the time this report was published.

Alternatives

- The Planning Commission may approve the SSCUP Application;
- The Planning Commission may deny the SSCUP Application and direct staff to make Findings for the denial; or
- The Planning Commission may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter
Exhibit B: Proposed Plans
Exhibit C: 249 Woodside Lot Line Adjustment

Planning Department

February 14, 2024

Tim and Kerry Suter

CC: Jeff Schindewolf

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	243 Woodside Avenue
Zoning District:	Historic Residential – 1 (HR-1)
Application:	Steep Slope Conditional Use Permit
Project Number:	PL-23-05842
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	February 14, 2024
Project Summary:	The Applicant Proposes to Construct a New Single-Family Dwelling on a Steep Slope on a Vacant Lot.

Action Taken

On February 14, 2024, the Planning Commission conducted a public hearing and approved the proposal for a new Single-Family Dwelling at 243 Woodside Avenue built into a Steep Slope, on a vacant lot according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

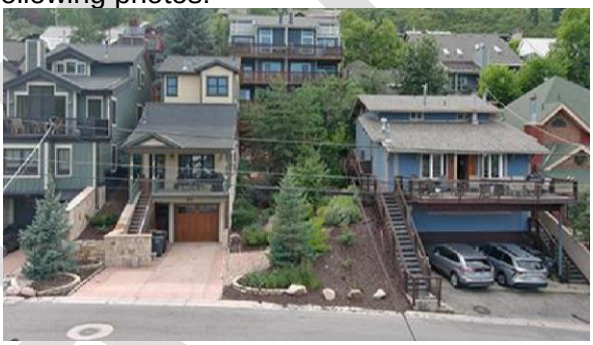
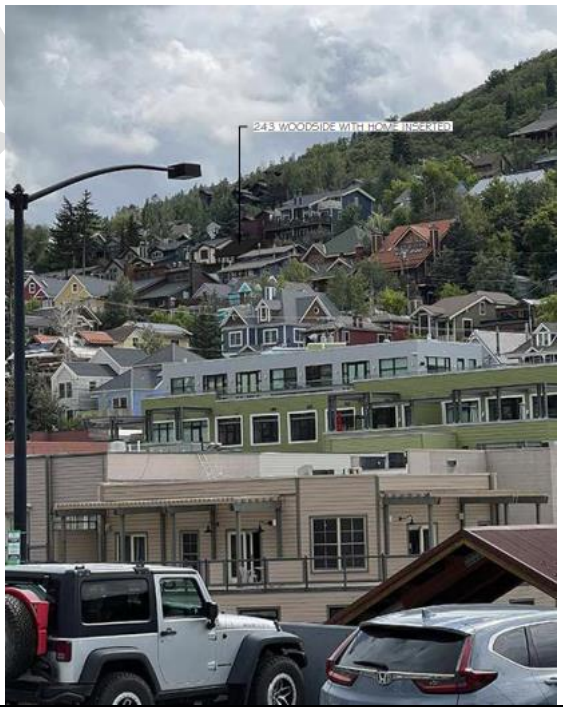
Findings of Fact

1. The Site is located at 243 Woodside Avenue, part of the 239 Woodside Replat Lot Line Adjustment, and is a vacant lot.
2. The Site is located within the Historic Residential – 1 (HR-1) Zoning District.
3. The Applicant proposes construction of a new Single-Family Dwelling (SFD) on the vacant lot.
4. The new SFD proposes an excess of 200 square feet located on an existing Slope of thirty percent (30%) or greater, therefore, a SSCUP application is required.

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5. In conjunction with the SSCUP, the Applicant submitted a Historic District Design Review (HDDR) Application (PL-23-05841). The HDDR Application approval is subject to the approval of this SSCUP.
6. 243 Woodside Avenue is located on an uphill lot with an average slope of 31%.
7. 1,452 square feet of the SFD will be constructed on a steep slope with an average slope 32.1%.
8. The minimum Lot size in the HR-1 Zoning District is 1,875 square feet. 243 Woodside Avenue is 1,875 square feet.
9. The minimum Lot width in the HR-1 Zoning District is 25 feet. 243 Woodside Avenue is 25 feet in width.
10. The maximum building footprint in the HR-1 Zoning District for a Lot that is 1,875 square feet is 844 square feet. The proposed building footprint is 844 square feet.
11. Minimum Front and Rear setbacks for Lots 75’ in depth in the HR-1 Zoning District is 10’ each. The proposed SFD meets a 10 foot Setback for both the Front and Rear setbacks.
12. Minimum Side Setbacks for Lots 25’ in width are three feet each in the HR-1 Zoning District. The proposed SFD meets a three-foot side setback for each side.
13. The maximum building height is 27 feet from Existing grade in the HR-1 Zoning District. The proposed maximum building height is 26’ 11.5” from Existing grade.
14. The HR-1 Zoning District requires a ten-foot minimum horizontal step in the downhill façade. The proposed SFD steps back at 10 feet at 23 feet from the lowest point of existing grade.
15. Final Grade must be within four feet of existing grade in the HR-1 Zoning District. The proposed final grade is within four feet of Existing grade.
16. Structures cannot exceed 35 feet from the lowest finish floor plane to the point of highest wall top plate that supports the ceiling joists or roof rafters in the HR-1 Zoning District. The proposal has an interior height of 35 feet, as defined.
17. The roof pitch for the Contributing Roof Form must be between 7:12 and 12:12 in the HR-1 Zoning District. The proposed Contributing Roof Form is 7:12.
18. Per Land Management Code (LMC) § 15-2.2-6, SSCUP applications are subject to the following criteria:

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Criteria	Analysis of Proposal
LOCATION OF DEVELOPMENT – Development is located and designed to reduce visual and environmental impacts of the Structure.	**Complies:** The SFD is at the allowed 844 sf building footprint, and set back 13 feet, exceeding the 10-foot Front Setback requirement, and allowing for the structure to be pulled back from the ROW with room for landscaping. The slope of the site is steepest at the rear, and the SFD has been designed to step up the hillside, in a similar pattern to the rest of the street.
VISUAL ANALYSIS – The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points: To determine potential impacts of the proposed Access, and Building mass and design; and to identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities.	**Complies:** The Applicant provided the following photos:  *View from Woodside Avenue* 

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	View from City Hall The proposed design remains consistent with the height of the existing dwellings on the street. The proposed terracing keeps the final grade within four feet of existing grade.
ACCESS – Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Shared Driveways and Parking Areas, and side Access to garages are strongly encouraged, where feasible.	**Complies:** The proposed Site is located off Woodside Avenue, with the Front Property Line approximately 15 feet from the road. The Applicant shall record an encroachment agreement with the City for driveway access to the site (see Condition of Approval 18). The proposed driveway is 10 feet. 
TERRACING – The project may include terraced retaining Structures if necessary to regain Natural Grade.	**Complies:** The proposed SFD includes terracing within four feet of existing grade. 

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BUILDING LOCATION – Buildings, Access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and to provide variation of the Front Yard.	**Complies:** The proposed SFD is located approximately 28 feet from the ROW, placing the majority of the massing at the Rear of the property. The buffer from the ROW to the structure, and a 10-foot driveway width, allows for landscaping and open space at the Front of the site.
BUILDING FORM AND SCALE – Where Building masses orient against the Lot's existing contours, the Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Planning Director and/or Planning Commission may require a garage separate from the main Structure or no garage.	**Complies:** The proposed structure steps up with the grade and has a shorter portion at the front, and a stepped, larger portion at the rear. The structure is broken up into two masses, with four stories at its tallest point. The garage is subordinate to the structure and set back one foot from the entrance.
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19. Staff published notice on the City's website and posted notice to the property on January 31, 2024. Staff mailed courtesy notice to property owners within 300 feet and posted notice to the property on January 31, 2024. The Park Record published notice on January 31, 2024.

Conclusions of Law

1. The proposal complies with the LMC requirements pursuant to Chapter 15-2.2, Historic Residential – 1 (HR-1) District.
2. The proposal complies with the LMC requirements pursuant to Chapter 15-2.2-6, Development on Steep Slopes in the HR-1 District.
3. The proposal complies with the LMC requirements pursuant to Chapter 15-3, Off-Street Parking.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed February 14, 2024, by the Planning Commission. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The Applicant shall receive approval of a Historic District Design Review prior to submitting a Building Permit application.
3. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this SSCUP approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Director approves an extension.

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4. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
5. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
6. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.
7. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine-related impacts. If the property owner does encounter mine waste or mine waste-impacted soils they must handle the material in accordance with State and Federal law.
8. Any areas disturbed during construction surrounding the proposed work shall be brought back to their original state.
9. City approval of a Construction Mitigation Plan (CMP) is a condition precedent to the issuance of any building permits. The CMP shall include language regarding the method of protecting adjacent structures.
10. City Engineer review and approval of all lot grading, utility installations, public improvements, and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
11. All exterior lighting shall be down-directed and shielded to prevent glare onto adjacent property and public rights-of-way and shall be subdued in nature. Light trespass into the night sky is prohibited. Exterior lighting shall not exceed 3,000 degrees Kelvin and outdoor lighting fixtures shall be Fully Shielded. Final lighting details shall be reviewed by the Planning Staff prior to installation.
12. Construction waste should be diverted from landfill and recycled when possible.
13. The Applicant shall submit a geotechnical report and final slope stability prior to submitting a building permit, subject to City Engineer approval.
14. The Applicant shall provide soil stabilization and drainage details documenting how the disturbed area will be restored and stabilized prior to submitting a building permit, subject to City Engineer approval.
15. The Applicant shall submit a landscape bond prior to issuance of a building permit to ensure the stabilization and vegetation rehabilitation are complete prior to submission of a building permit.

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16. Prior to submitting a building permit, the Applicant shall submit a plan demonstrating how they will provide the temporary shoring needed during construction, subject to City Engineer approval.
17. Retaining walls cannot exceed the height approved as part of this SSCUP without modifying the SSCUP.
18. The Applicant shall obtain an Encroachment Agreement for driveway access with the Engineering Department.
19. No retaining walls shall be in the Right-of-Way.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5068 or email lillian.zollinger@parkcity.org.

Sincerely,

Sarah Hall,
Planning Commission Chair

CC: Lillian Zollinger, Planner II

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SUTER FAMILY

243 WOODSIDE | PARK CITY, UTAH 84060





DRAWING INDEX

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G0.3	PHOTOS ACROSS VALLEY FROM CITY BUILDING	
G0.4	STREET ELEVATION EXISTING AND NEW	
CIVIL DRAWINGS		
SURVEY	SURVEY OF EXISTING CONDITIONS	
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C1.3	SITE PLAN WITH 3RD LEVEL	1/8" = 1'-0"
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A1.2	3RD & 4TH LEVELS FLOOR PLANS	1/4" = 1'-0"
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A2.4	3D RENDERINGS WITH MATERIALS	1/4" = 1'-0"
A2.5	3D MODEL WITH HEIGHT PARAMETERS	1/4" = 1'-0"
A2.6	CONTEXTUAL ANALYSIS	1/4" = 1'-0"
A3.1	BUILDING SECTION	1/4" = 1'-0"
A3.2	BUILDING SECTION	1/4" = 1'-0"
A4.0	ROOF AND REFLECTED CEILING NOTES	
A4.1	ROOF PLAN	1/4" = 1'-0"
A4.2	1ST & 2ND REFLECTED CEILING PLANS	1/4" = 1'-0"
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A5.1	DOOR SCHEDULE	
A5.2	WINDOW SCHEDULE	

PROJECT INFORMATION

PROJECT #: 2311
PROJECT DATE OF ISSUE: HDDR SET| FEBRUARY 8, 2024

CONTRACTORS, SUBCONTRACTORS, AND OTHERS WHO PROVIDE LABOR AND/OR MATERIALS REFERENCING THESE DRAWINGS ARE RESPONSIBLE FOR OBTAINING AND REVIEWING ALL CURRENT CONSTRUCTION DOCUMENTS.

CONTRACTORS, SUBCONTRACTORS, AND OTHERS ARE TO REPORT ANY DISCREPANCIES OR ERRORS TO ARCHITECT IMMEDIATELY. ANY CHANGES TO THE PROJECT WILL BE VERIFIED WITH THE OWNER BY THE ARCHITECT AND REVISIONS WILL BE ISSUED BY ARCHITECT. CONTRACTORS ARE NOT TO MAKE ALTERATIONS OF ANY KIND WITHOUT THE PRIOR WRITTEN CONSENT OF ARCHITECT. DISCREPANCIES NOT REPORTED PRIOR TO CONSTRUCTION ARE RESPONSIBILITY OF CONTRACTOR.

CONTRACTORS SHALL NOT SCALE FROM DRAWINGS. DIMENSIONS ARE PROVIDED TO ALLOW FOR ACCURATE CONSTRUCTION OF BUILDING. QUESTIONS ARISING FROM DIMENSIONS SHOULD BE RESOLVED BY CONTACTING ARCHITECT AND/OR STRUCTURAL ENGINEER.

OWNER: KERRY AND TIM SUTER
PHONE -
EMAIL -

ARCHITECT: JEFF SCHINDEWOLF, JSARC
PHONE (801) 809-5295
EMAIL JEFF@JSARC.NET

STRUCTURAL ENGINEER: -
PHONE -
EMAIL -

CONTRACTOR: -
PHONE -
EMAIL -

CODE SUMMARY

APPLICABLE CODE:
- 2021 INTERNATIONAL RESIDENTIAL CODE. (I.R.C.)
- 2021 INTERNATIONAL BUILDING CODE (I.B.C.)
- 2021 INTERNATIONAL PLUMBING CODE (I.P.C)
- 2021 INTERNATIONAL FIRE CODE (I.F.G.C.)
- 2021 INTERNATIONAL MECHANICAL CODE (I.M.C.)
- 2021 NATIONAL ELECTRIC CODE (N.E.C.)
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE (I.E.C.C.)

UTAH STATE ADOPTED CODE: JUANUARY 1, 2024

PROJECT LOCATION:
- LOT: #2
- SERIAL NUMBER: 239-WS-2
- SUBDIVISION: 239 WOODSIDE REPLAT
- ADDRESS: 243 WOODSIDE AVE. PARK CITY, UT 84060
- LOT SIZE: 1,875 S.F. (.04 ACRES)

OCCUPANCY: HR1

FIRE SPRINKLERS REQUIRED TO BE COMPLIANT WITH NFPA-13D AND AS MODIFIED BY PCFD

SQUARE FOOT SUMMARY

SQUARE FOOTAGE CALCULATIONS			
HOA		BUILDER / REALTOR	
LOT SIZE AREA	1,875 SQ. FT.	1ST LEVEL AREA	844 SQ. FT.
LOD AREA	2,225 SQ. FT.	1ST LEVEL MINUS GARAGE	540 SQ. FT.
PRIVATE AREA	- SQ. FT.	2ND LEVEL AREA	855 SQ. FT.
TRANSITIONAL AREA	- SQ. FT.	3RD LEVEL AREA	796 SQ. FT.
MECHANICAL AREA	- SQ. FT.	4TH LEVEL AREA	476 SQ. FT.
LOWER FLOOR AREA	540 SQ. FT.	TOTAL AREA	2,971 SQ. FT.
2ND LEVEL	855 SQ. FT.	HOA AREA = AREA DEFINED BY HOA	
3RD LEVEL	855 SQ. FT.		
4TH LEVEL	477 SQ. FT.		
TOTAL LIVABLE AREA	2,727 SQ. FT.		
GARAGE INTERIOR AREA	303 SQ. FT.	BUILDER / REALTOR AREA = AREA CALCULATED TO EXTERIOR OF ALL WALLS INCLUDING GARAGE + MECHANICAL	
BUILDING FOOTPRINT	844 SQ. FT.		
2ND LEVEL PATIO AREA	114 SQ. FT.		
3RD LEVEL PATIO AREA	NOT USED		
4TH LEVEL PATIO AREA	269 SQ. FT.		
ENTRY PATIO AREA	33 SQ. FT.		

ITEMS INCLUDED WITH THESE DOCUMENTS

1. 243 WOODSIDE AUTHORITY TO ACT
2. HDDR PHYSICAL CONDITIONS WORKSHEET
3. HRRD STANDARD APPLICATION
4. 2021 CUP STEEP SLOPE APPLICATION
5. ADDRESS LIST FOR HOMES WITHIN 300'
6. WUI WORKSHEET
7. CURRENT, WITHIN 30 DAYS, TITLE REPORT TO BE DEFERRED UNTIL PLANNING DEPARTMENT DEEM APPROPRIATE TO ORDER.

PROJ# 2311

DATE: FEBRUARY 8, 2024
REVISION:

SUTER RESIDENCE
243 WOODSIDE AVE.
PARK CITY, UTAH 84060

TITLE SHEET

T1.1

JSARC
JEFF@JSARC.NET
801.809.5295
1612 UTE BLVD SUITE 212
PARK CITY, UTAH 84098

© COPYRIGHT 2021 JSARC PLLC – THE PURCHASER IS GRANTED A SINGLE USE LICENSE FOR CONSTRUCTION ONLY. THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER THE COPYRIGHT ACT. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK, OR STRUCTURE REPRESENTED WILL RESULT IN THE CESSATION OF CONSTRUCTION AND/OR MONETARY COMPENSATION TO JSARC PLLC

GENERAL PROJECT NOTES

1. THE MOST RECENT ADOPTED INTERNATIONAL CODES, STATE, AND MUNICIPALTY AMENDMENTS SHALL GOVERN.
2. ALL DIMENSIONS ARE TO FACE OF WALL UNLESS NOTED OTHERWISE.
3. ALL DIAGONAL WALLS ARE AT A 45° ANGLE UNLESS NOTED OTHERWISE. SEE FLOOR PLANS. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
4. SEE STRUCTURAL CALCULATIONS FOR ADDITIONAL GENERAL STRUCTURAL NOTES AND REQUIREMENTS. ANY NOTES AND/OR REQUIREMENTS FROM STRUCTURAL ENGINEER SHALL GOVERN EXCEPT WHEN REQUIREMENTS SET FORTH IN THIS SPECIFICATION EXCEED ENGINEER'S REQUIREMENTS.
5. PASSENGER ELEVATORS, LIMITED USE AND LIMITED APPLICATION ELEVATORS OR PRIVATE RESIDENCE ELEVATORS SHALL COMPLY WITH ASME A17.1/CSA B44.

GENERAL SITE NOTES

1. ALL FINISH GRADING TO SLOPE AWAY FROM PROPOSED STRUCTURES AT 5 % SLOPE (MIN.) FOR A MINIMUM OF 10'-0" FROM HOUSE.
2. DRAINAGE PATTERN OF FINISH GRADING SHALL NOT CHANGE DRAINAGE PATTERN ONTO ADJACENT PROPERTIES.
3. WHERE REQUIRED BY GOVERNING AUTHORITY A CONSTRUCTION ENTRANCE MAY BE NECESSARY. WIDTH OF ENTRANCE TO BE A MINIMUM OF 10-0" WIDE, BUT NOT LESS THAN FULL WIDTH OF POINTS WHERE INGRESS OR EGRESS OCCURS. AT HIGH TRAFFIC SITES, THE ENTRANCE SHOULD BE WIDE ENOUGH FOR TWO VEHICLES TO PASS SAFELY. ENTRANCE IS TO BE FLARED WHERE IT MEETS THE EXISTING ROAD TO PROVIDE TURNING RADIUS. THE MINIMUM LENGTH IS 50-0" OR 30-0" ON RESIDENCIAL LOTS. TOTAL DEPTH OF ROCK SHOULD BE 6". THE BASE LAYER AGGREGATE SIZE SHOULD BE 2"-8" IN DIA. AND THE TOP CRUSHED STONE OF 2" IN DIA. OR RECYCLED CONCRETE EQUIVALENT.

GENERAL CONCRETE NOTES

1. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, ACI 318-95, AND LOCAL ORDINANCES.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO POURING CONCRETE.
3. CONTRACTOR SHALL COORDINATE WITH MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS PRIOR TO POURING CONCRETE. PROVIDE SLEEVES, BLOCK-OUTS, ETC. AS REQUIRED.
4. CONTRACTOR SHALL PROVIDE ALL SHORING AS REQUIRED. BRACE WALLS AS REQUIRED UNTIL FLOOR DIAPHRAGMS ARE IN PLACE.
5. SEE STRUCTURAL CALCULATIONS FOR ADDITIONAL STRUCTURAL MEMBER REQUIREMENTS.
6. ALL EXTERIOR FOOTINGS SHALL BEAR 36" (MIN.) BELOW FINISH GRADE, OR UNCONDITIONED CRAWL SPACE.
7. TOP OF FOUNDATION WALL TO BE 6" ABOVE FINISH GRADE TYPICAL.
8. COORDINATE TOP OF CONCRETE & BOTTOM OF FOOTING ELEVATIONS WITH FLOOR PLANS, FOOTING & FOUNDATION PLAN, AND ELEVATIONS.
9. FOOTINGS, FOUNDATION AND SLABS SHALL BE CONSTRUCTED ON PROPERLY PREPARED MATERIAL. SUBBASE TO BE UNDISTURBED, NATURAL SOILS OR ENGINEERED FILL PER THE SOILS ENGINEER'S RECOMMENDATIONS. ENGINEERED FILL SHALL BE TESTED AND APPROVED BY A LICENSED SOILS ENGINEER.
10. PROVIDE 4" GRANULAR FILL UNDER ALL SLABS.
11. ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO THE STANDARD SPECIFICATIONS ASTM A615 GRADE 60, AND MUST BE PROPERLY TIED INTO PLACE PRIOR TO POURING CONCRETE (FIELD BENT DOWELS MAY BE GRADE 40)
12. ALL SPLICES IN CONTINUOUS CONCRETE REINFORCING BARS SHALL LAP 40 BAR DIAMETERS MIN. ALL SPLICES SHALL BE MADE IN A COMPRESSION ZONE UNLESS OTHERWISE NOTED. ALL CONT. REINFORCING SHALL TERMINATE WITH A 90° BEND OR SEPARATE CORNER BARS.
13. ALL REINFORCING STEEL SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI DETAILING MANUAL AND CURRENT ACI STANDARDS.
14. TO MINIMIZE CRACKING OF SLABS, PROVIDE #4 BARS @ 18" O.C. EACH WAY 1" CLEAR FROM TOP. TYPICAL ALL SLABS ON GRADE.
15. ALL EXTERIOR FOOTINGS SHALL BE PROPERLY FORMED. INTERIOR FOOTINGS MAY BE MONOLITHIC WITH SLAB.
16. POSITION ALL WINDOW AND DOOR BUCKS TO ALLOW BASEMENT HEAD HEIGHTS TO BE AS PER WINDOW AND DOOR SCHEDULE
17. FOUNDATION REBAR INSPECTIONS REQUIRED FOR FOUNDATION WALLS OVER 8'-0" TALL. FORMS ARE NOT TO BE INSTALLED ON ONE SIDE UNTIL AFTER REBAR HAS BEEN INSPECTED AND APPROVED BY BUILDING OFFICIAL.

GENERAL CONCRETE NOTES (CONTINUED)

18. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 P.S.I. IN 28 DAYS. FLAT SLABS AND CONCRETE RETAINING WALLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 P.S.I. SEE STRUCTURAL CALCULATIONS FOR ADDITIONAL CONCRETE REQUIREMENTS.
19. RECESS FOUNDATION AND POUR SLAB THROUGH, TYPICAL ALL GARAGE DOORS AND STORE FRONT TYPE WINDOWS AS INDICATED ON FOOTING AND FOUNDATION PLAN.
20. PROVIDE ISOLATION JOINTS AROUND COLUMNS, SPREAD FOOTINGS, CONTROL JOINTS, ETC. AS REQUIRED.
21. DEPRESS SLAB AS REQUIRED IN AREAS OF CERAMIC TILE AND AS REQUIRED FOR SPECIAL ENTRY MATS, ETC. COORDINATE WITH FLOOR PLANS.
22. GARAGE FLOOR TO HAVE 2 % SLOPE (MIN.) TOWARD EXTERIOR GARAGE DOORS.
23. HOLD DOWNS SHALL BE POSITIONED AS INDICATED BY STRUCTURAL ENGINEER. ALL HOLD DOWNS TO BE POSITIONED TO ALLOW ATTACHMENT TO FULL HEIGHT DOUBLE STUDS.
24. CONTRACTOR IS RESPONSIBLE FOR PROPER LOCATING AND PLACING OF ALL ANCHOR BOLTS, HOLD DOWNS, ANCHORS, STRAPS, ETC. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
25. WHERE FOUNDATION WALLS OR FOOTINGS SUPPORT MASONRY WALLS, PROVIDE MATCHING DOWELS OF SAME SIZE AND SPACING.

GENERAL FRAMING NOTES

1. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, AND LOCAL ORDINANCES.
2. COORDINATE ALL FLOOR FRAMING WITH FLOOR PLANS TO VERIFY STEPS AND/OR OPENINGS IN FLOOR FRAMING.
3. CONTRACTOR TO CONSULT STRUCTURAL CALCULATIONS TO VERIFY ALL FRAMING MEMBER SIZES, LOCATIONS, AND LOAD PATHS, AND ADDITIONAL STRUCTURAL MEMBER REQUIREMENTS.
4. ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED BY BUILDER PRIOR TO ANY WORK.
5. PROVIDE SHOP DRAWINGS (TO BE REVIEWED BY ENGINEER AND ARCHITECT) FOR ALL STRUCTURAL STEEL.
6. FRAMING SHALL BE AS INDICATED IN STRUCTURAL PLANS. CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FOR ANY VARIATIONS FROM THESE PLANS.
7. ALL STRUCTURAL MEMBERS SHALL CONFORM TO THE U.S. DEPARTMENT OF COMMERCE STANDARD PS-56 AND THE INTERNATIONAL RESIDENTIAL CODE.
8. ALL STRUCTURAL PLYWOOD SHALL BE STRUCTURAL GRADE I OR STRUCTURAL GRADE II.
9. ALL JOISTS, RAFTERS BEAMS, HEADERS AND COLUMNS SHALL BE DOUGLAS FIR LARCH NO.2 OR BETTER, UNLESS NOTED OTHERWISE.
10. ALL WOOD CONNECTIONS MUST CARRY THE CAPACITY OF THE SUPPORTED MEMBERS. CONTRACTOR IS RESPONSIBLE FOR CONNECTION IF OTHER THAN STANDARD CONNECTIONS ARE REQUIRED. SEE PROJECT ENGINEER FOR ADDITIONAL ASSISTANCE.
11. ALL EXTERIOR HOUSE WALLS TO BE 2" X 6" D.F.#2 OR BETTER AT 16" O.C. SEE STRUCTURAL FOR SHEAR WALL REQUIREMENTS.
12. ALL INTERIOR HOUSE WALLS TO BE 2"X6" D.F.#2 OR BETTER AT 16" O.C.
13. ALL LUMBER IN CONTACT WITH CONCRETE OR WITHIN 6" OF EARTH SHALL BE EITHER FOUNDATION REDWOOD MARKED BY THE REDWOOD INSPECTION SERVICE OR PRESSURE TREATED LUMBER.
14. NOT USED
15. ALL CORNERS, INTERSECTIONS, AND BEAMS MUST HAVE ONE OF THE DOUBLE TOP CHORDS CONTINUOUS, LAPPED AS PER CODE, OR STRAPPED WITH SIMPSON ST22.
16. FLOOR JOISTS SHALL HAVE ALL BLOCKING, BRACING, BRIDGING, ETC. AS RECOMMENDED BY THE I.R.C. AND THE MANUFACTURER.
17. CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL, AND WOOD TO WOOD WITH SIMPSON OR APPROVED EQUAL CONNECTIONS UNLESS MEMBER IS TOP BEARING AS PER ENGINEER.
18. WHEN POSSIBLE BEAMS SHALL BE RECESSED IN FLOOR/CEILING ASSEMBLY. BEAMS SHALL NOT PENETRATE CEILING PLANE.
19. ALL JOISTS AND RAFTERS SHALL HAVE SOLID BLOCKING AT THE BEARING LOCATIONS. CONNECT BLOCKING TO TOP OF WALL WITH SIMPSON A34 FRAMING ANCHORS. ROOF JOISTS TO HAVE HURRICANE CLIPS AT 24" O.C. MINIMUM, UNLESS NOTED OTHERWISE.
20. ALL COLUMNS SHALL EXTEND DOWN THROUGH THE STRUCTURE TO THE FOUNDATION. ALL COLUMNS SHALL BE BRACED AT ALL FLOOR LEVELS. COLUMNS SHALL BE AS WIDE AS THE MEMBER THEY SUPPORT.

GENERAL FRAMING NOTES (CONTINUED)

21. BALLOON FRAME WALLS AT SCISSOR GABLE ENDS.
22. ALL HEADERS (6'-0" IN LENGTH OR LESS) SHALL BE SUPPORTED BY ONE TRIMMER AND A KING STUD EACH END. MINIMUM. ALL BEAMS (LONGER THAT 6'-0" IN LENGTH) SHALL BE SUPPORTED BY TWO TRIMMERS AND A KING STUD EACH END, MINIMUM, UNLESS NOTED OTHERWISE.
23. COORDINATE SHEATHING REQUIREMENTS WITH SHEAR WALL SCHEDULES AND STRUCTURAL CALCULATIONS.
24. ALL EXTERIOR SHEATHING TO BE O.S.B. WITH 8D COMMON NAILS AT 6" O.C. FOR EDGE NAILING AND 12" O.C. FIELD NAILING UNLESS NOTED OTHERWISE. BLOCK ALL PANEL EDGES AND START SHEATHING AT BASEPLATE AND NAIL INTO BOTH PLATES. SHEATHING MUST BE CONTINUOUS FROM BASE PLATE TO TOP PLATE. COORDINATE WITH SHEAR WALLS AS INDICATED ABOVE.
25. NAILS OR OTHER APPROVED SHEATHING CONNECTIONS SHALL BE DRIVEN FLUSH BUT NOT BREAK THE SURFACE OF THE SHEATHING. NAIL ALL SHEAR WALLS AS PER SHEAR WALL SCHEDULE AND STRUCTURAL CALCULATIONS.
26. SEE CURRENT EDITION OF THE INTERNATIONAL RESIDENTIAL CODE FOR ADDITIONAL STANDARD NAILING REQUIREMENTS.
27. ALL FLOOR SHEATHING SHALL BE GLUED AND SCREWED IN PLACE. NO SQUEAKING SHALL OCCUR.
28. ALL ROOF PITCHES TO BE AS NOTED ON ROOF FRAMING PLAN.
29. ALL EAVES TO BE AS NOTED ON EELEVATIONS, ROOF PLAN, AND REFLECTED CEILING PLAN. ALL FASCIA ELEVATIONS SHALL BE AS INDICATED ON ELEVATION DRAWINGS.
30. BRACE ROOF TO SHEAR WALL WITH DIAGONAL BRACING @ 4" O.C..
31. PREFABRICATED AND ENGINEERED TRUSSES ARE TO BE USED FOR THE ROOF UNLESS NOTED OTHERWISE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. TRUSS MANUFACTURER SHALL DESIGN TRUSSES FOR ALL LOADS PER CURRENT I.R.C. INCLUDING UNBALANCED SNOW LOADS, SNOW DRIFTING, SNOW BUILD-UPS IN VALLEYS AND ON EAVES, ETC.. TRUSSES TO BE DESIGNED TO CARRY POINT LOADS INDICATED IN FRAMING PLANS AND STRUCTURAL CALCULATIONS.
32. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE TRUSSES AS PER TRUSS MANUFACTURER'S RECOMMENDATIONS. NO PREFABRICATED TRUSS SHALL BE MODIFIED IN THE FIELD.
33. FULL BEARING IS REQUIRED UNDER ROOF TRUSSES. BLOCK THE STUDS TO THE CONCRETE FOUNDATION. USE LUS26 HANGERS FOR ALL MONO- JACK TRUSSES, HUS26 HANGERS FOR ALL TRUSSES ON GIRDERS AND HGUS28-2 GIRDER TO GIRDER HANGERS.
34. ALL ROOF SHEATHING TO BE AS INDICATED ON PLANS AND IN STRUCTURAL CALCULATIONS. BLOCK ALL PANEL EDGES UNLESS NOTED OTHERWISE. PROVIDE (2) 2 X SHAPED BLOCKING AT RIDGES UNLESS CONTINUOUS MEMBER EXISTS.
35. COMPLETELY SHEATH ROOF UNDER OVER BUILD AREAS PRIOR TO FRAMING OVERBUILD. OVER BUILD AREAS TO BE FRAMED AS PER STRUCTURAL DETAILS. FRAME SO AS TO AVOID POINT LOADS ON ROOF.
36. TRUSS MANUFACTURER SHALL FIELD VERIFY ALL TRUSS REQUIREMENTS AND DIMENSIONS PRIOR TO FABRICATION.
37. BOTTOM CHORDS OF TRUSSES ACTING AS CEILING MEMBERS MUST BE ABLE TO SUPPORT A 10 P.S.F. LIVE LOAD AS PER I.R.C.
38. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND FABRICATION OF ALL PRE-ENGINEERED TRUSSES.
39. TRUSS MANUFACTURER SHALL INDICATE PROPER BRACING OF ALL COMPRESSION CHORD MEMBERS AS WELL AS PROPER BRACING DURING TRUSS ERECTION.
40. FABRICATION OF TRUSSES SHALL BE AS APPROVED BY ICB EXCEPT THAT THIS SPECIFICATION SHALL GOVERN WHEN IT EXCEEDS ICB REQUIREMENTS.
41. TRUSS MANUFACTURER SHALL PROVIDE SHOP DRAWINGS FOR TRUSS DESIGN. FABRICATE TRUSSES FROM APPROVED SHOP DRAWINGS ONLY.
42. FABRICATE TRUSSES IN JIGS WITH MEMBERS ACCURATELY CUT TO PROVIDE GOOD BEARING AT JOINTS. JOINTS SHALL BE ACCEPTABLE IF THE AVERAGE OPENING BETWEEN ENDS OF MEMBERS IMMEDIATELY AFTER FABRICATION IS LESS THAN 1/16". EXCEPT THAT TRUSS COMPRESSION CHORD JOINTS AT SPLICES AND RIDGES SHALL HAVE FULL CONTACT BETWEEN MEMBERS.
43. EACH CHORD SECTION SHALL BE ENGAGED IN TWO PANEL POINTS BEFORE BEING SPLICED.
44. UNLESS OTHERWISE NOTED, PROVIDE 1/8" CAMBER FOR EACH 6 FEET OF HORIZONTAL TRUSS LENGTH.
45. TRUSS FABRICATORS USING METAL PLATES MUST HAVE FABRICATION PLANT INSPECTED FOUR TIMES PER YEAR BY AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH T.P.I. REGULATIONS. COPIES OF INSPECTIONS ARE TO BE MADE AVAILABLE UPON REQUEST.
46. ELEVATION AND SECTION DRAWING IN THIS PLAN SET HAVE ROOF STRUCTURE DRAWN WITH HEAL HEIGHTS OF 12" MIN. FOR ALL TRUSS MEMBERS. HEAL HEIGHTS MAY BE MODIFIED BY TRUSS MANUFACTURER AS REQUIRED FOR ROOF SURFACES TO BE COPLANAR. COORDINATE WITH FRAMING CONTRACTOR AND STICK FRAMED AREAS.

GENERAL MASONRY NOTES

1. OWNER TO SELECT FINISH MASONRY MATERIALS AND COLORS.
2. MASONRY VENEER TO BE ATTACHED AND SUPPORTED AS PER STRUCTURAL DRAWINGS AND IRC 703.8

THERMAL & MOISTURE PROTECTION NOTES

1. PROVIDE 4" PERFORATED DRAIN PIPE ON CRUSHED ROCK BED AT FOOTING PERIMETER. DRAIN TO SUMP UNLESS NOTED OTHERWISE.
2. APPLY TUFF-N-DRI WATERPROOFING, OR APPROVED EQUAL, TO ALL FOUNDATION WALLS. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
3. PROVIDE CONTINUOUS VAPOR BARRIER TO WARM SIDE (WINTER) OF ALL EXTERIOR WALLS.
4. ALL EXTERIOR WALLS TO BE INSULATED WITH R-21 INSULATION, MINIMUM.
5. COVER SHEATHING OF ALL EXTERIOR WALLS WITH CONTINUOUS TYVEK HOUSE WRAP OR APPROVED EQUAL.
6. PROVIDE VENTILATION OF ATTIC AND CRAWL SPACES AS PER I.R.C. SEE ELEVATIONS FOR LOCATION AND TYPE OF ATTIC VENTING.
7. ALL ATTIC AREAS TO BE INSULATED WITH R-49 BLOWN INSULATION, MINIMUM.
8. PROVIDE 'GRACE' OR EQ. WEATHER BARRIER OVER ALL ROOF SHEATHING.
9. PROVIDE CORROSION RESISTANT CONTINUOUS METAL DRIP-EDGE AT ROOF PERIMETER.
10. PROVIDE CONTINUOUS FASCIA AND SOFFIT WITH CONTINUOUS SOFFIT VENT AS PER DETAILS. FINISH MATERIAL TO BE SELECTED BY OWNER.
11. INSPECTION OF WEATHER RESISTIVE BARRIER AND FLASHING IS REQUIRED AS PER IRC SECTION R109.1.5 AND AMENDED BY THE STATE OF UTAH.
12. PROVIDE ONE (1) S.F. OF VENTILATIOON PER 1500 S.F. OF CRAWL SPACE AS PER IRC. PLACEMENT OF VENTILATION TO BE SUCH THAT CROSS VENTILATION CAN OCCURE. CRAWL SPACE MAY ALSO BE MECHANICALLY VENTILATED.
13. CEILING AND FLOOR ASSEMBLIES TO BE INSULATED WITH R-49 INSULATION, MINIMUM.

GENERAL WINDOW AND DOOR NOTES

1. ALL WINDOWS TO HAVE HEADS AT 8'-0" ABOVE FINISH FLOOR, UNLESS NOTED OTHERWISE. COORDINATE WITH FLOOR PLANS, ELEVATIONS, WINDOW AND DOOR SCHEDULE.
2. ALL WINDOW SIZES AS PER FLOOR PLANS AND/OR WINDOW SCHEDULE. POSITION AS INDICATED ON FLOOR PLANS AND ELEVATIONS.
3. WINDOW AND DOOR MANUFACTURERS TO BE SELECTED BY OWNER.
4. ALL WINDOW AND DOOR FINISH AND TRIM COLORS TO BE SELECTED BY OWNER.
5. ALL ARCHED WINDOWS TO BE ARCHED AS PER ELEVATIONS. COORDINATE WITH OWNER, FRAMING CONTRACTOR, AND WINDOW MANUFACTURER.
6. ALL GLASS IN DOORS, SIDELIGHT UNITS, OR WINDOWS WITHIN 5'-0" OF A BATHTUB, SHOWER ENCLOSURE, STAIR TREAD, OR SPA SHALL BE TEMPERED GLASS ACCORDING TO CURRENT INTERNATIONAL RESIDENTIAL CODE REQUIREMENTS. SEE FLOOR PLANS AND/OR WINDOW AND DOOR SCHEDULES.
7. ALL DOORS BETWEEN GARAGES AND RESIDENCES TO BE TWENTY MINUTE FIRE RATED ASSEMBLIES WITH SELF CLOSING HARDWARE, AS REQUIRED BY I.R.C.
8. ALL WINDOWS SHALL HAVE A MAXIMUM U-FACTOR OF .33 AND SHGC OF .19 OR AS REQUIRED BY MUNICIPALITY.

GENERAL FINISH NOTES

1. COORDINATE CABINET DESIGN, CONSTRUCTION AND INSTALLATION WITH MECHANICAL AND ELECTRICAL CONTRACTORS. OWNER TO SELECT CABINET MANUFACTURER, STYLES, FINISHES, AND COLORS.
2. ALL INTERIOR WALLS TO BE WRAPPED WITH 5/8" GYPSUM WALL BOARD, TAPED, FILLED, AND FINISHED AS PER ROOM FINISH SCHEDULE AND OWNER.
3. SEE FLOOR PLANS AND/OR FINISH SCHEDULE FOR FINISH FLOOR MATERIALS.
4. OWNER TO SELECT ALL FINISH MATERIALS, COLORS, HARDWARE, FIXTURES, APPLIANCES, ETC.. CONTRACTOR TO INSTALL AS PER OWNER.
5. OWNER TO SELECT CLOSET ORGANIZER SYSTEMS. COORDINATE CLOSET DESIGN WITH ELECTRICAL AS REQUIRED. CONTRACTOR TO INSTALL.
6. RAILING TO BE AS PER I.R.C. ALL BALUSTERS TO BE AT 4" O.C., AND SHALL NOT ALLOW 4" SPHERE TO PASS THROUGH, AS PER I.R.C.
7. ALL ARCHWAYS TO BE SEGMENTED ARCHES. ARCH RADIUS TO EQUAL ARCH WIDTH. ALLOW FOR 12" ABOVE ARCH TO CEILING OR SOFFIT FOR TRIM UNLESS NOTED OTHERWISE. JUMP POINT FOR ARCH SHALL BE AT 7'-0" A.F.F. UNLESS NOTED OTHERWISE.

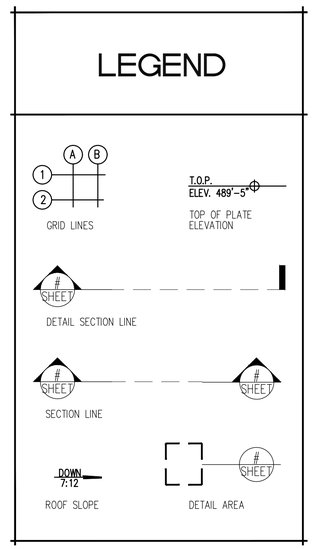
GENERAL MECHANICAL, ELECTRICAL, AND PLUMBING

1. MECHANICAL AND PLUMBING SYSTEMS ARE DESIGN BUILD. IT IS RECOMMENDED THAT THE CONTRACTOR CONSULT A LICENSED ENGINEER DURING DESIGN OF THESE SYSTEMS.
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ASSURE REQUIRED PLUMBING AND ELECTRICAL SERVICE TO ALL FIXTURES AS INDICATED ON PLANS AND AS REQUIRED BY BUILDING CODES AND OWNER.
3. ALL VENTS AND OTHER MECHANICAL OR PLUMBING ELEMENTS THAT PENETRATE ROOF ARE NOT TO BE VISIBLE FROM FRONT OF BUILDING.
4. ALL ELECTRICAL FINISH HARDWARE TO BE SELECTED BY OWNER.
5. ALL LIGHTS, SWITCHES, OUTLETS, AND SMOKE DETECTORS IN ALL BEDROOMS, KITCHENS, AND LAUNDRY ROOMS TO BE ARC FAULT PROTECTED.

GENERAL ENERGY EFFICIENCY NOTES

1. ROOF TRUSSES ARE TO BE CONSTRUCTED WITH RAISED HEELS TO ALLOW INSULATION TO CONTINUE TO AND OVER EXTERIOR WALLS. SEE BUILDING SECTIONS.
2. EXTERIOR CORNERS SHALL BE FRAMED AS "CALIFORNIA" CORNERS TO ALLOW FOR CORNER INSULATION.
3. AIRTIGHT DRYWALL SYSTEMS SHALL BE USED (USE VAPOR BARRIERS AT ALL EXTERIOR WALLS AND CEILINGS).
4. INSULATE AT ALL FLOOR/CEILING ASSEMBLY CONNECTIONS. (I.E. BEHIND RIM BOARDS AND JOIST BEARING LOCATIONS)
5. PROVIDE RIGID FOUNDATION INSULATION R10 MIN. AT INSIDE OF STEM WALLS AND 4'-0" TO INTERIOR OF CONCRETE SLAB AT WALK OUT BASEMENT CONDITIONS. WITH THERMAL BREAK BETWEEN STEM WALL AND SLAB. AT RADIANT SLAB FLOOR CONDITIONS PROVIDE A MINIMUM OF 4'-0" R15 TO INTERIOR OF SLAB PLUS INTERIOR OF STEM WALL (6'-0" MIN. TOTAL) PROVIDE R5 THERMAL BREAK BETWEEN SLAB AND STEM WALL AT ALL CONDITIONS 12" BELOW GRADE AND ABOVE.
6. ALL EXTERIOR DOORS SHALL BE WEATHER STRIPPED AND AIR TIGHT ASSEMBLIES.
7. SEAL AROUND ALL ELECTRICAL, PLUMBING, OR MECHANICAL PENETRATIONS AT EXTERIOR WALL AND IN CEILING/FLOOR OR CEILING ROOF ASSEMBLIES.
8. CAULK AROUND ALL EXTERIOR DOOR AND WINDOW PENETRATIONS.
9. SEAL AND INSULATE AROUND ALL MECHANICAL DUCTS.
10. ALL MECHANICAL UNITS SUCH AS FORCED AIR UNIT, BOILER, AND WATER HEATER TO BE 90% EFFICIENT MIN. .
11. AIR BARRIER AND INSULATION INSTALLATION SHALL CONFORM TO IRC N1102.4.1.1 AND TABLE N1102.4.1.1
12. DUCT TESTING IS REQUIRED ON ALL PERMITS WHERE AIR HANDLERS OR MORE THAN 35% OF DUCTWORK IS OUTSIDE OF THE THERMAL ENVELOPE.
13. ALL MECHANICAL ROOMS WITH OPEN AIR COMBUSTION DUCTS SHALL CONFORM TO IRC N1102.4.4

LEGEND



PROJ# 2311

DATE: FEBRUARY 8, 2024

REVISION:

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GENERAL NOTES

G0.1

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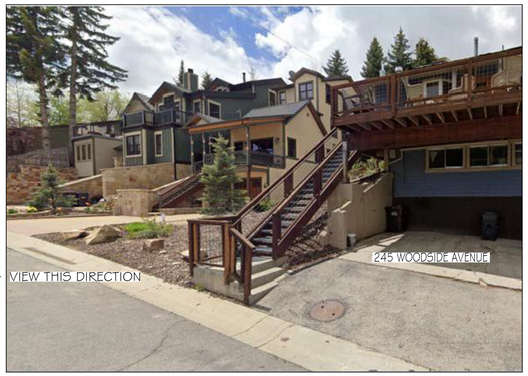
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STONE RETAINING



PHOTO 02



FULL SITE HAS BEEN RE-GRADED BY PREVIOUS OWNER CAUSING 30% OR GREATER SLOPE IN PLACES NOTED ON SURVEY





PHOTO 04

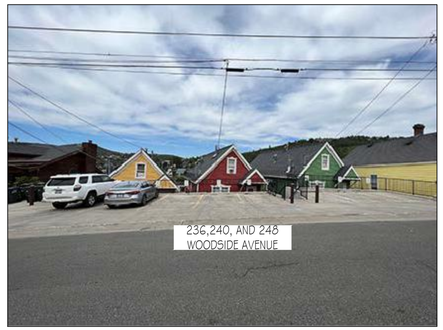
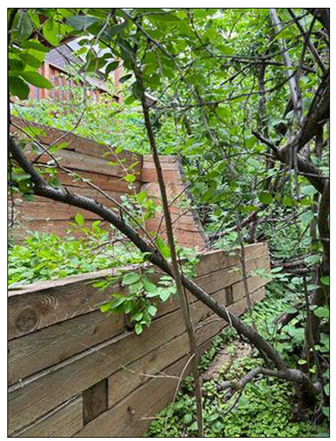


PHOTO 03

EXISTING SITE ARIAL

1 G0.2

SCALE: NTS



WOOD RETAINING



AERIAL OF EXISTING SPA AND RETAINING TO BE REMOVED



PHOTO 01



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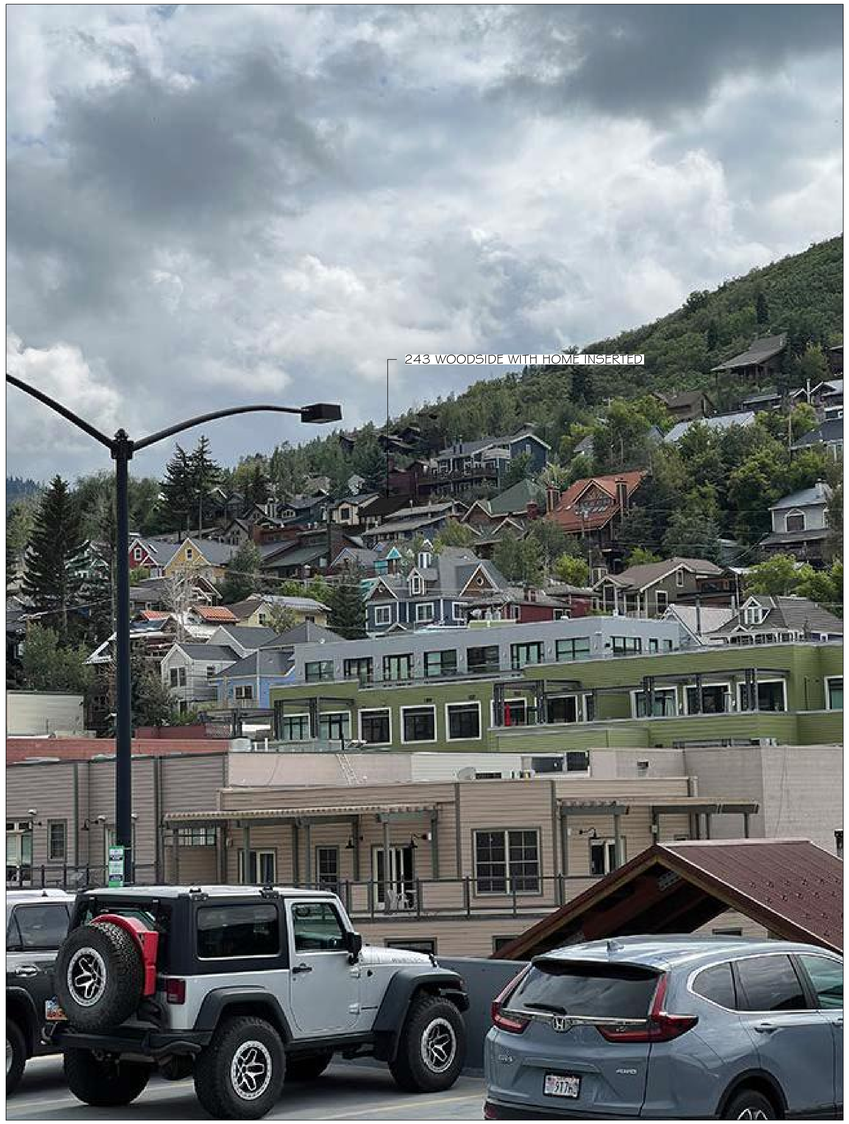
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SITE ANALYSIS PHOTOS

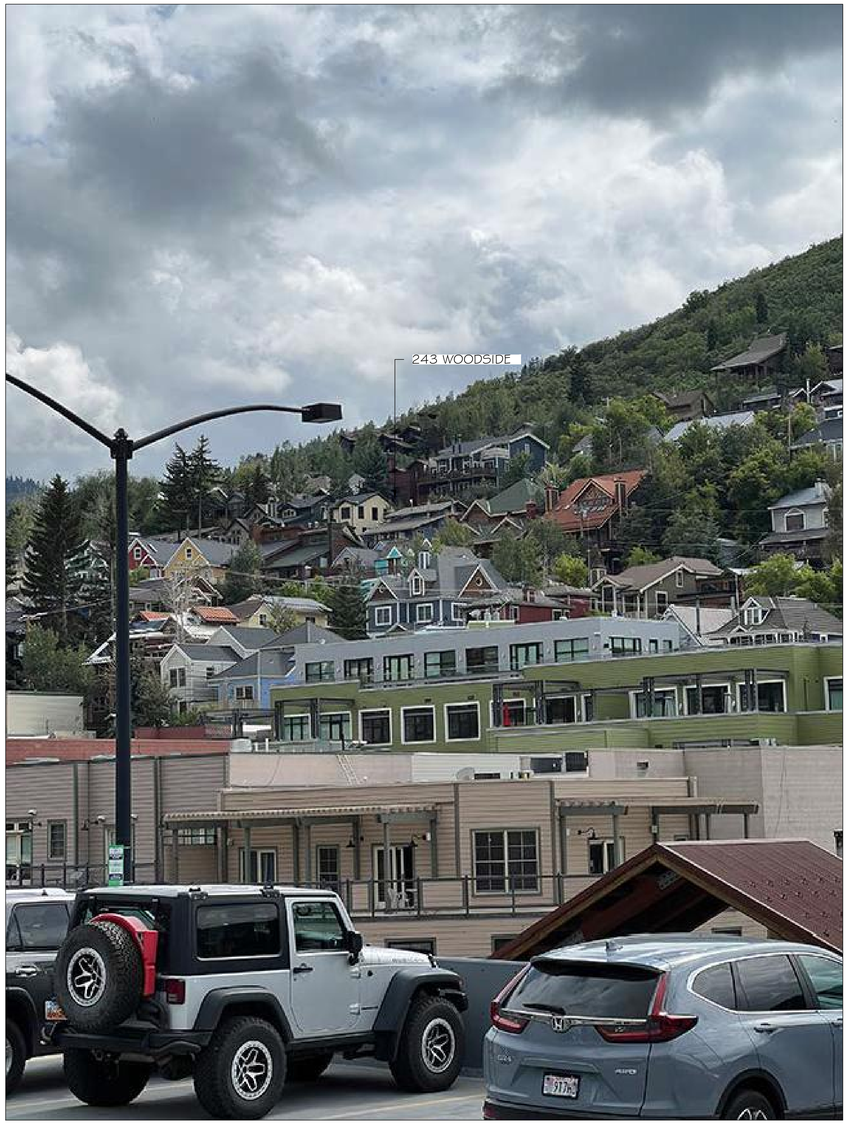
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2 G0.3 VIEW FROM CITY HALL
NTS



1 G0.3 VIEW FROM CITY HALL
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VIEW CITY HALL PHOTOS

G0.3

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1 G0.4 STREET ELEVATION EXISTING
SCALE: NTS



2 G0.4 STREET ELEVATION W MODEL INSERT
SCALE: NTS

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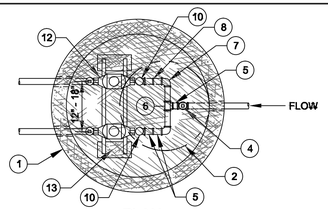
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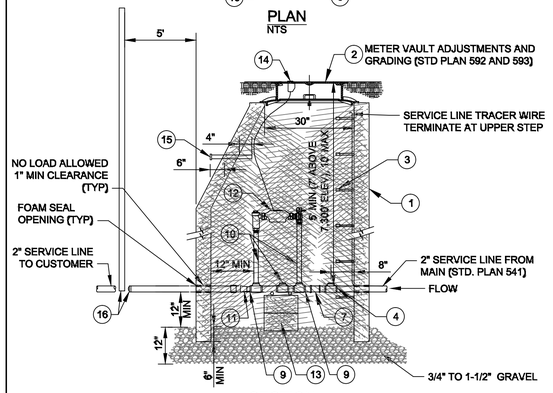
STREET ELEVATION EXISTING AND NEW

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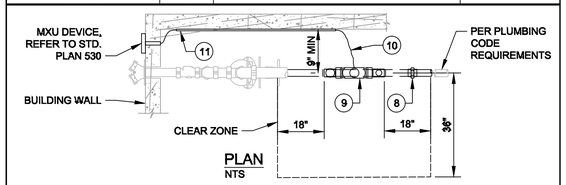
PLAN
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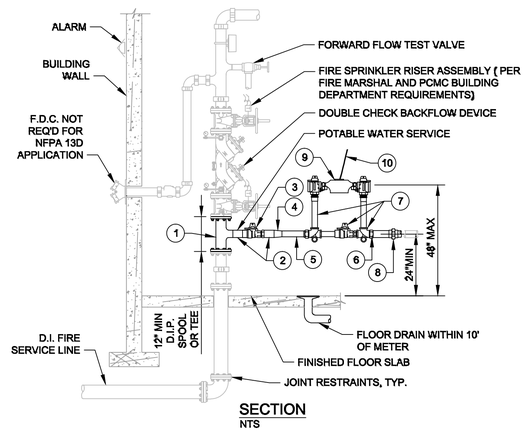
SECTION
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NOTES:
1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. REFER TO STD. PLAN 525 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.

	DATE		STD. PLAN
PARK CITY MUNICIPAL CORPORATION WATER	05/2014	1-1/2" DUAL METERS OUTSIDE SETTING	525
	REV. 0		



PLAN
NTS



SECTION
NTS

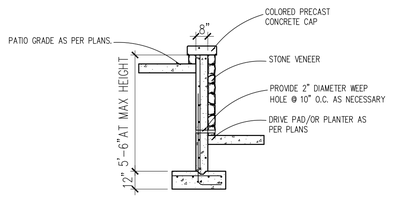
NOTES:
1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. REFER TO STD. PLAN 526 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.

	DATE		STD. PLAN
PARK CITY MUNICIPAL CORPORATION WATER	05/2014	1-1/2" AND 2" METER INSIDE SETTING	526
	REV. 0		

PARK CITY DUAL 1-1/2" WATER METER DETAIL

N.T.S. — 5 / C1.0

RE: STRUCTURAL



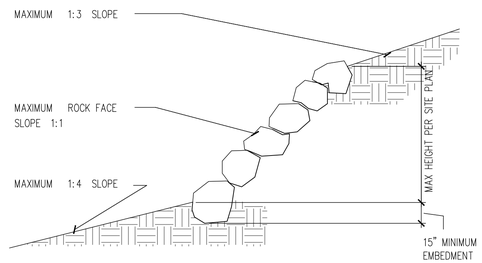
NOTES:
1. EMBANKMENT SHALL BE COMPACTED TO 90 % RELATIVE COMPACTION.
2. RETAINING WALLS HIGHER THAN 4'-0" OR SUPPORTING A SURCHARGE ARE REQUIRED TO HAVE A SEPARATE PERMIT AND ENGINEERING DRAWINGS

WHEN APPLICABLE

CONCRETE RETAINING

SCALE: NTS — 1 / C1.0

RE: STRUCTURAL

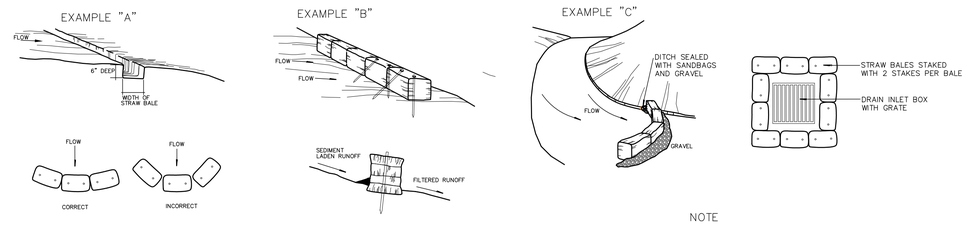


NOTES:
1. NOMINAL ROCK SIZE SHALL BE AT LEAST 1/3 THE HEIGHT OF THE EMBANKMENT
2. ROCKS TO BE ANGULAR AND FITTED TOGETHER SI THAT VERTICAL JOINTS DO NOT STACK
3. EMBANKMENT SHALL BE COMPACTED TO 90 % RELATIVE COMPACTION.
4. RETAINING WALLS HIGHER THAN 4'-0" OR SUPPORTING A SURCHARGE ARE REQUIRED TO HAVE A SEPARATE PERMIT AND ENGINEERING DRAWINGS

WHEN APPLICABLE

ROCK RETAINING

SCALE: NTS — 2 / C1.0



NOTE

MATERIALS

-STRAW BALES BOUND WITH WIRE OR TWINE.
-WOOD OR STEEL STAKES, sTAKES TO BE 48" IN LENGTH MIN. WOOD SHALL BE 2"x2" MIN. STEEL SHALL BE REBAR OR STEEL PICKET.

INSTALLATION

1. DIG A 6"X24" TRENCH. TRENCH TO BE ALIGNED WITH CONTOURS, BUT CURVED SLIGHTLY UPHILL. THIS PROHIBITS RUNOFF FROM FLOWING AROUND END BALES. SEE EXAMPLE "A".

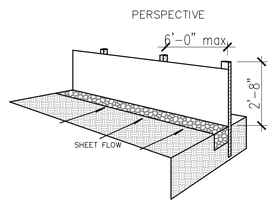
2. PLACE BALES IN TRENCH WITH ENDS TIGHTLY ABUTTED.

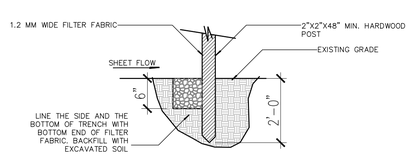
3. ANCHOR EACH BALE WITH 2 STAKES DRIVEN 24" INTO THE GROUND. ANGLE THE FIRST STAKE IN EACH BALE TOWARDS THE PREVIOUSLY LAID BALE. SEE EXAMPLE "B".

4. WEDGE LOOSE STRAW BETWEEN GAPES IN BALES. BACKFILL AND COMPACT THE EXCAVATED SOIL AGAINST THE UPHILL SIDE OF THE BARRIER

SILT FENCE OPT. 1

N.T.S. — 3 / C1.0





INSTALLATION

1. WHERE POSSIBLE LAY THE SILT FENCE 5'-0" – 10'-0" BEYOND THE TOE OF THE SLOPE

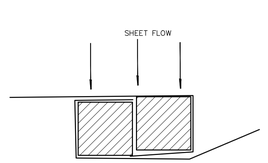
2. ALIGN THE FENCE ALONG THE CONTOR OF THE SLOPE

3. WHEN EXCAVATING TRENCH USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSION

4. PLACE POSTS 6'-0" O.C. ALONG CONTOUR. DRIVE POST 2'-0" INTO GROUND. EXCAVATE AN ANCHOR TRENCH 8"X8" IMMEDIATLEY UP GRADE FROM POSTS

5. CUT FABRIC TO REQUIRED WDTH, UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO STAKES WITH STAPLESOR EQ. TRAILING EDGE SHALL EXTEND INTO ANCHOR TRENCH

6. BACKFILL TRENCH OVER FABRIC TO ANCHOR



ATTAHCING TWO SILT FENCES

1. PLACE THE END OF THE SECOND FENCE POST INSIDE THE END OF THE FIRST FENCE POST

2. ROTATE BOTH POSTS 180 DEGREES MIN.IN CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC

3. DRIVE BOTH POSTS INTO GROUND 24" MIN. AND BURY FLAP IN ANCOR TRENCH

SILT FENCE OPT. 2

N.T.S. — 4 / C1.0

PROJ# 2311

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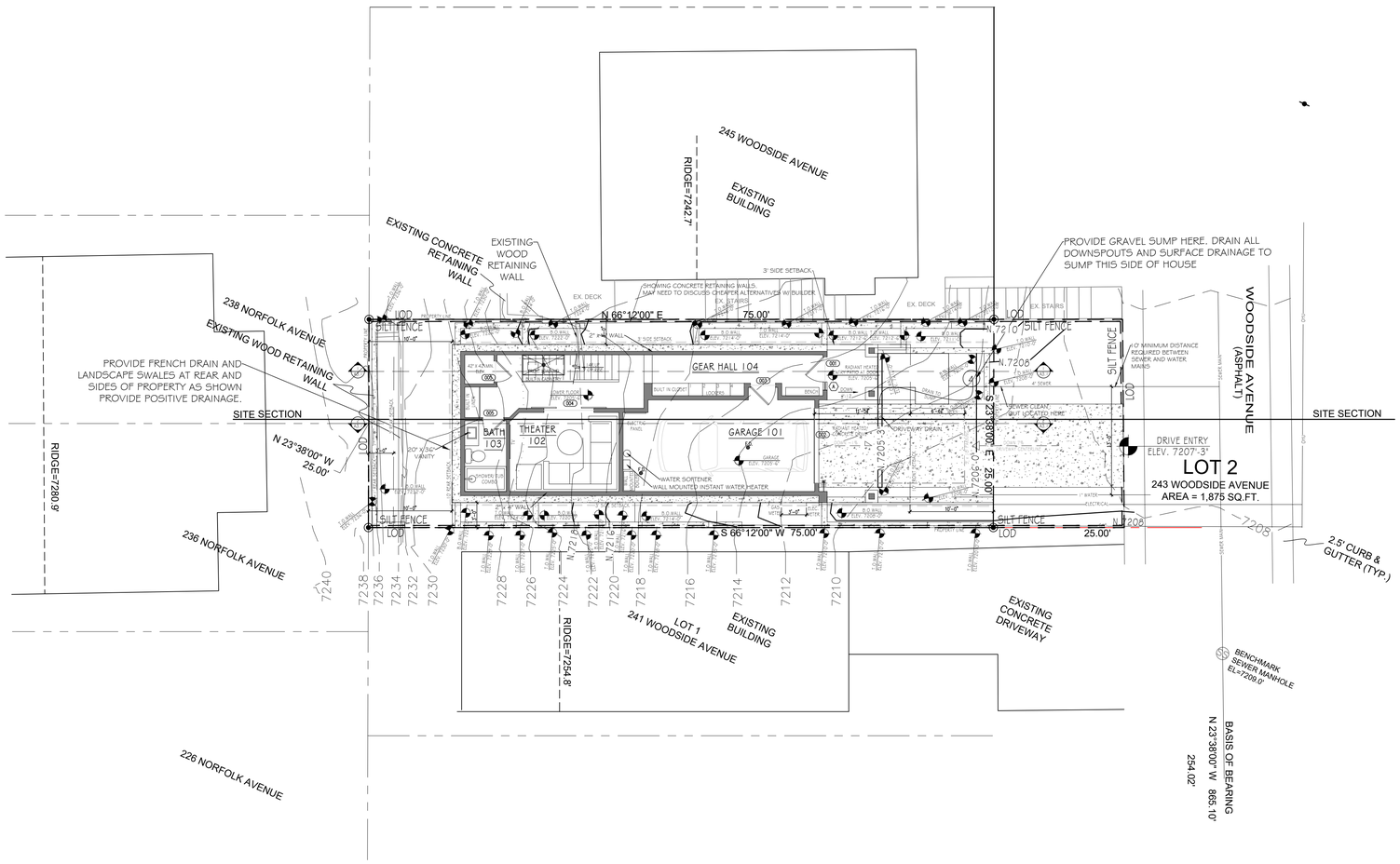
SUTER RESIDENCE
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SITE DETAILS AND NOTES

C1.0

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SITE NOTE:
GRADING HAS BEEN PREVIOUSLY MODIFIED FROM ORIGINAL STATE INCREASING SLOPE TO 30% OR ABOVE AS SHOWN ON SLOPE ANALYSIS.

SQUARE FOOTAGE CALCULATIONS			
HOA		BUILDER / REALTOR	
LOT SIZE AREA	1,875 SQ. FT.	1ST LEVEL AREA	844 SQ. FT.
LOD AREA	2,225 SQ. FT.	1ST LEVEL MINUS GARAGE	540 SQ. FT.
PRIVATE AREA	- SQ. FT.	2ND LEVEL AREA	855 SQ. FT.
TRANSITIONAL AREA	- SQ. FT.	3RD LEVEL AREA	796 SQ. FT.
MECHANICAL AREA	- SQ. FT.	4TH LEVEL AREA	476 SQ. FT.
LOWER FLOOR AREA	540 SQ. FT.	TOTAL AREA	2,971 SQ. FT.
2ND LEVEL	855 SQ. FT	HOA AREA = AREA DEFINED BY HOA	
3RD LEVEL	855 SQ. FT.		
4TH LEVEL	477 SQ. FT.		
TOTAL LIVABLE AREA	2,727 SQ. FT.		
GARAGE INTERIOR AREA	303 SQ. FT.	BUILDER / REALTOR AREA = AREA CALCULATED TO EXTERIOR OF ALL WALLS INCLUDING GARAGE + MECHANICAL	
BUILDING FOOTPRINT	844 SQ. FT.		
2ND LEVEL PATIO AREA	114 SQ. FT.		
3RD LEVEL PATIO AREA	NOT USED		
4TH LEVEL PATIO AREA	269 SQ. FT.		
ENTRY PATIO AREA	33 SQ. FT.		

NORTH

1 / C1.1 SITE PLAN WITH 1ST LEVEL
SCALE: 1/8" = 1'-0"

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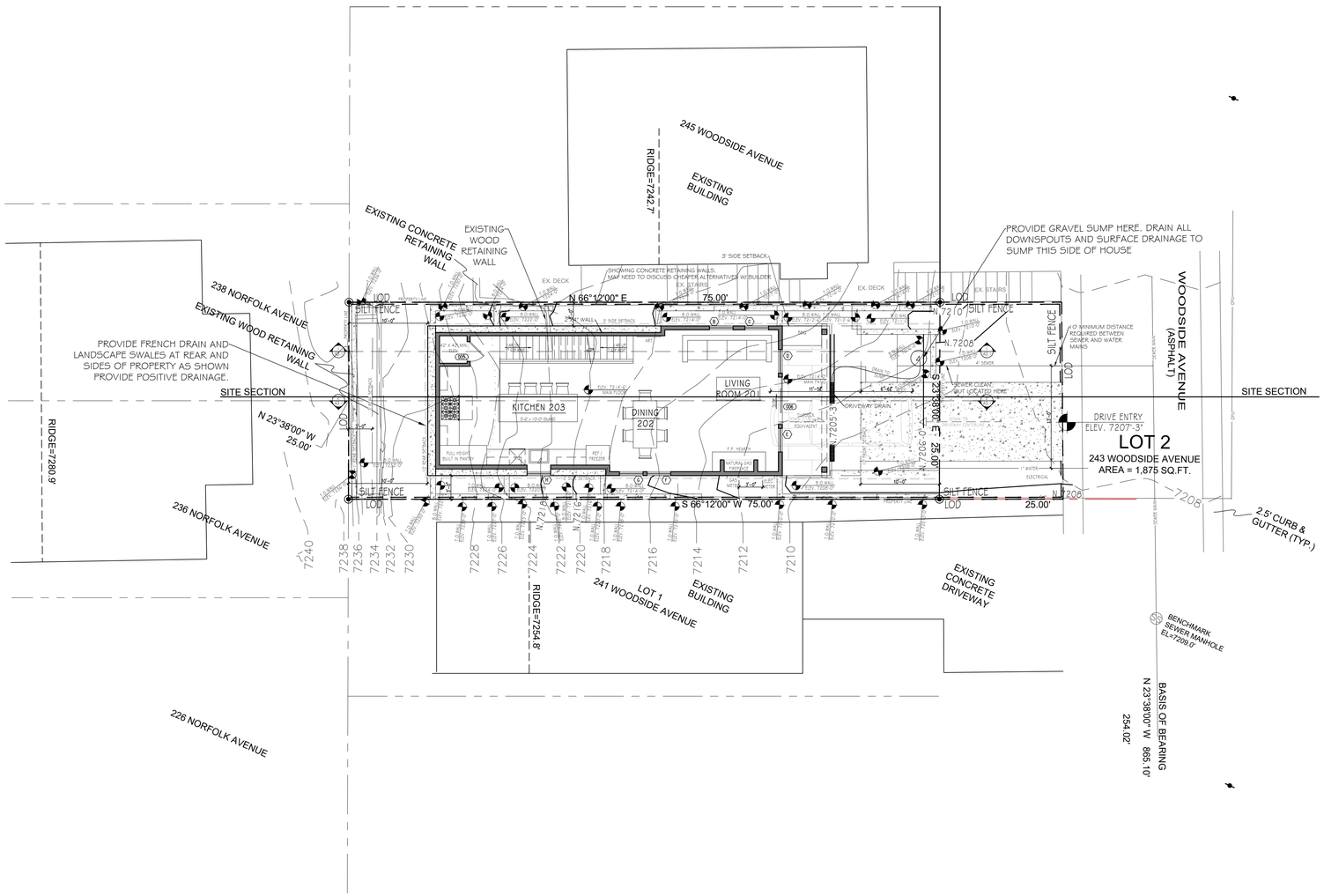
DATE: FEBRUARY 8, 2024
REVISION:

SUTER RESIDENCE
243 WOODSIDE AVE.
PARK CITY, UTAH 84060

SITE PLAN WITH FIRST LEVEL

C1.1

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4TH LEVEL PATIO AREA	269 SQ. FT.		
ENTRY PATIO AREA	33 SQ. FT.		

NORTH

1 C1.2

SITE PLAN WITH 2ND LEVEL

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

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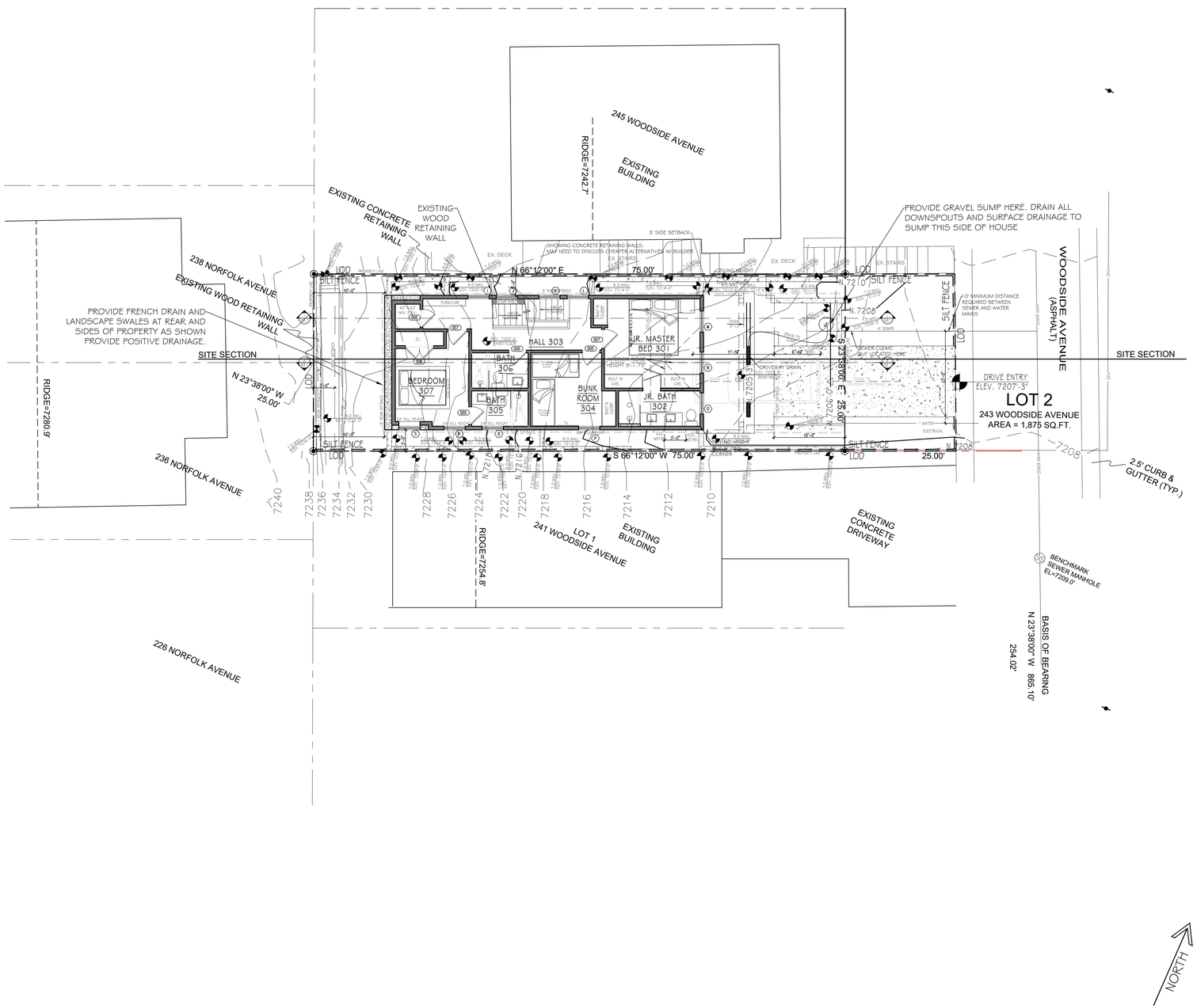
SUTER RESIDENCE

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SITE PLAN WITH SECOND LEVEL

C1.2

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ENTRY PATIO AREA	33 SQ. FT.		

NORTH

1 C1.3 SITE PLAN WITH 3RD LEVEL
SCALE: 1/8" = 1'-0"

PROJ# 2311

DATE: FEBRUARY 8, 2024
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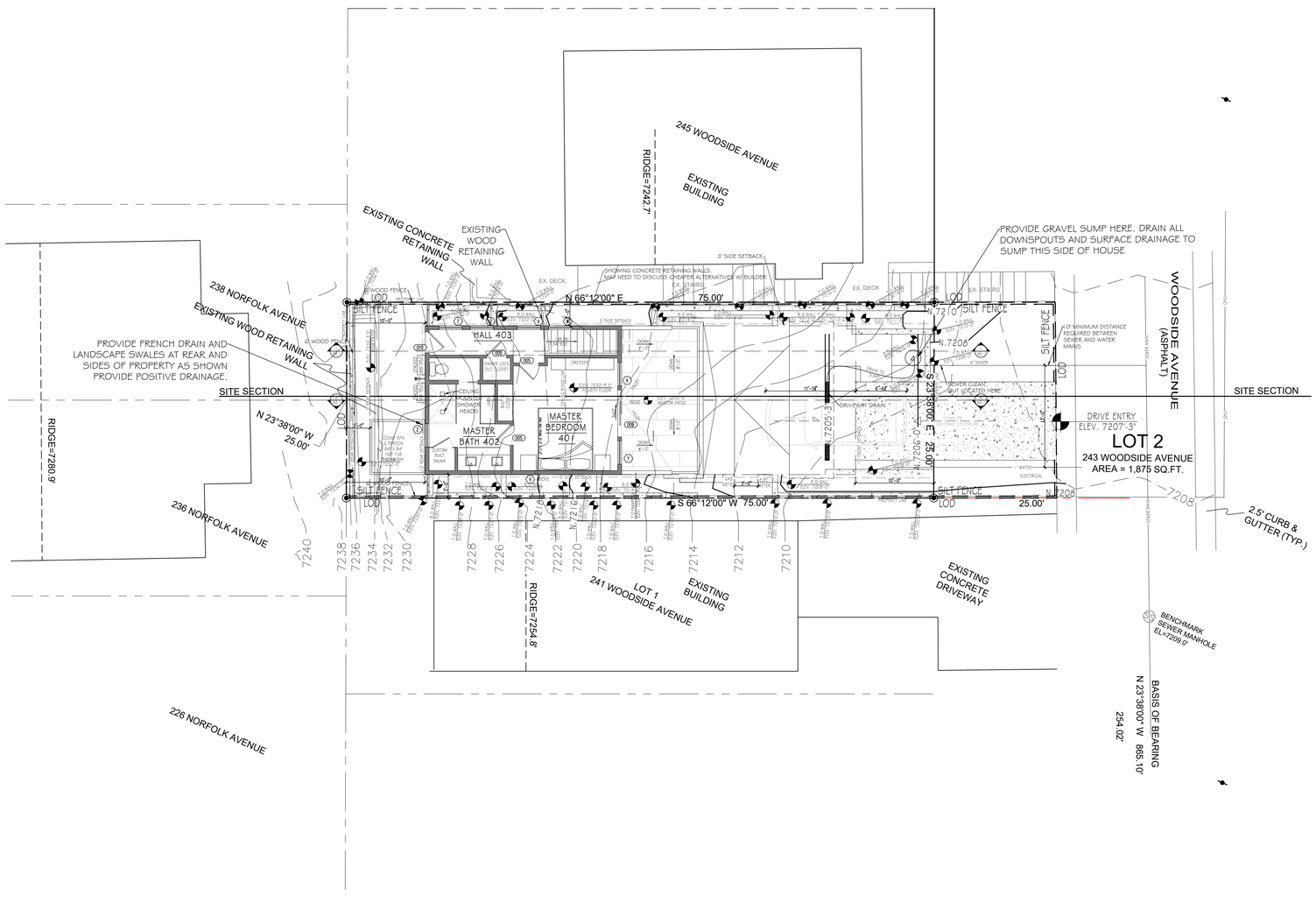
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SITE PLAN WITH THIRD LEVEL

C1.3

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NORTH

C1.4 1

SITE PLAN WITH 4TH LEVEL

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

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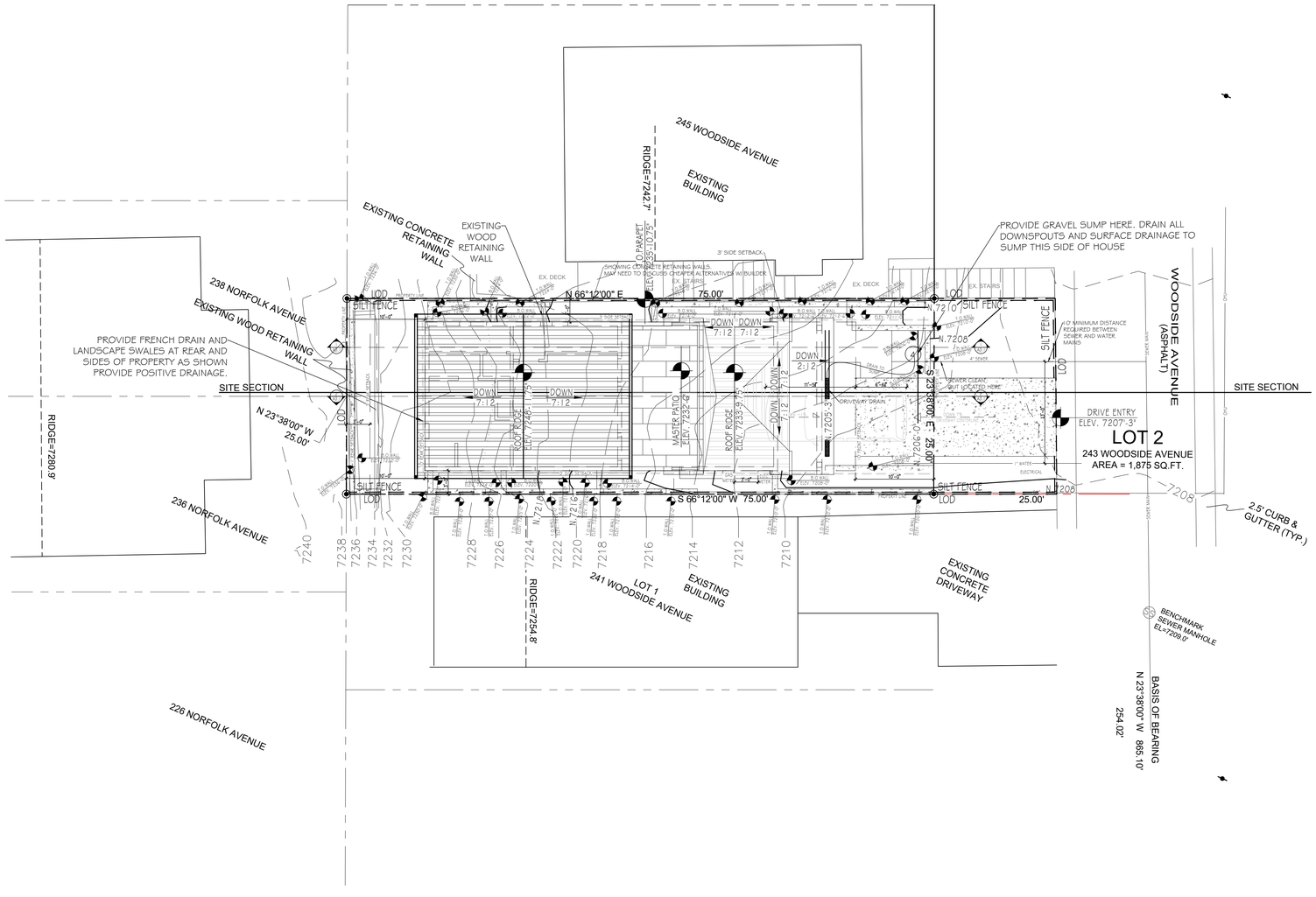
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SITE PLAN WITH FOURTH LEVEL

C1.4

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NORTH

1 C1.5

SITE PLAN WITH ROOF

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

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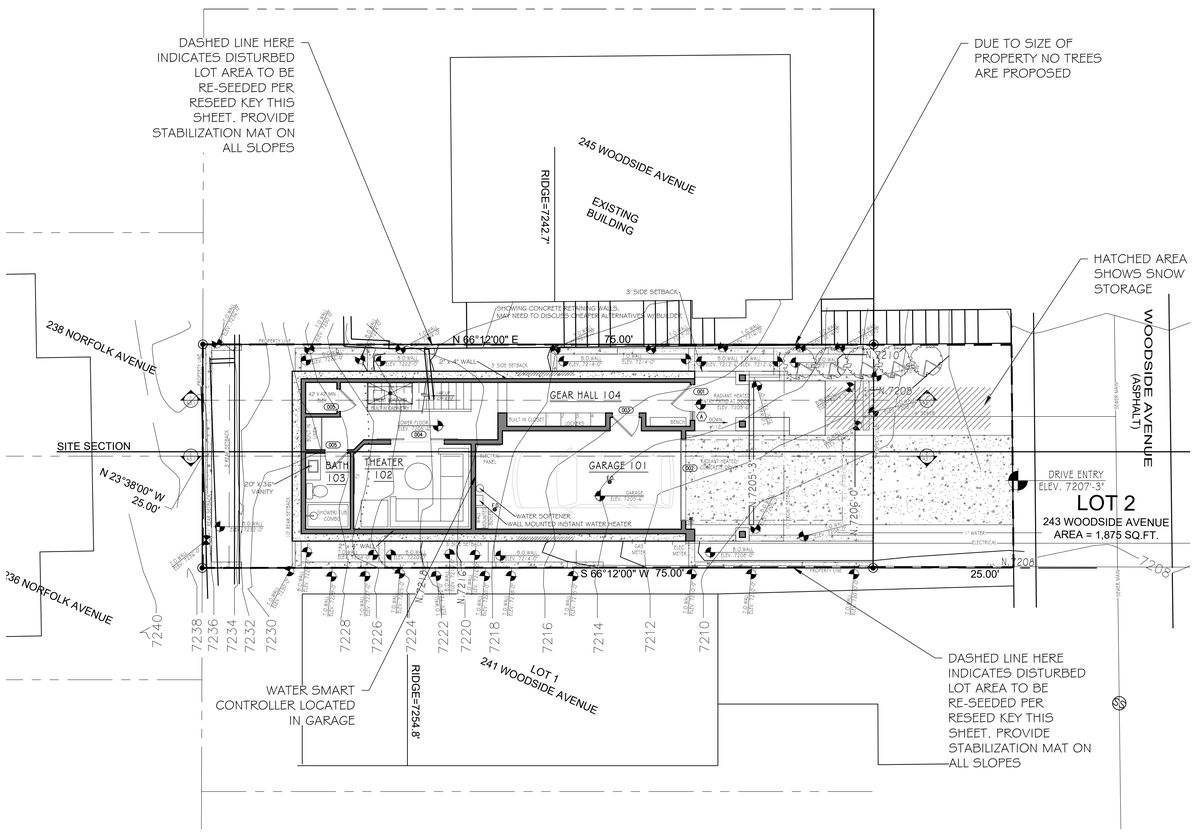
SUTER RESIDENCE

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SITE PLAN WITH ROOF

C1.5

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1
L1.0

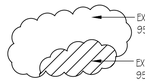
NOTE:
SEE C1.0 FOR EROSION CONTROL AND SILT FENCE DETAILS
SEE C1.0 FOR BUILDING AND ENGINEERING DEPARTMENT NOTES

LANDSCAPE PLAN

1/8" = 1'-0"

AREA S.F. CALCULATION
TOTAL LANDSCAPED AREA = 980 S.F.
TOTAL LOD AREA 2257 S.F.
PERCENT OF LANDSCAPED AREA: 980 / 2257 = 43.4%

EXISTING TREES



SUGGESTED CONIFEROUS TREES: NOTE NOT TO BE PLANTED THIS PROJECT



CONIFEROUS TREE.
MINIMUM HEIGHT AT PLANTING SHALL BE 8'-0" TALL

WHITE FUR, SUBALPINE FIR, COLORADO SPRUCE
ENGLEMANN SPRUCE, LIMBER PINE

ROCK RETAINING WALL

LICHEN ROCK BOULDER

SEEDED AREAS



HARD FESCUE
SHEEP FESCUE
CHEWING FESCUE
ROCKY MTN PENSTEMON
BLUE FAX
YARROW

SEED AT RATE OF 40LBS./ACRE

SEEDED AREAS INCLUDE ALL DISTURBED AREAS NOT COVERED BY HARDSCAPE OR OTHER PLANTINGS

SUGGESTED SHRUBS

SHRUBS SHALL BE A MINIMUM OF 3-5 GALLON WHEN PLANTED

ADAM'S NEEDLE
ALPINE CURRENT
ANTELOPE BITTERBRUSH
FALSE SPIREA
BEAUTY BUSH
BLACK CHOKEBERRY
BLUE MIST SPIREA
BOULDER THIMBLEBERRY
BRIDAL WREATH SPIREA
BUMALD SPIREA
CHENAULT CORALBERRY
CHOKECHERRY
CLIFF JAMESIA
CLIFF ROSE
CLOVE CURRANT
COMMON LILAC (MANY CULTIVARS)
COMMON SNOWBERRY
COMPACT OREGON GRAPE
CRANBERRY COTONEASTER
CRIMSON PYGMY BARBERRY
CURL-LEAF MOUNTAIN MAHOGANY
NEW MEXICO LOCUST
NINEBARK
OREGON GRAPE
PEKING COTONEASTER
PURPLE SAND CHERRY
RED CHOKEBERRY
ROCK SPRAY SPIRAEA
SASKATOON SERVICEBERRY
SEA BUCKTHORN
SHRUBBY CINQUEFOIL
SIBERIAN PEA SHRUB
SILVER BUFFALOBERRY
SILVER SAGE
SPREADING COTONEASTER
TALLHEDGE BUCKTHORN
THINLEAF ALDER
UTAH SERVICEBERRY
WAYFARING TREE
WESTERN SAND CHERRY
WINGED EUONYMOUS
WOODS ROSE
YEW
DIABOLO NINEBARK
DWARF KOREAN LILAC
DWARF MOUNTAIN MAHOGANY
DWARF WINGED EUONYMOUS
ELDERBERRY
FLOWERING ALMOND
FORSYTHIA
GREENLEAF MANZANITA
HARRIMAN'S YUCCA
HONEYSUCKLE SPECIES
INDIAN CURRANT CORALBERRY
LEATHERLEAF VIBURNUM
LEWIS'MOCKORANGE
LITTLELEAF MOCKORANGE
MENTOR BARBERRY
RED LEAF BARBERRY
ROSE GLOW BARBERRY
MOUNTAIN LOVER
MOUNTAIN MAHOGANY
MOUNTAIN SNOWBERRY

SUGGESTED PERENNIALS

PERENNIALS SHALL BE A MINIMUM OF 1 GALLON CONTAINER WHEN PLANTED

BEARDED IRIS
GERMAN IRIS
BERGENIA
SAXIFRAGE
BLACK EYED SUSAN
BLANKET FLOWER
BLOODY CRANESBILL
BLUE FLAX
LEWIS'FLAX
BRONZE EVENING PRIMROSE
BUTTERFLY MILKWEED
CANDYTUFT
CHOCOLATE FLOWER
CORAL BELLS
CREEPING PHLOX*
DAYLILY
DESERT PENSTEMON
ENDRESS CRANESBILL
GLOBEMALLOW
GOLDEN COLUMBINE GREEN SANTOLINA
HENS AND CHICKS
KEYS OF HEAVEN
JUPITER'S BEARD
RED LADY'S MANTLE
LEADPLANT
LICORICE HYSSOP
MAT PENSTEMON
MISSOURI EVENING PRIMROSE
MOUNT ATLAS DAISY
ORANGE CONEFLOWER
OZARK CONEFLOWER
PALE EVENING PRIMROSE
PALMER PENSTEMON
PASQUE FLOWER
PINE-LEAF PENSTEMON
PLUME-FLOWERED
SALVIA POPPY MALLOW
PRAIRIE WINECUP
PRAIRIE CONEFLOWER
MEXICAN HAT
PRAIRIE PURPLE CONEFLOWER
RED HOT POKER
ROCKY MOUNTAIN COLUMBINE
ROCKY MOUNTAIN PENSTEMON
SAND PENSTEMON
SHOWY STONECROP
SIBERIAN IRIS
SISKIYOU
PINK MEXICAN PRIMROSE
STICKY GERANIUM
SWEET IRIS
TEXAS MIST FLOWER
VALERIAN
WESTERN COLUMBINE
WESTERN CONEFLOWER
WHIPPLE'S PENSTEMON

GENERAL LANDSCAPING NOTES

IRRIGATION:
- PROVIDE BACKFLOW PREVENTER PER CODE
- ALL TREES AND SHRUBS SHALL HAVE DRIP IRRIGATION
- ALL RESEEDED AREAS SHALL HAVE TEMOPRARY ROTOR IRRIGATION FOR ONE YEAR OR UNTIL ESTABLISHMENT

DISTURBED AREAS:
- ALL DISTURBED AREAS SHALL BE RE-SOWN WITH NATURAL SEED MIXTURE AS PER INDEX AND GUIDELINES. SEED AND IRRIGATE PER BEST PRACTICES.

MAINTENANCE / ACCEPTANCE OF EXISTING PLANS:
- INTENT IS TO MODIFY THE FUEL LOAD IN AREAS ADJACENT TO STRUCTURES TO REDUCE THE THREAT OF WILDFIRES.

FUEL MODIFICATION:
- FUEL MODIFICATION DISTANCES SHALL NOT BE LESS THAN 30 FEET OR TO THE LOT LINE WHICHEVER IS LESS. THESE MEASUREMENTS SHALL BE MEASURED FROM THE HORIZONTAL PLANE FROM THE PERIMETER OR PROJECTION OF THE STRUCTURE. THE ALLOWED DISTANCE MAY BE INCREASED BY THE FIRE CODE OFFICIAL BECAUSE OF THE SITE-SPECIFIC ANALYSIS BASED UPON LOCAL CONDITIONS.

RESPONSIBLE PARTY:
- PERSONS OWNING, LEASING, CONTROLLING, OPERATING OR MAINTAINING BUILDINGS OR STRUCTURES REQUIRING VEGETATION MANAGEMENT ARE RESPONSIBLE FOR MAINTAINING, MODIFYING OR REMOVING NON-FIRE RESISTIVE VEGETATION ON THE PROPERTY.

MAINTENANCE:
- NON-FIRE RESISTIVE VEGETATION OR GROWTH SHALL BE KEPT CLEAR OF BUILDINGS OR STRUCTURES, MAY INCLUDE CLUMPING, CLUSTERING, PRUNING, AND THINNING.
- TREE CROWNS EXTENDING TO WITHIN 10 FEET OF ANY STRUCTURE SHALL BE PRUNED TO MAINTAIN A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET. TREE CROWNS WITHIN THE IGNITION ZONE SHALL BE PRUNED TO REMOVE LIMBS LOCATED LESS THAN 6 FEET ABOVE THE GROUND SURFACE ADJACENT TO THE TREES.
- CHIMNEY CLEARANCE PORTIONS OF TREE CROWNS THAT EXTEND TO WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY SHALL BE PRUNED TO MAINTAIN A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET.
- DEAD WOOD AND LITTER SHALL BE REGULARLY REMOVED FROM TREES.

SUGGESTED ANNUALS

ANNUAL COREOPSIS
BACHELOR'S BUTTONS
CALIFORNIA POPPY
COLEUS
COSMOS
CREEPING ZINNIA
DUSTY MILLER
FLANDERS POPPY FLOWERING
KALE AND CABBAGE
FORGET-ME-NOT
GARDEN PETUNIA
GARDEN VERBENA
GLORIOSA DAISY
ICELANDIC POPPY
LOBELIA
MARIGOLDS
NASTURTIUM
PANSY; VIOLA
SALVIA; FLOWERING SAGE
SNAPDRAGON
SWEET ALYSSUM
SWEET PEA
SWEET WILLIAM

SUGGESTED DECIDUOS TREES

DECIDUOUS TREE.
MINIMUM CALIPER AT PLANTING 2"

AMUR MAPLE
BIGTOOTH MAPLE
BOLLEANA POPLAR BURR OAK
CANADA RED CHOKECHERRY
COLUMNAR SWEDISH ASPEN
COMMON HACKBERRY CRABAPPLE
DOWNY SERVICEBERRY
KENTUCKY COFFEE TREE
LINDON TREES
MAY DAY TREE
NARROWLEAF COTTONWOOD
QUAKING ASPEN
ROCKY MOUNTAIN MAPLE
SASKATOON
SERVICEBERRY/JUNEBERRY
SENSATION BOXELDER
SYCAMORE MAPLE
TATARIAN MAPLE
THORNLESS HAWTHORN
TURKISH FILBERT
WESTERN CATALPA

SUGGESTED TURFGRASS AND ORNAMENTAL GRASS

BLUE GRAMA
GREAT BASIN RYE
INDIAN RICE GRASS
LITTLE BLUESTEM
SIDEOATS GRAMA

SUGGESTED GROUND COVER

CLEMATIS
CREEPING OREGON GRAPE JAPANESE
HONEYSUCKLE
LILY-OF-THE-VALLEY
ROCKSPRAY
COTONEASTER
SNOW IN SUMMER
STONECROP
SWEET WOODRUFF

PARK CITY URBAN WILDLANDS INTERFACE CODE WORKSHEET

EXCEPTIONS:

- STRUCTURES MEETING ALL OF THE REQUIREMENTS LABELED IN HOME HARDENING 1 THROUGH 4 AND AT LEAST 3 OF THE ITEMS LABELED 5 THROUGH 9. ARE NOT REQUIRED TO MEET ITEMS 5 THROUGH 8 OF INTERMEDIATE IGNITION ZONE CHECKLIST.
- NOT WITHSTANDING ANY EXCEPTION, ALL LANDSCAPING IN THE INTERMEDIATE IGNITION ZONE MUST BE SUCH THAT A GROUND FIRE IS NOT LIKELY TO SPREAD INTO THE TREE CANOPY.

ITEMS MARKED BELOW ARE PART OF THIS SUBMISSIONS DESIGN:

HOME HARDENING:

YES 1. ROOFS SHALL BE KEPT FREE OF PINE NEEDLES, LEAF LITTER, AND ALL OTHER DEBRIS.

YES 2. RAIN GUTTERS SHALL BE KEPT CLEAR AND CLEAN OF ALL DEBRIS.

YES 3. AREAS UNDER DECKS OR ROOF OVERHANGS SHALL NOT BE USED FOR STORAGE OF ANY COMBUSTIBLE.

YES 4. AREAS UNDER DECKS SHALL BE KEPT CLEAN OF ALL DEAD OR DRY VEGETATION, AND DEBRIS.

YES 5. VENTS SHALL BE COVERED BY METAL SCREENS WITH NO LARGER THAN 1/8 INCH MESH.

YES 6. EAVES SHALL BE BOXED AND/OR MADE FROM NON-COMBUSTIBLE MATERIALS.

NA 7. FENCE COMPONENTS WITHIN THE IMMEDIATE IGNITION ZONE MUST BE MADE OF NON-COMBUSTIBLE MATERIALS AND/OR THE STRUCTURE MUST BE NON-COMBUSTIBLE AT THE CONNECTION POINT.

YES 8. WINDOWS SHALL BE MADE OF DOUBLE OR TRIPLE PANE OR TEMPERED GLASS.

YES 9. ROOFS SHALL BE COVERED WITH A CLASS A ROOF COVERING

YES 10. WOOD SHINGLE OR WOOD SHAKE ROOFING MATERIALS ARE PROHIBITED.

IMMEDIATE IGNITION ZONE: (5 FEET) :

YES 1. ALL DEAD AND DYING VEGETATION MUST BE REMOVED FROM WITHIN FIVE (5) FEET OF THE STRUCTURE.

YES 2. ALL VEGETATION MUST BE ON THE APPROVED LIST

YES 3. ALL TREES MUST BE TRIMMED SO AS TO BE NO CLOSER THAN 10 FEET FROM AN ACTIVE WOOD BURNING

INTERMEDIATE IGNITION ZONE: (30 FEET) :

YES 1. ALL VEGETATION IN THIS ZONE MUST BE ON THE APPROVED LIST. (ATTACHED)

YES 2. ALL DEAD AND DYING VEGETATION SHALL BE REMOVED.

YES 3. GRASSES MUST BE KEPT TO A MAXIMUM OF 4 INCHES IN HEIGHT ABOVE GROUND.

YES 4. VEGETATION UNDER TREES SHALL BE REMOVED SO AS TO PRECLUDE THE LADDERING EFFECT OF A GROUND FIRE FROM SPREADING INTO THE TREE CROWN.

YES 5. TREES TALLER THAN 10 FEET AND LESS THAN 15 FEET MUST HAVE ALL BRANCHES REMOVED FROM WITHIN FOUR (4) FEET OF THE GROUND AS MEASURED FROM THE HIGHEST POINT OF THE GROUND BELOW THE CANOPY OF THE TREE.

YES 6. TREES GREATER THAN 15 FEET MUST HAVE ALL BRANCHES REMOVED FROM WITHIN SIX (6) FEET OF THE GROUND AS MEASURED FROM THE HIGHEST POINT OF THE GROUND BELOW THE CANOPY OF THE TREE.

YES 7. TREES AND SHRUBS MUST BE CLUSTERED WITH THE CANOPIES OF THE CLUSTERS BEING NO CLOSER THAN 18 FEET TO THE NEXT CLOSEST CLUSTER.

YES 8. NO SINGLE TREE CLUSTER SHALL EXCEED FIVE (5) TREES OR COVER MORE THAN 15% OF THE INTERMEDIATE IGNITION ZONE, WHICHEVER IS LESSER.

PROJ# 2311

DATE: FEBRUARY 8, 2024
REVISION:

SUTER RESIDENCE
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LANDSCAPE NOTES AND PLAN

L1.0

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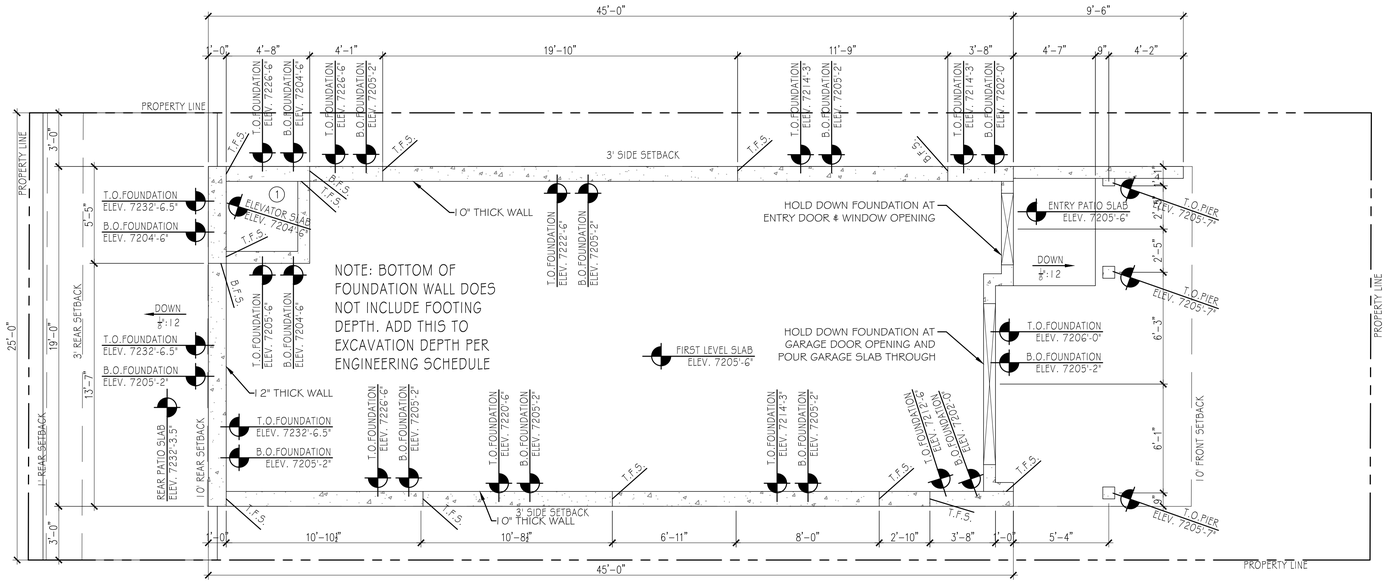
SQUARE FOOTAGE CALCULATIONS			
HOA		BUILDER / REALTOR	
LOT SIZE AREA	1,875 SQ. FT.	1ST LEVEL AREA	844 SQ. FT.
LOD AREA	2,225 SQ. FT.	1ST LEVEL MINUS GARAGE	540 SQ. FT.
PRIVATE AREA	- SQ. FT.	2ND LEVEL AREA	855 SQ. FT.
TRANSITIONAL AREA	- SQ. FT.	3RD LEVEL AREA	796 SQ. FT.
MECHANICAL AREA	- SQ. FT.	4TH LEVEL AREA	476 SQ. FT.
LOWER FLOOR AREA	540 SQ. FT.	TOTAL AREA	2,971 SQ. FT.
2ND LEVEL	855 SQ. FT	HOA AREA = AREA DEFINED BY HOA	
3RD LEVEL	855 SQ. FT.		
4TH LEVEL	477 SQ. FT.		
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BUILDING FOOTPRINT	844 SQ. FT.		
2ND LEVEL PATIO AREA	114 SQ. FT.		
3RD LEVEL PATIO AREA	NOT USED		
4TH LEVEL PATIO AREA	269 SQ. FT.		
ENTRY PATIO AREA	33 SQ. FT.		

VERIFY WALL THICKNESS W/ STRUCTURAL. EXCAVATION TO USE SHOTCRETE.

ELEVATOR SLAB ELEV. 7204'-6"
ENTRY PATIO ELEV. 7205'-6"
GARAGE FLOOR ELEV. 7205'-6"
FIRST LEVEL ELEV. 7205'-6"
SECOND LEVEL ELEV. 7214'-6"
THIRD LEVEL ELEV. 7223'-6"
FOURTH LEVEL ELEV. 7232'-9.5"
REAR PATIO ELEV. 7232'-3.5"

KEYED NOTES

1. ALL CONCRETE SLABS IN ELEVATOR CORES TO BE 12" THICK AND 12" BELOW FINISHED FLOOR. CONCRETE PIT WALL SHALL BE 12" THICK. COORDINATE ALL STEEL EMBEDMENTS AND ELEVATOR RAIL ATTACHMENTS WITH MANUFACTURER AND ENGINEER.



1 A1.0 SECOND LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

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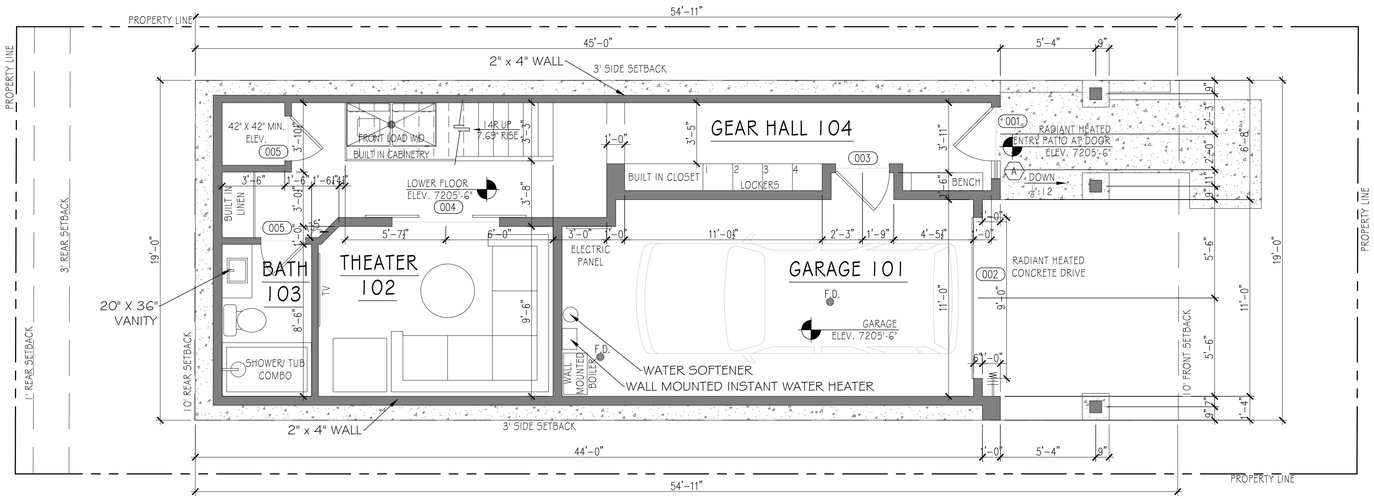
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LOWER + SECOND LEVEL FLOOR PLAN

A1.1

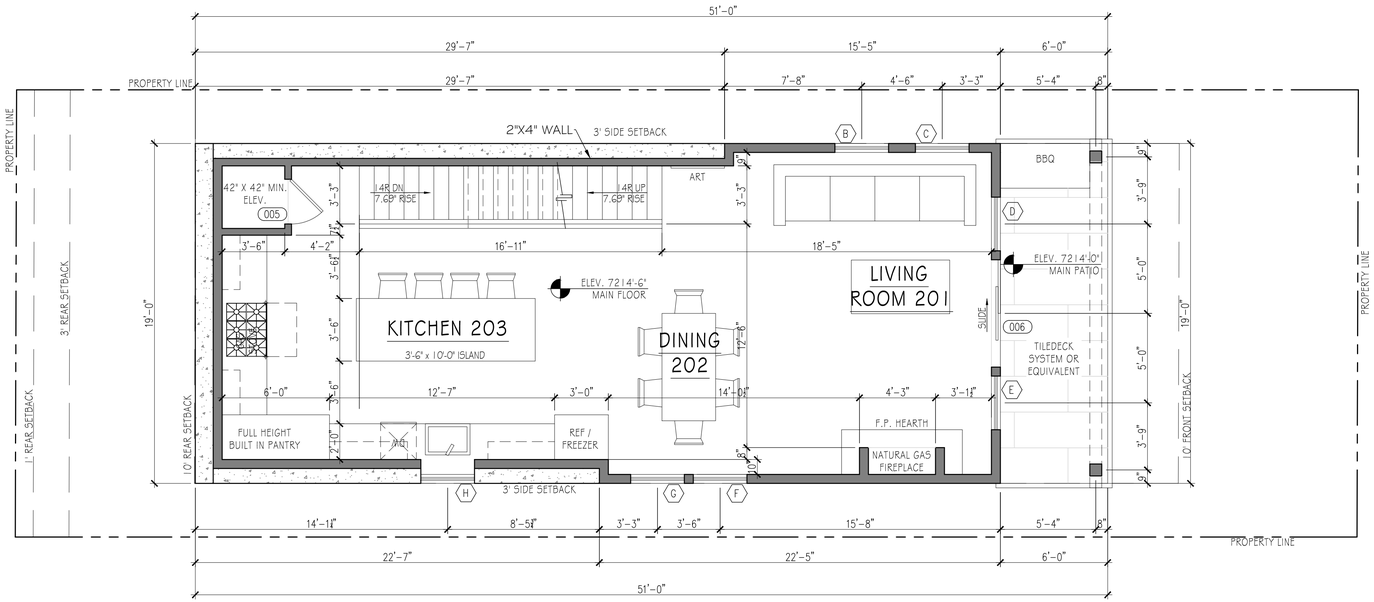
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1 A1.1 **LOWER LEVEL FLOOR PLAN**

SCALE: 1/4" = 1'-0"



2 A1.1 **SECOND LEVEL FLOOR PLAN**

SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE CALCULATIONS			
HOA		BUILDER / REALTOR	
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LOD AREA	2,225 SQ. FT.	1ST LEVEL MINUS GARAGE	540 SQ. FT.
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MECHANICAL AREA	- SQ. FT.	4TH LEVEL AREA	476 SQ. FT.
LOWER FLOOR AREA	540 SQ. FT.	TOTAL AREA	2,971 SQ. FT.
2ND LEVEL	855 SQ. FT	HOA AREA = AREA DEFINED BY HOA	
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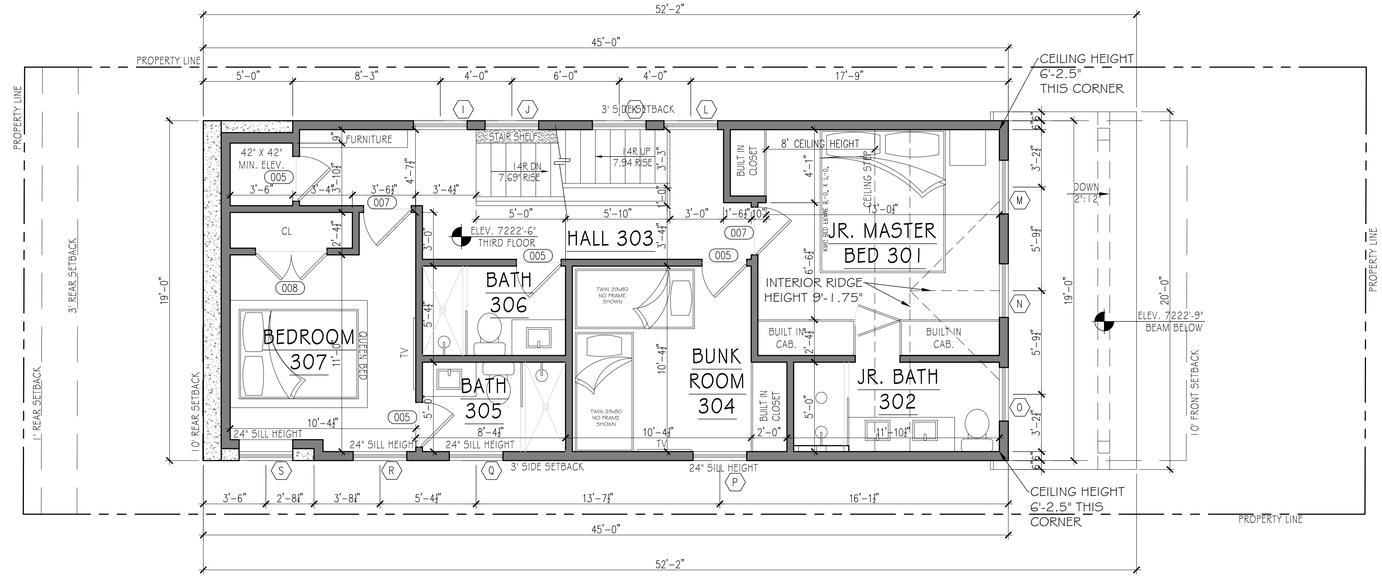
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LOWER + SECOND LEVEL FLOOR PLAN

A1.1

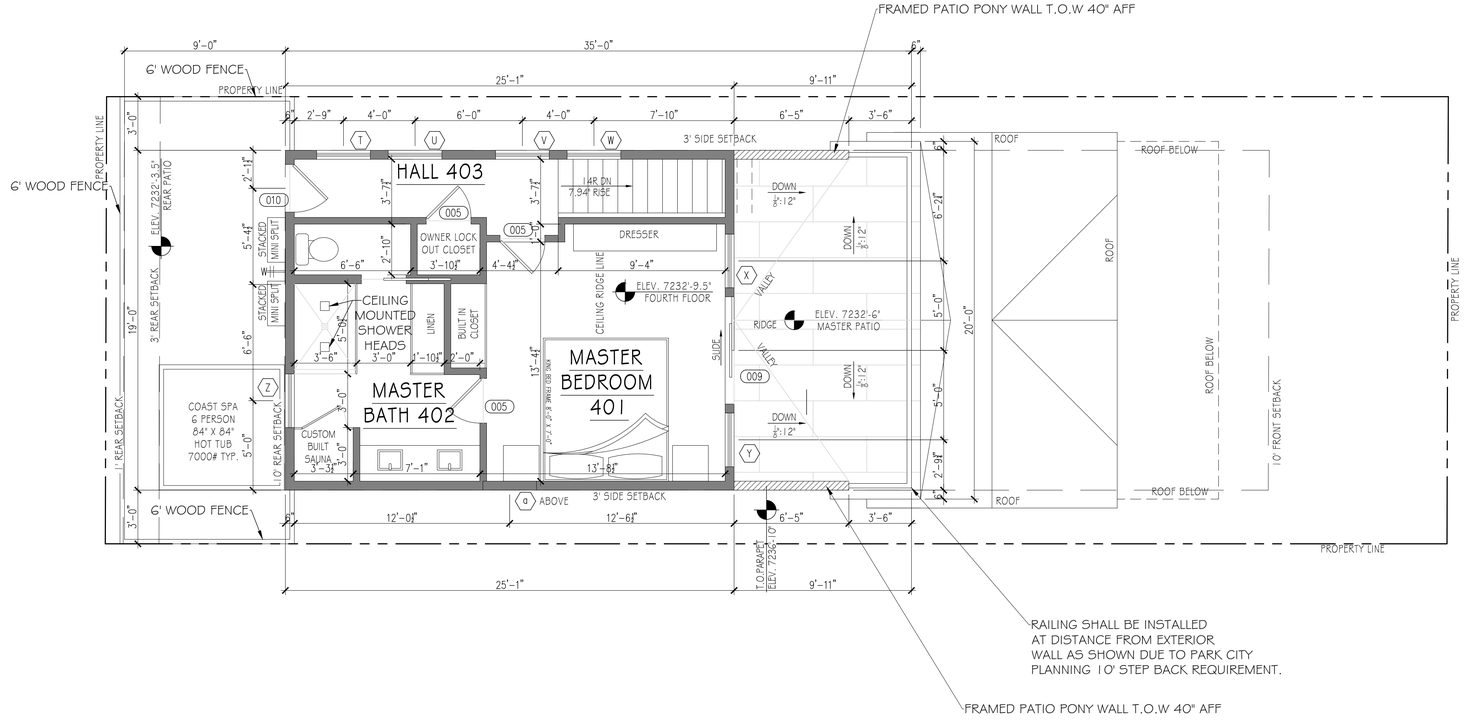
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A1.2 THIRD LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



2 A1.2 UPPER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE CALCULATIONS			
HOA		BUILDER / REALTOR	
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THIRD + UPPER LEVEL FLOOR PLAN

A1.2

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(L82) ALL WINDOW WELLS TO PROVIDE A MIN. OF 9 SQ. FT. NET CLEAR OPENING w/ MIN. DIMENSION OF 36" AND A LADDER INSTALLED IF WINDOW WELL IS GREATER THAN 44 INCHES DEEP

(L83) CONCRETE FLOOR SLABS, EXCEPT THOSE IN UNHEATED ACCESSORY STRUCTURES, SHALL HAVE A VAPOR RETARDER CONSISTING OF A 6 MIL (.006 INCH) POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OF THE PREPARED SUB GRADE WHERE NO BASE COURSE EXISTS. R506.2.3

(L84) BEDROOM WINDOWS TO RECEIVE EGRESS HARDWARE.

(L85) GARAGE ATTIC ACCESS DOORS SHALL BE 20 MINUTE LABELED OR EQUIVALENT CONSTRUCTION.

(L86) FLASH AND COUNTER FLASH DOORS AND WINDOWS.

(L87) ALL HINGED SHOWER DOORS SHALL SWING OUTWARD.

(L88) MINIMUM WINDOW AREA SHALL EQUAL NOT LESS THAN 8% OF THE FLOOR AREA OF HT. OF ROOM UNLESS MECHANICAL VENTILATION AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE REQUIRED FLOOR AREA AT A HEIGHT OF 30 INCHES.

(L56) ALL HINGED SHOWER DOORS SHALL SWING OUTWARD.

(L57) MINIMUM WINDOW AREA SHALL EQUAL NOT LESS THAN 8% OF THE FLOOR AREA OF HT. OF ROOM UNLESS MECHANICAL VENTILATION AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE REQUIRED FLOOR AREA AT A HEIGHT OF 30 INCHES.

(L58) PROVIDE ADEQUATE FLASHING.

(L59) STONE SLAB HEARTH.

(L60) (1) LAYER 5/8" TYPE 'X' GYP. BOARD AT ALL WALLS SEPERATING GARAGE AND HOUSE.

(L61) R.S. TIMBER FRAMING. RE: FRMG PLANS.

(L62) STANDING SEAM COPPER ROOF SYSTEM AT ALL COLD ROOF CONDITIONS.

(L63) VENT CRAWL SPACE AS PER I.R.C. R408. 1:1,500 w/ 4MIL VISQUEEN AND AT LEASE ONE VENT ON EACH SIDE OF CRAWL FOR CROSS VENTILATION.

(L64) SLOPE GRADE AWAY FROM BUILDING @ 5% FOR THE FIRST 10'-0"

(L65) CUSTOM COPPER CHIMNEY CAP.

(L66) 5/8" TYPE 'X' GYP. BD. ON ALL SURFACES. INSTALL TAPE AND MUD AS REQ. TO ASSURE MIN. 1 HR. RATED FIRE ASSEMBLY.

(L67) EXTEND 4 MIL POLY UNDER FOOTING.

(L68) CONT. R-30 BATT INSUL. IN ALL FLOOR SPACES OVER UNHEATED AREAS.

(L69) PROVIDE (2) LAYERS OF TYPE 'X' GYP. BD AT CEILING OF GARAGE WHERE FLOOR FRAMING EXISTS ABOVE CONSISTING OF TJI TYPE CONSTRUCTION.

(L70) 8" CONC. FOUNDATION WALL. RE: FOUNDATION WALL SCHEDULE FOR REINFORCING REQ.

(L71) 2x4 FURRING W/ R-13 BATT INSUL.

(L72) 6"x6" R.S. CUSTOM WD. BRACKETS AS SHOWN. SEE SECTION

(L73) 1/2" TEMPERED GLASS ASSEMBLY AT SHOWER.

(L74) R.S. TIMBER MANTEL.

(L75) CUSTOM R.S. TRUSS AS SHOWN. RE: DETAIL.

(L76) STONE CHIMNEY CAP AND FLASHING AS REQ. TO ASSURE ADEQUATE MOISTURE PROTECTION.

(L77) ASSURE NO PLUMBING IN EXTERIOR WALL CONDITION

(L78) PROVIDE SEALED F.P. UNIT IN BEDROOMS. CONTRACTOR TO PROVIDE ICC NUMBER TO BUILDING OFFICIAL PRIOR TO INSTALLATION.

(L79) 2x6 FRAMING AT 16" O.C. MIN. W/ CONT. R-19 BATT INSUL W/ CONT. 4 MIL. POLY. PROVIDE CONT. 7/16" APA RATED WAFER BD. W/ MIN. NAILING TO BE 10d AT 6" O.C. AT ALL PANEL EDGES AND AT 12" AT ALL FIELD CONDITIONS. RE: SHEAR WALL DESIGNATIONS AND SHEAR WALL SCHEDULE FOR ACTUAL NAILING REQ.

(L80) 2x CEDAR TRIM. FINISH AS PER OWNER

(L81) VERIFY FRAMED OPENINGS AT ALL DOORS AND WINDOWS WITH WINDOW/DOOR MANUFACTURER.

(L33) STAIRWAY, MAX. RISE 8", MIN. TREAD 10". SEE DETAIL SHEET.

(L34) ASSURE 6'-8" MIN. CLEAR HEADROOM AT STAIRWAY. DIMENSION TO BE MEASURED FROM LINE OF STAIR TREAD NOSING TO NEAREST OVERHEAD FINISHED SURFACE.

(L35) PROVIDE CONT. STAIR RAIL SYSTEM TO INCLUDE 1 1/2" HANDRAIL AT 36" ABOVE NOSE OF STAIR TREADS. RETURN RAIL TO WALL AT ALL TERMINATING CONDITIONS. ASSURE STAIR RAILING SYSTEM IS SUCH THAT A 4" DIA. SPHERE CANNOT PASS THROUGH AT ANY POINT. SEE DETAIL SHEET.

(L36) UNLESS NOTED OTHERWISESTAIRWAY CONSTRUCTION TO BE MIN. (3) 2x12 STRINGERS W/ 3/4" STAIR TREAD. SEE DETAIL AND STRUCTURAL SHEETS.

(L37) ~~ASPHALTIC ROOF SYSTEM OVER 30# FELT OR BETTER~~

(L38) NON CORROSIVE CONT. METAL DRIP EDGE W/ CONT.METAL EAVE FLASHING. ALL METAL TO MATCH METAL ROOFING AND AS PER OWNER.

(L39) ~~2x BUILT UP ROUGH-SAWN CEDAR FASCIA AS PER REFLECTED CEILING PLAN AND DETAILS W/ CONT. T&G CEDAR SOFFIT.~~

(L40) CONT. 4" SOFFIT / EAVE VENT.

(L41) ALL EXTERIOR GLU-LAMS TO BE ADEQUATELY PROTECTED FROM MOISTURE.

(L42) 5/8" A.P.A. RATED WAFER BD. ROOF SHTG W/ 10d NAILING AT 6" O.C. AT ALL PANEL EDGES AND AT 12" AT ALL FIELD CONDITIONS U.N.O.. COORDINATE WITH STRUCTURAL.

(L43) TJI FRAMING AS SHOWN. RE: FRAMING PLANS. INSTALL JOISTS, HANGERS, STIFFENERS AND BLOCKING AS PER MANUF. SPECS.

(L44) ROOF INSULATION SHALL BE CONT. R-49 BATT INSUL W/ CONT. MIN. 1" AIR SPACE ABOVE BATTS MIN.

(L45) 5/8" GYP. BD. AS PER I.R.C. W/ A 1 PERM VAPOR BARRIER IS INSTALLED ON THE WARM SIDE OF WALL

(L46) PROVIDE CONT. 1 1/2" DIA. HOLES AT EA. BLOCKING TO ASSURE FREE TRANSLATION OF AIR FROM SOFFIT/EAVE VENT THROUGH BLOCKING AND TO 1" AIR SPACE ABOVE BATT INSUL. R.S. TIMBER TRUSS AS PER DETAIL.

(L47) 2x12 @ 12" O.C. OVERBUILD.

(L48) ASSURE RAILING DESIGN IS SUCH THAT A 4" DIA. SPHERE CANNOT PASS THROUGH ANY OPENINGS AT STAIRS INCLUDING RAILINGS AND OPEN TREADS..

(L49) PROVIDE CONT. BLOCKING AT ALL BRG. CONDITIONS.

(L50) GLAZING USED IN DOORS AND PANELS OF SHOWERS AND BATHTUB ENCLOSURES AND WALLS ENCLOSING THESE COMPARTMENTS SHALL COMPLY WITH CPSC 16 CFR, PART 1201 CRITERIA FOR CATEGORY I OR CATEGORY II AS INDICATED IN IRC TABLE R308.3.

(L51) FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN 24" ARCH OF DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE THAT IS WITHIN 5FT OF STAIRS, OR GLAZING WITHIN 5 FT OF SPAS OR POOLS, CERTAIN FIXED GLASS PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH IRC R308.

(L52) DOORS LEADING FORM DWELLINGS TO THE GARAGE SHALL BE SELF-CLOSING. 1-3/8" THICK SOLID CORE OR 20 MINUTE RATED. DOORS SHALL NOT BE OPEN INTO A SLEEPING ROOM.

(L53) PROVIDE PRESSURE TREATED WOOD AT ALL WOOD TO CONCRETE CONNECTIONS. PROVIDE 18" MIN. CLEARANCE ABOVE CRAWL SPACE FOR ALL NON-PRESSURE TREATED WOOD JOISTS AND 12" MIN. CLEARANCE ABOVE CRAWL SPACE FOR ALL NON-PRESSURE TREATED WOOD GIRDERS.

(L54) BASEMENTS WITH HABITABLE SPACE AND EACH SLEEPING ROOM SHALL HAVE A EXTERIOR DOOR OR WINDOW THAT MEETS THE FOLLOWING: FINISHED SILL HEIGHT WITHIN 44" OF THE FLOOR, MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT., MINIMUM NET CLEAR OPENING WIDTH OF 20" AND MINIMUM NET CLEAR OPENABLE HEIGHT OF 24". GRADE FLOOR OPENINGS MAY HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ. FT.

(L55) THE OPENABLE WINDOW AREA IN BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS AND OTHER SIMILAR ROOMS SHALL NOT BE LESS THAN 1-1/2 SQ. FT. UNLESS A MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 50 CFM FOR INTERMITTENT OPERATION OR 20 CFM FOR CONTINUOUS OPERATION IS PROVIDED. VENTILATION AIR SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE.

(L1) THE MOST RECENT INTERNATIONAL CODES AND UTAH STATE AMENDMENTS SHALL GOVERN. SEE GENERAL NOTES ON SHEET G0.1 FOR ADDITIONAL REQUIREMENTS

(L2) COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.

(L3) ~~ASPHALT ROOF SHINGLES TO BE 50 YEAR THICK BUTT ARCHITECTURAL SHINGLES. MINIMUM 380#. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.~~

(L4) COORDINATE ALL BEARING ELEVATIONS WITH ROOF FRAMING PLAN. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL FRAMING REQUIREMENTS.

(L5) SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.

(L6) OWNER TO SELECT STONE FOR STONE VENEER. VENEER SHALL BE APPROVED BY HOA IF APPLICABLE. INSTALL AS PER ELEVATIONS, DETAILS, STRUCTURAL, AND AS PER I.R.C. 703.7

(L7) SEE ROOF PLAN FOR ALL ROOF SLOPES.

(L8) PROVIDE RAIN GUTTERS AND DOWN SPOUTS AS REQUIRED.

(L9) COORDINATE ALL COLUMNS WITH STRUCTURAL. FINISH COLUMNS AS PER ARCHITECTURAL DRAWINGS.

(L10) GARAGE DOOR UNIT AS PER OWNER, AND AS PER DOOR SCHEDULE. PROVIDE AUTOMATIC GARAGE DOOR OPENERS TESTED IN ACCORDANCE WITH UL325

(L11) WAINSCOT CAP TO BE 4" X 4-1/2" MASONRY. SEE DETAIL SHEET.

(L12) WOOD TRIM AROUND WINDOWS AND DOORS AS SHOWN ON ELEVATIONS AND DETAILS. PAINT OR STAIN AS PER OWNER.

(L13) CHIMNEY TO BE STONE VENEER OVER FRAME. TOP OF CHIMNEY VENT TO BE 2'-0" ABOVE ANY ROOF PLANE WITHIN 10'-0".

(L14) SEE FLOOR PLANS, DETAIL SHEETS AND GENERAL NOTES FOR RAILING REQUIREMENTS. RAILING TYPE TO BE AS PER OWNER.

(L15) TIMBER TRUSS SYSTEM FINISH AS PER ELEVATIONS, DETAILS, AND OWNER. COORDINATE WITH ROOF FRAMING PLAN.

(L16) PROVIDE ATTIC VENTILATION AS REQUIRED BY IRC. SEE DETAIL SHEETS AND GENERAL THERMAL & MOISTURE PROTECTION NOTES.

(L17) ALL INSULATION, VAPOR BARRIERS, BUILDING PAPER, ETC... AS INDICATED IN GENERAL NOTES. ALSO SEE DETAIL SHEETS.

(L18) ALL EXTERIOR MATERIALS TO BE AS INDICATED ON ELEVATION DRAWINGS.

(L19) ALL WINDOWS AND DOORS TO BE AS INDICATED IN FLOOR PLANS, ELEVATIONS, AND WINDOW/DOOR SCHEDULES.

(L20) PROVIDE SOLID BLOCKING BETWEEN TRUSSES, TYP. SEE ROOF FRAMING PLAN.

(L21) PROVIDE ANCHOR BOLTS AT TOP OF FOUNDATION WALL AS INDICATED IN FOUNDATION PLAN.

(L22) PERIMETER DRAIN AS INDICATED IN GENERAL THERMAL AND MOISTURE PROTECTION NOTES.

(L23) SEE STRUCTURAL NOTE SHEET FOR FLOOR SHEATHING AND NAILING REQUIREMENTS.

(L24) OVERBUILD/UNDERBUILD SECTION AS PER ROOF FRAMING PLAN.

(L25) PROVIDE FULL INSULATION (R-38) AT FLOOR SYSTEM.

(L26) PROVIDE VAPOR BARRIER OVER 4" FREE DRAINING GRAVEL AT CRAWL SPACE FLOOR.

(L27) PROVIDE VENTILATION FOR CRAWL SPACE AS REQUIRED BY I.R.C. SEE FOOTING AND FOUNDATION PLAN.

(L28) 6" CONCRETE SLAB OVER 4" FREE DRAINING GRAVEL. SEE STRUCTURAL.

(L29) ATTACH AND SUPPORT STONE VENEER AS PER STRUCTURAL AND IRC 703.7

(L30) PROVIDE CONT. MOISTURE PROOFING AT ALL BELOW GRADE CONC.

(L31) 4" PERF. PVC IN GRAVEL FIELD AT PERIMETER OF FOUNDATION. SLOPE AWAY AT 1/8" : 12". DRAIN TO DAYLIGHT

(L32) CONC. FTG. RE: FOOTING AND FOUNDATION SCHEDULE. NOTE: ASSURE ALL FOOTINGS ARE ESTABLISHED ON UNDISTURBED NATIVE SOIL CONDITIONS. (ELEVATIONS FOR TOP OF FOOTING REFLECTED IN FOOTING AND FOUNDATION PLAN SHOULD BE FIELD VERIFIED AND MODIFIED AS REQ. TO ASSURE THAT THE ABOVE DESCRIBED CONDITION IS SATISFIED).

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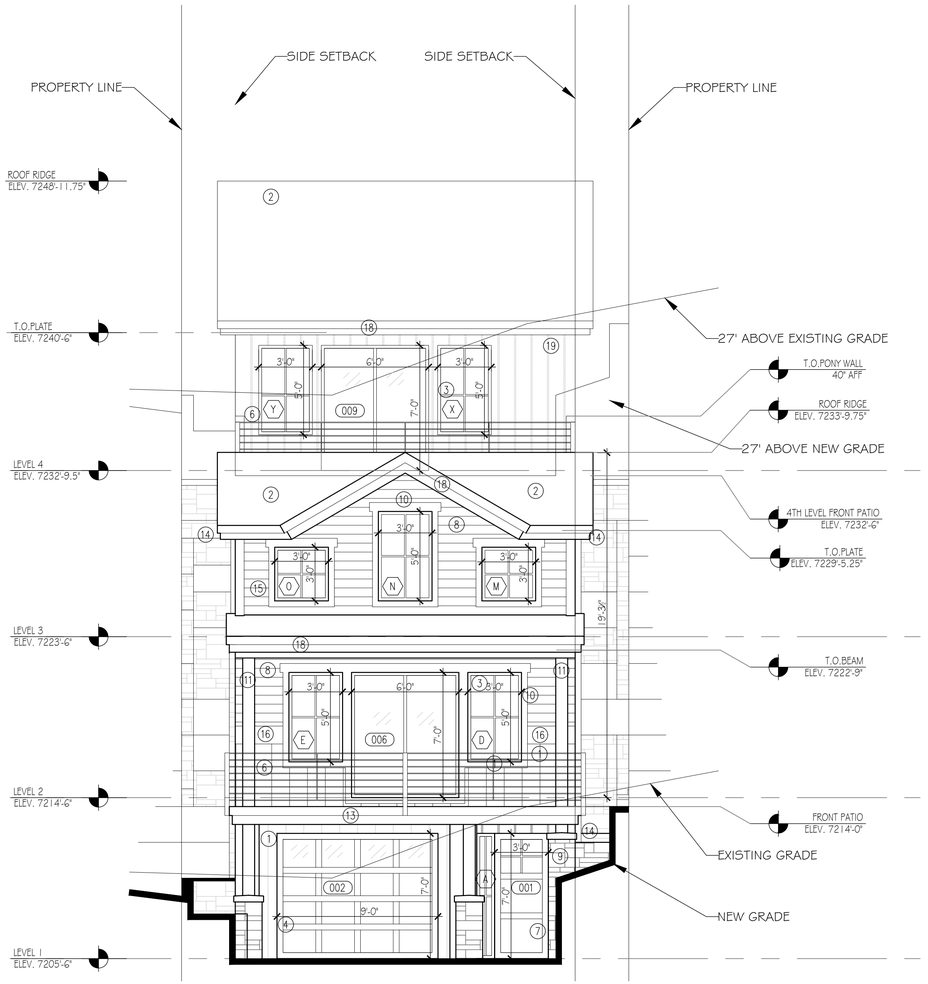
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ELEVATION AND SECTION NOTES

A2.0

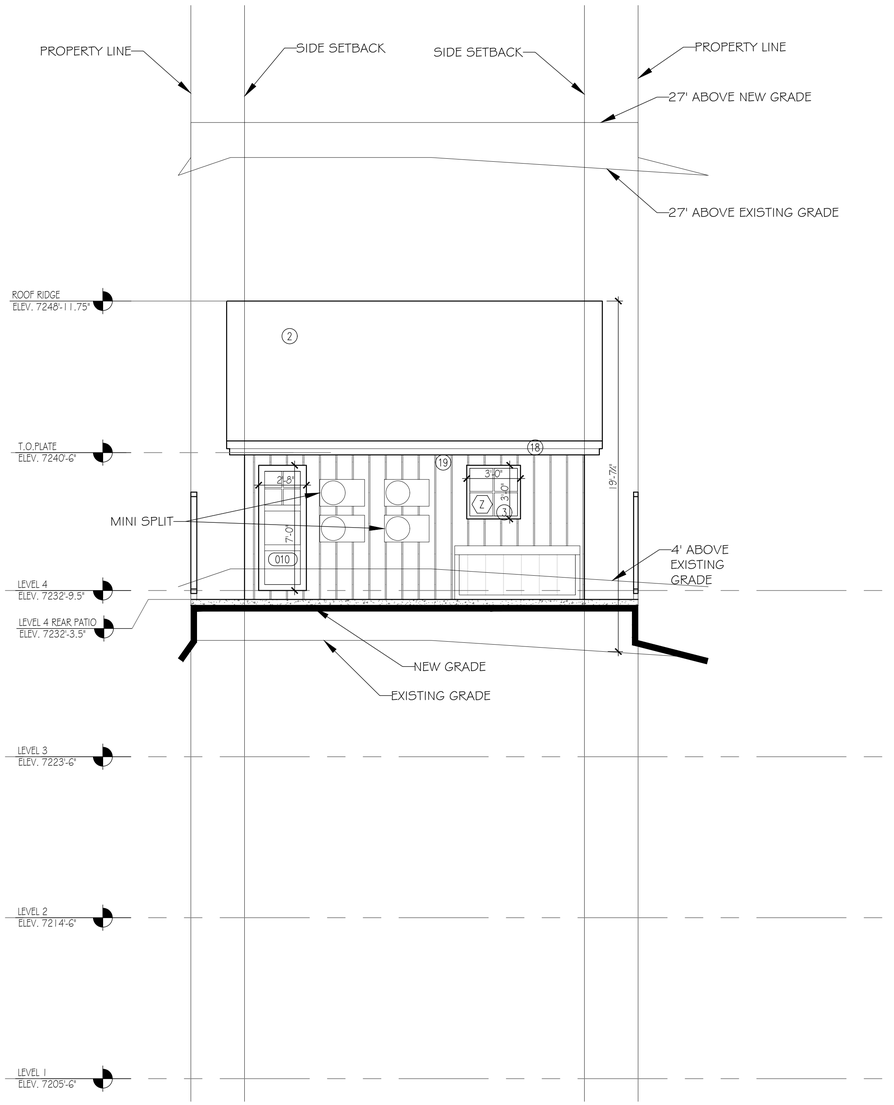
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2 A2.1 (N.E.) FRONT ELEVATION

SCALE: 1/4" = 1'-0"



1 A2.1 (S.W.) REAR ELEVATION

SCALE: 1/4" = 1'-0"

MATERIAL NOTES

1. BOARD AND BAT VERTICAL SIDING, PAINTED EGGSHELL BLUE
2. DARK GRAY PATINA STANDING SEAM ALUMINUM GABLE ROOF 7:12 SLOPE
3. EXTERIOR WINDOWS TO BE WOOD CLAD WITH BLACK PEPPERED STEEL.
4. GARAGE DOOR TO BE WOOD CLEAR COAT FINISH
5. DARK GRAY PAINTED ALUMINUM GUTTERS AND DOWNSPOUTS, SQUARE, TO MATCH STANDING SEAM ROOF
6. RAILING FRAME TO BE ½" STEEL WITH PEPPERED BLACK FINISH W/ STEEL CABLE BALUSTERS
7. FRONT DOOR TO BE CUSTOM WOOD DOOR. CLEAR STAIN TO MATCH GARAGE DOOR. GLAZING TOP 1/3
8. 6" WIDE HORIZONTAL SHIPLAP WOOD SIDING, PAINTED EGGSHELL BLUE
9. NATURAL STONE VENEER
10. DOOR AND WINDOW SURROUNDS TO BE 6" TOP BOARDS AND 4" SIDE AND BOTTOM BOARDS , WOOD, PAINTED WHITE, SEE DETAILS
11. 8" X 8" PAINTED DARK GRAY TUBE STEEL COLUMNS
12. WINDOWS TO BE TRUE DIVIDED LIGHT & NOT SIMULATED
13. DECK FASCIA ALUMINUM FASCIA PAINTED DARK GRAY
14. RETAINING WALL 8" CONCRETE WITH THIN VENEER STONE FINISH
15. DARK GRAY PATINA STANDING SEAM ALUMINUM SHED ROOF 4:12 SLOPE
16. 12" BOARD TRIM PAINTED WHITE
17. 6" BOARD TRIM PAINTED WHITE
18. ROOF AND EAVE FASCIA ALUMINUM FASCIA PAINTED DARK GRAY
19. 10" FLAT PAN STANDING SEAM VERTICAL SIDING, PAINTED BLACK

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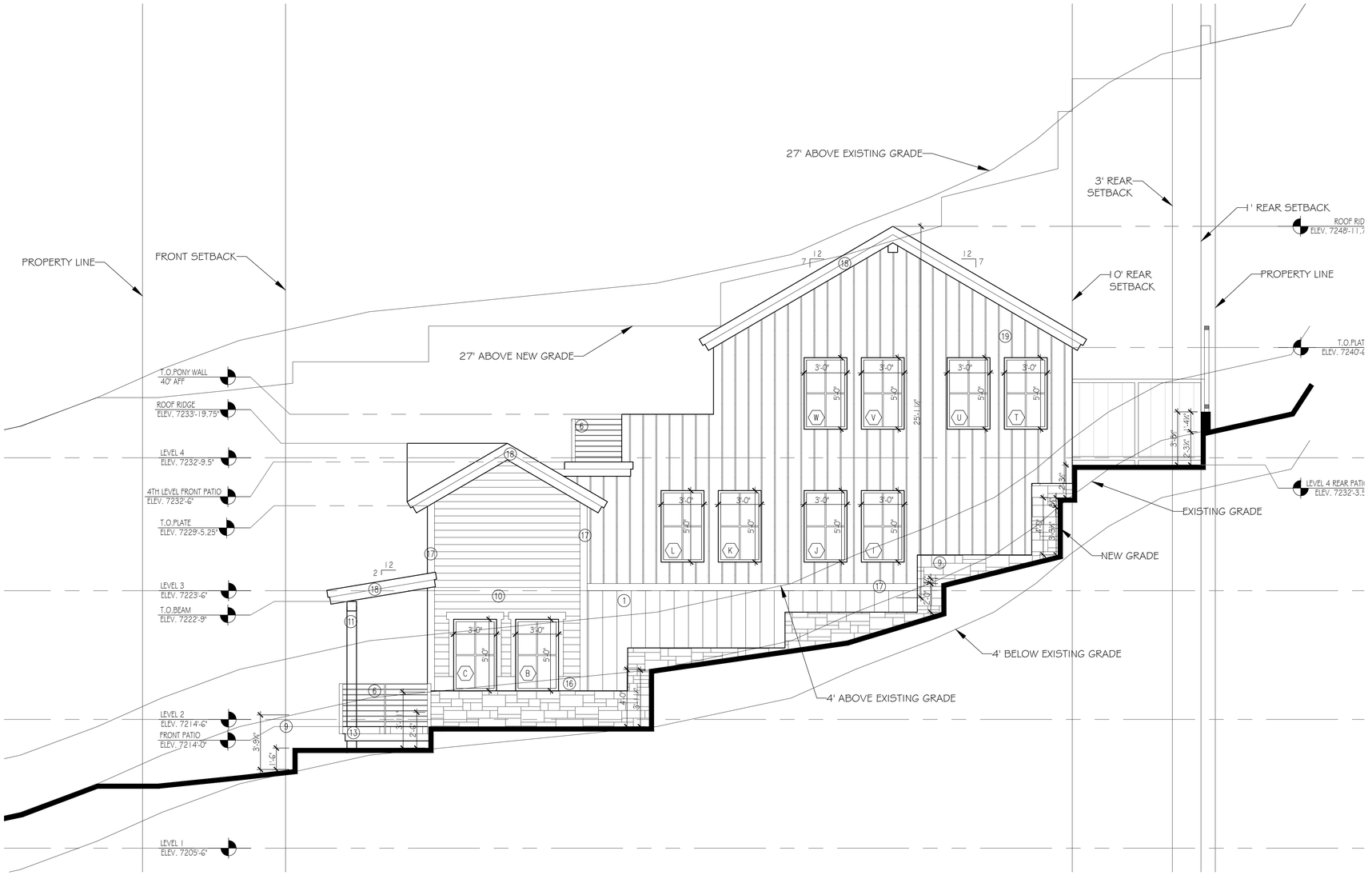
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RIGHT SIDE ELEVATIONS

A2.1

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MATERIAL NOTES

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3. EXTERIOR WINDOWS TO BE WOOD CLAD WITH BLACK PEPPERED STEEL.
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6. RAILING FRAME TO BE ½" STEEL WITH PEPPERED BLACK FINISH W/ STEEL CABLE BALUSTERS
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10. DOOR AND WINDOW SURROUNDS TO BE 6" TOP AND BOTTOM BOARDS AND 4" SIDE BOARDS, WOOD, PAINTED WHITE, SEE DETAILS
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15. DARK GRAY PATINA STANDING SEAM ALUMINUM SHED ROOF 2:12 SLOPE
16. 12" BOARD TRIM PAINTED WHITE
17. 6" BOARD TRIM PAINTED WHITE
18. ROOF AND EAVE FASCIA ALUMINUM FASCIA PAINTED DARK GRAY
19. 10" FLAT PAN STANDING SEAM SIDING, PAINTED BLACK

1 A2.2 (N.W.) RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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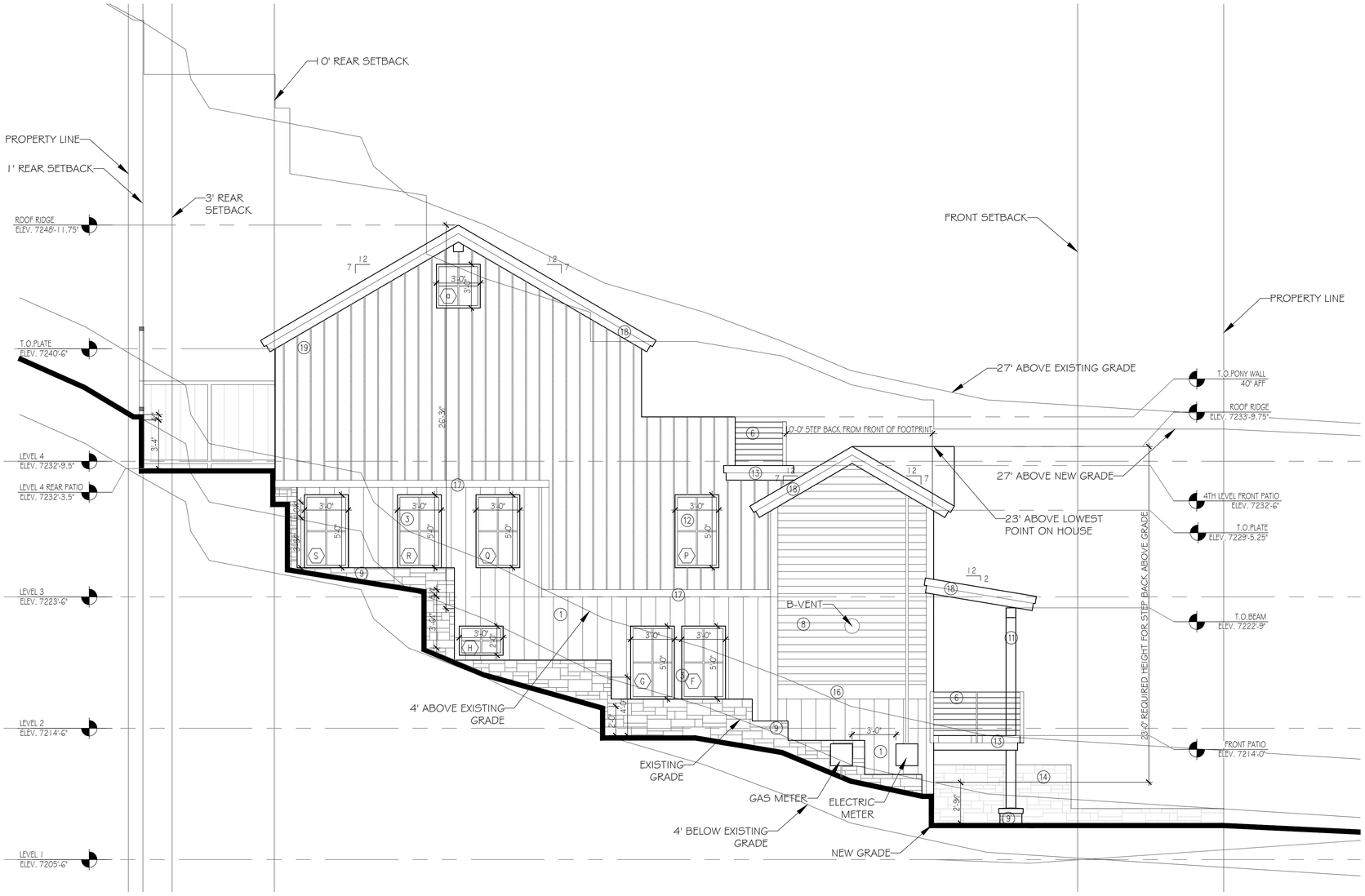
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RIGHT ELEVATION

A2.2

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1 A2.3 (S.E.) LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

MATERIAL NOTES

1. BOARD AND BAT VERTICAL SIDING, PAINTED EGGSHELL BLUE
2. DARK GRAY PATINA STANDING SEAM ALUMINUM GABLE ROOF 7:12 SLOPE
3. EXTERIOR WINDOWS TO BE WOOD CLAD WITH BLACK PEPPERED STEEL.
4. GARAGE DOOR TO BE WOOD CLEAR COAT FINISH
5. DARK GRAY PAINTED ALUMINUM GUTTERS AND DOWNSPOUTS, SQUARE, TO MATCH STANDING SEAM ROOF
6. RAILING FRAME TO BE ½" STEEL WITH PEPPERED BLACK FINISH W/ STEEL CABLE BALUSTERS
7. FRONT DOOR TO BE CUSTOM WOOD DOOR. CLEAR STAIN TO MATCH GARAGE DOOR. GLAZING TOP 1/3
8. 6" WIDE HORIZONTAL SHIPLAP WOOD SIDING, PAINTED EGGSHELL BLUE
9. NATURAL STONE VENEER
10. DOOR AND WINDOW SURROUNDS TO BE 6" TOP AND BOTTOM BOARDS AND 4" SIDE BOARDS, WOOD, PAINTED WHITE, SEE DETAILS
11. 8" X 8" PAINTED DARK GRAY TUBE STEEL COLUMNS
12. WINDOWS TO BE TRUE DIVIDED LIGHT & NOT SIMULATED
13. DECK FASCIA ALUMINUM FASCIA PAINTED DARK GRAY
14. RETAINING WALL 8" CONCRETE WITH THIN VENEER STONE FINISH
15. DARK GRAY PATINA STANDING SEAM ALUMINUM SHED ROOF 2:12 SLOPE
16. 12" BOARD TRIM PAINTED WHITE
17. 6" BOARD TRIM PAINTED WHITE
18. ROOF AND EAVE FASCIA ALUMINUM FASCIA PAINTED DARK GRAY
19. 10" FLAT PAN STANDING SEAM SIDING, PAINTED BLACK

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LEFT ELEVATION

A2.3

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1 A2.4 (S) FRONT AXONOMETRIC

SCALE: 1/4" = 1'-0"



2 A2.4 (W) RIGHT AXONOMETRIC

SCALE: 1/4" = 1'-0"



3 A2.4 (N) REAR AXONOMETRIC

SCALE: 1/4" = 1'-0"



4 A2.4 (N) REAR AXONOMETRIC

SCALE: 1/4" = 1'-0"



5 A2.4 (S) FRONT AXONOMETRIC

SCALE: 1/4" = 1'-0"



6 A2.4 (W) LEFT AXONOMETRIC

SCALE: 1/4" = 1'-0"

MATERIAL NOTES

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2. DARK GRAY PATINA STANDING SEAM ALUMINUM GABLE ROOF 7:12 SLOPE
3. EXTERIOR WINDOWS TO BE WOOD CLAD WITH BLACK PEPPERED STEEL.
4. GARAGE DOOR TO BE WOOD CLEAR COAT FINISH
5. DARK GRAY PAINTED ALUMINUM GUTTERS AND DOWNSPOUTS, SQUARE, TO MATCH STANDING SEAM ROOF
6. RAILING FRAME TO BE 3" STEEL WITH PEPPERED BLACK FINISH W/ STEEL CABLE BALUSTERS
7. FRONT DOOR TO BE CUSTOM WOOD DOOR. CLEAR STAIN TO MATCH GARAGE DOOR. GLAZING TOP 1/3
8. 6" WIDE HORIZONTAL SHIPLAP WOOD SIDING, PAINTED EGGSHELL BLUE
9. NATURAL STONE VENEER
10. DOOR AND WINDOW SURROUNDS TO BE 6" TOP AND BOTTOM BOARDS AND 4" SIDE BOARDS, WOOD, PAINTED WHITE, SEE DETAILS
11. 8" X 8" PAINTED DARK GRAY TUBE STEEL COLUMNS
12. WINDOWS TO BE TRUE DIVIDED LIGHT & NOT SIMULATED
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16. 12" BOARD TRIM PAINTED WHITE
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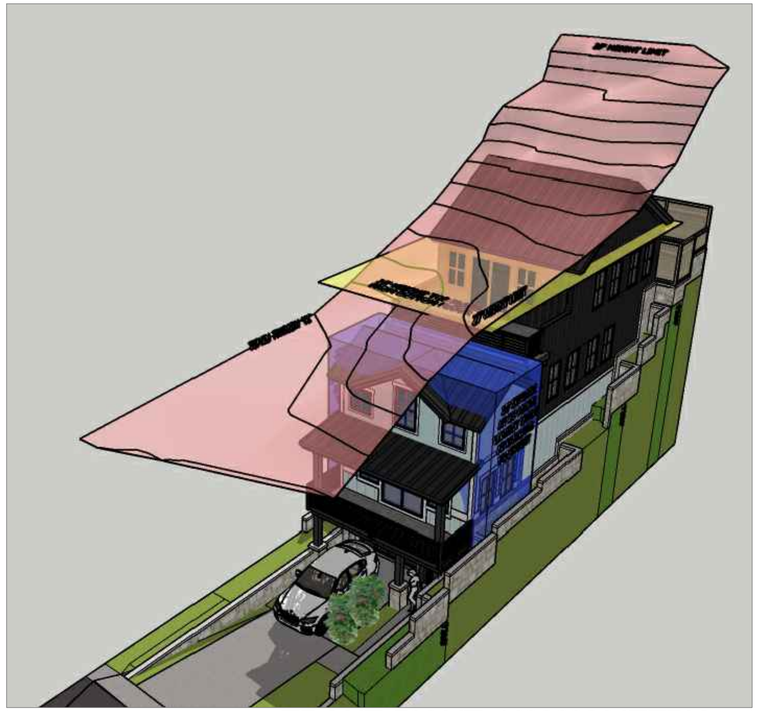
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RENDERING WITH MATERIALS

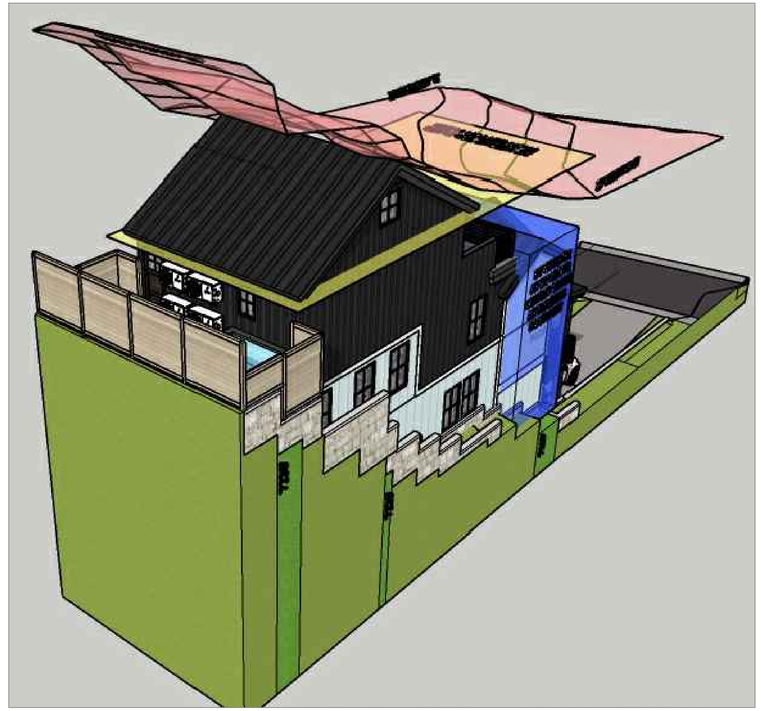
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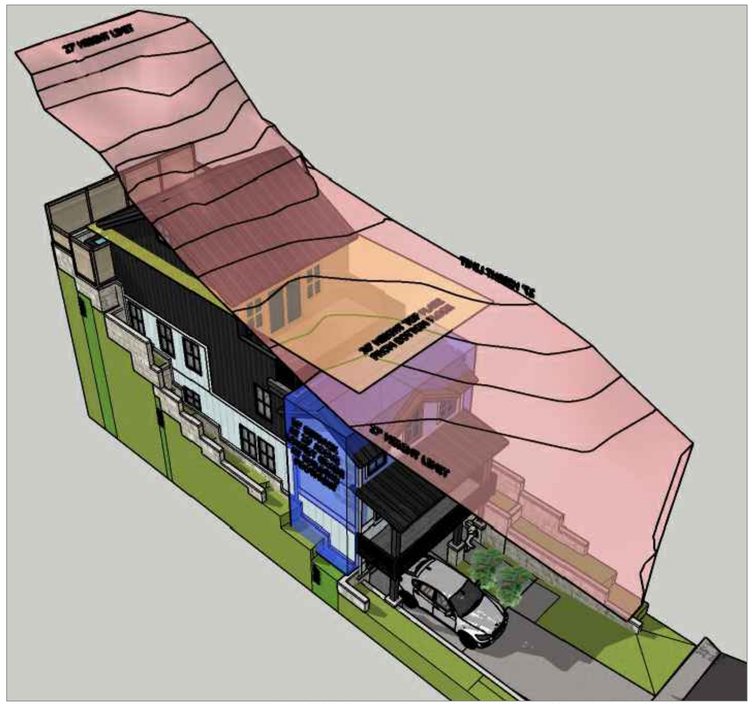
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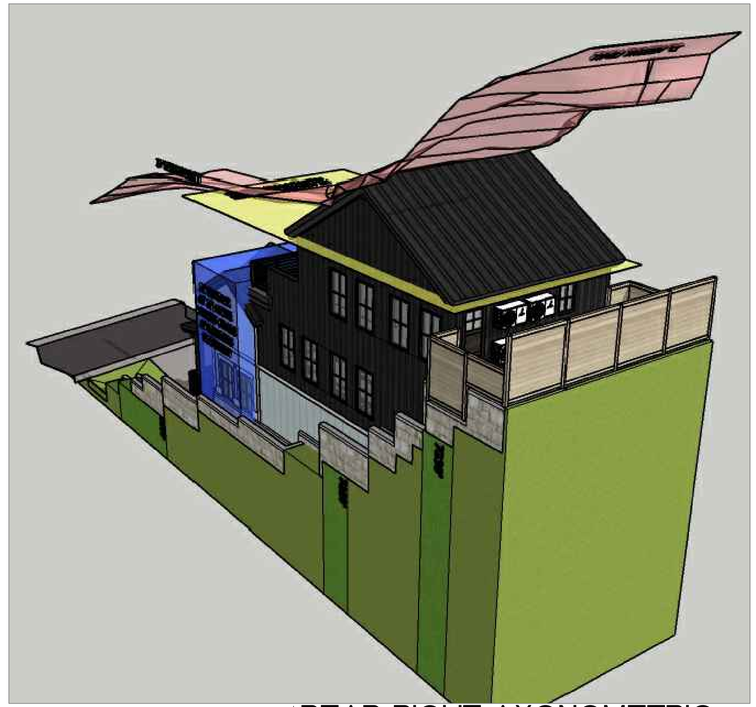
1 A2.5 FRONT RIGHT AXONOMETRIC
SCALE: 1/4" = 1'-0"



2 A2.5 REAR LEFT AXONOMETRIC
SCALE: 1/4" = 1'-0"



3 A2.5 FRONT LET AXONOMETRIC
SCALE: 1/4" = 1'-0"



4 A2.5 REAR RIGHT AXONOMETRIC
SCALE: 1/4" = 1'-0"

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RENDERING WITH HEIGHT PARAMETERS

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1 A2.6 CONTEXTUAL ANALYSIS | VISUAL IMPACT

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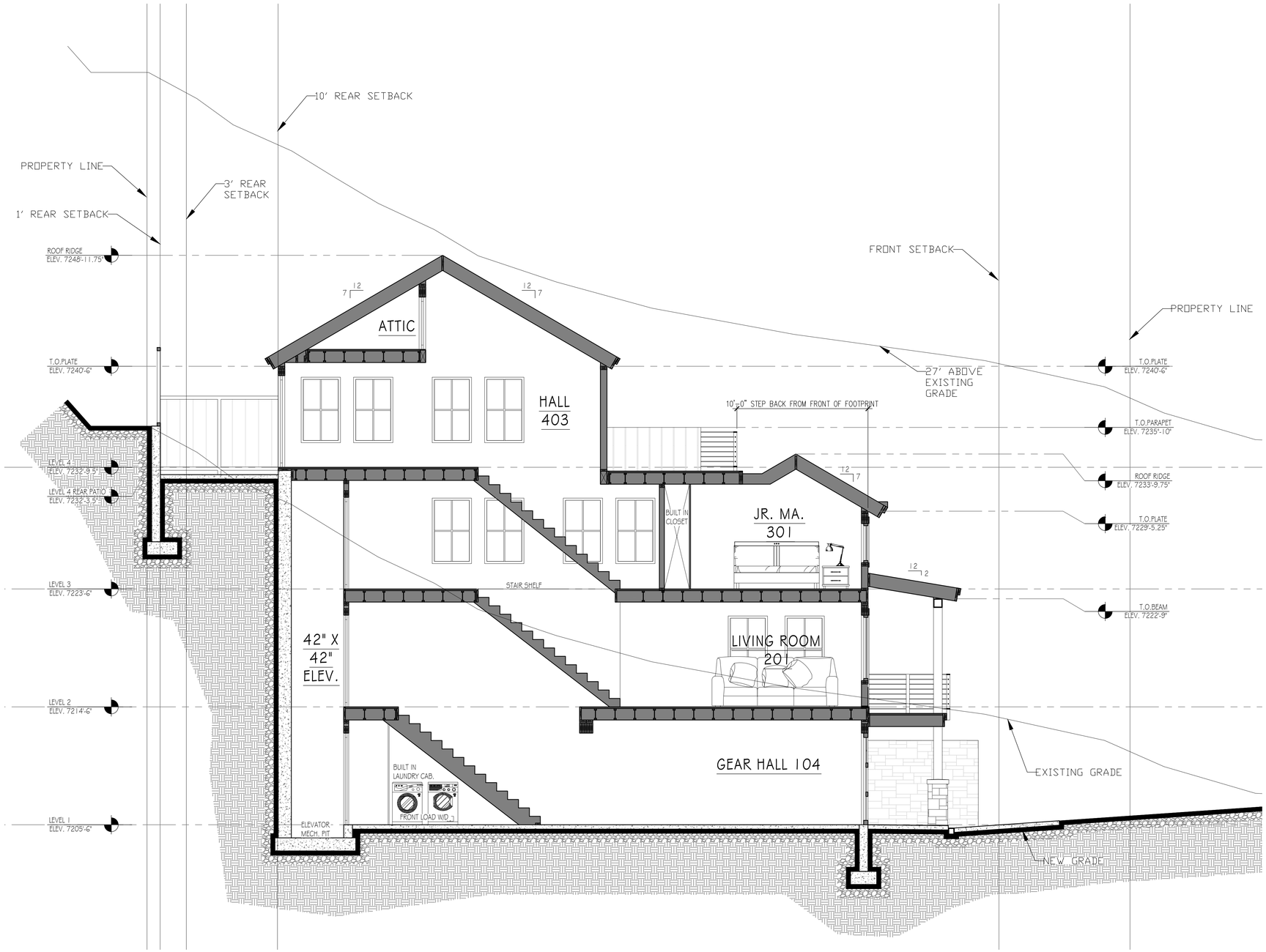
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CONTEXT ANALYSIS
VISUAL IMPACT

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GENERAL NOTES

Ⓐ CONTRACTOR SHALL VERIFY EXISTING CONDITIONS WITH THOSE SHOWN ON PLANS AND NOTIFY ARCHITECT OF ANY DISCREPENCIES BEFORE PROCEEDING WITH CONSTRUCTION.

Ⓑ REVIEW ALL STRUCTURAL PLANS AND SPECIFICATIONS AS WELL AS STRUCTURAL CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.

Ⓒ ALL WINDOWS AND DOORS TO BE AS INDICATED IN FLOOR PLANS, ELEVATIONS, AND WINDOW/DOOR SCHEDULES.

Ⓓ ALL INSULATION, VAPOR BARRIERS, BUILDING PAPER, ETC... AS INDICATED IN GENERAL NOTES.

Ⓔ ALL EXTERIOR MATERIALS TO BE AS INDICATED ON ELEVATION DRAWINGS.

1 A3.1 **BUILDING SECTION**
SCALE: 1/4" = 1'-0"

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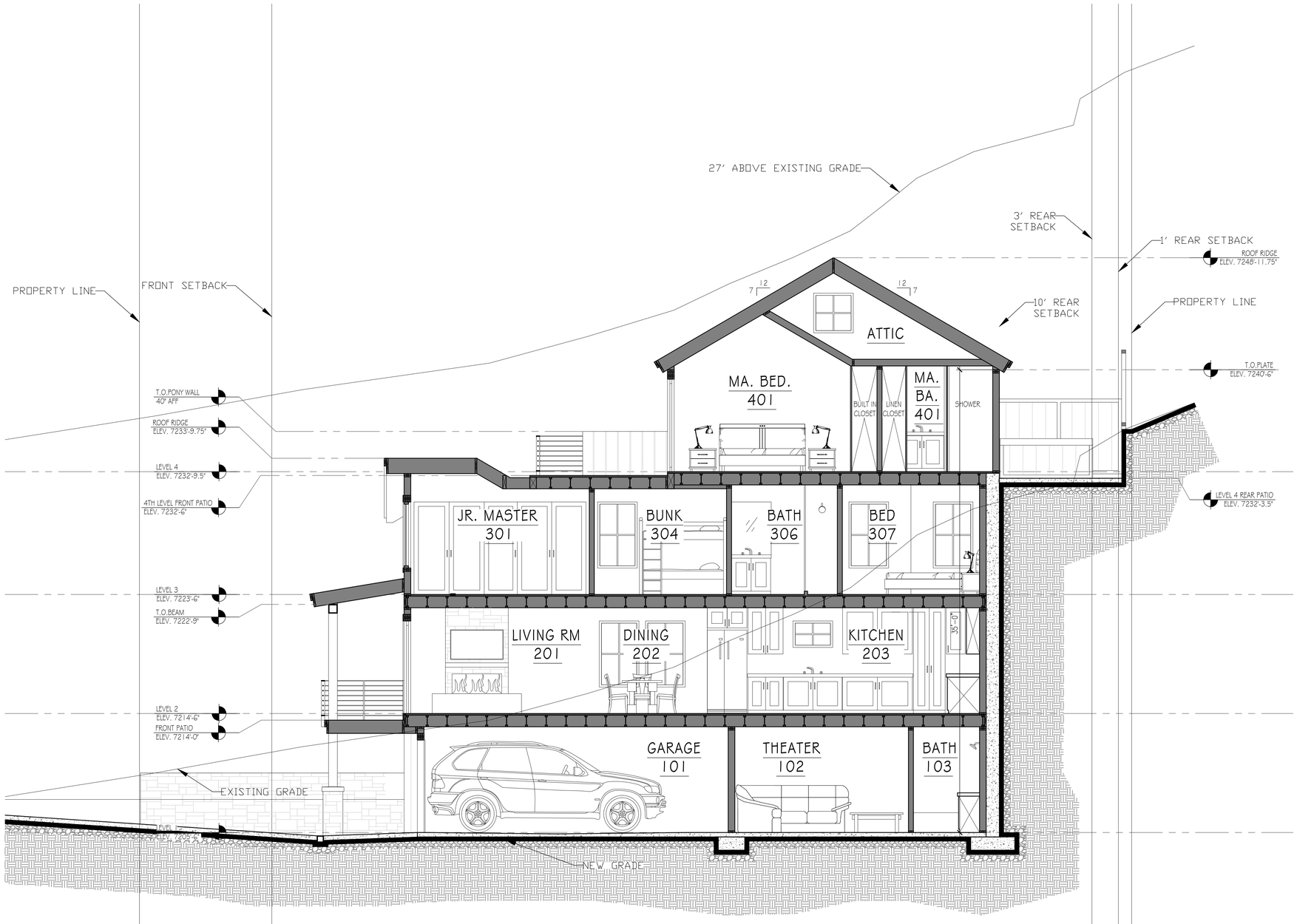
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BUILDING SECTION

A3.1

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GENERAL NOTES

Ⓐ CONTRACTOR SHALL VERIFY EXISTING CONDITIONS WITH THOSE SHOWN ON PLANS AND NOTIFY ARCHITECT OF ANY DISCREPENCIES BEFORE PROCEEDING WITH CONSTRUCTION.

Ⓑ REVIEW ALL STRUCTURAL PLANS AND SPECIFICATIONS AS WELL AS STRUCTURAL CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.

Ⓒ ALL WINDOWS AND DOORS TO BE AS INDICATED IN FLOOR PLANS, ELEVATIONS, AND WINDOW/DOOR SCHEDULES.

Ⓓ ALL INSULATION, VAPOR BARRIERS, BUILDING PAPER, ETC... AS INDICATED IN GENERAL NOTES.

Ⓔ ALL EXTERIOR MATERIALS TO BE AS INDICATED ON ELEVATION DRAWINGS.

1 A3.2 **BUILDING SECTION**
SCALE: 1/4" = 1'-0"

PROJ# 2311

DATE: FEBRUARY 8, 2024
REVISION:

SUTER RESIDENCE
243 WOODSIDE AVE.
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BUILDING SECTION

A3.2

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GENERAL ROOF NOTES

CONTRACTORS, SUBCONTRACTORS, AND ALL OTHERS WHO PROVIDE LABOR AND/OR MATERIALSREFERENCING THESE DRAWINGS ARE RESPONSIBLE FOR OBTAINING AND REVIEWING ALL CURRENT CONSTRUCTION DOCUMENTS. CONTRACTORS, SUBCONTRACTORS, AND OTHERS SHALL REPORT ANY DISCREPENCIES OR ERRORS TO ARCHITERCT IMMEDIATELY. ANY CHANGES TO THE PROJECT WILL BE VERIFIED WITH OWNER BY THE ARCHITECT AND REVISIONS WILL BE ISSUED BY THE ARCHITECT. CONTRACTORS SHALL NOT MAKE ANY ALTERATIONS OF ANY KIND WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT. DISCREPENCIES NOT REPORTED PRIOR TO CONSTRUCTION ARE CONTRACTORS RESPONSABILITY OF THE CONTRACTOR. IN CASE OF DISCREPENCIES BETWEEN INFORMATION PROVIDED IN THIS DOCUMENT AND THE CURRENT INTERNATIONAL CODE, GUIDELINE, OR MUNICIPALITY RESTRICTION. THE ESTABLISHED RESTRICTION SHALL TAKE PRECEDENCE. CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES AS WELL AS STANDARD CONSTRUCTION PRACTICES.

THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES, SETBACKS, AND ALL EXISTING CONDITIONS IN GENERAL PRIOR TO CONSTRUCTION. CONTRACTOR AND/OR SUBCONTRATOR SHALL FIELD VERIFY ALL WALL PLACEMENT AND TOP OF PLATE HEIGHTS PRIOR TO CONSTRUCTION OF ROOF AND BEFORE ORDERING TRUSSES.

1- SEE GENERAL NOTES SHEETS FOR ADDITIONAL REQUIREMENTS. COORDINATE ALL STRUCTURAL ELEMENTS WITH STRUCTURAL PLANS AND CALCULATIONS.

2- FRAME ALL OVERBUILD AREAS TO AVOID POINT LOAD ON ROOF MEMBERS. OVERBUILD TO BE AS PER STRUCTURAL DRAWINGS

3- APPROVED CORROSION RESISTENT FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN ORDER TO PREVENT ENTRY OF WATER. APPROVED FLASHING SHALL BE PROVIDED AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS; UNDER AND AT ENDS OF ALL SILLS METAL COPING, WOOD, AND MASONRY; CONTINUOUS ABOVE ALL EXTERIOR PROJECTING WOOD TRIM; AT INTERSECTIONS OF EXTERIOR WALLS AND ROOF WITH CHIMNEY AND OTHER MASONRY CONSTRUCTION (WITH PROTECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS); AT WALL ROOF INTERSECTIONS; AT BUILT IN GUTTERS; WHERE PORCHES, DECKS, OR EXTERIOR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.

4- ALL EXPOSED FLASHING, COUNTER FLASHING, AND DRIP FLASHING TO BE NON CORROSIVE METAL. FLASHING SHALL MATCH METAL ROOFING.

5- EAVE, SOFFIT, AND FACIA SHALL BE AS DETAILS. USE EXTERIOR GRADE MATERIALS. SOFFIT VENTILATING SYSTEM SHALL BE PROVIDED WITH INSECT SCREENS.

6- WHERE APPLICABLE, PROVIDE CONTINUOUS RIDGE VENT AT ALL RIDGE CONDITIONS.

7- COORDINATE WITH MECHANICAL CONTRACTOR TO ALLOW FOR ALL MECHANICAL REQUIREMENTS.

8- INSTALL ALL ROOF JOISTS AND TRUSSES AS PER MANUFACTURERS REQUIREMENTS AND SPECIFICATIONS. TRUSS MANUFACTURER TO PROVIDE ALL TRUSS BRACING.

9- PROVIDE BEARING UNDER ALL GIRDER TRUSSES, BEAMS, HIP TRUSSES ETC. COORDINATE WITH STRUCTURAL DRAWINGS AND SPECS.
10- ALL ROOF EAVE DISTANCES TO BE 18" FROM EXTERIOR OF FRAMED WALL UNLESS NOTED OTHERWISE. SEE ELEVATIONS, ROOF PLAN, AND REFLECTED CEILING PLAN.

11- INSPECTION REQUIRED FOR WEATHER RESISTIVE BARRIER AND FLASHING IN ORDER TO PREVENT WATER FROM ENTERING THE EXTERIOR WALL ENVELOPE.

12- CHIMNEYS SHALL EXTEND A MINIMUM OF 24" ABOVE ANY PORTION OF THE ROOF WITHIN A 10'-0" RADIUS.

13- CONTRACTOR TO PROVIDE HURRICANE TIES ON ALL ROOF JOISTS AND TRUSSES. COORDINATE WITH STRUCTURAL PLANS.

14- USE SIMPSON A35 ANCHORS AT ALL ROOF JOIST BEARING WALL CONNECTIONS TYPICAL. RE: STRUCTURAL.

15- ALL VENTILATED ROOF JOIST SYSTEMS SHALL ACHIEVE A R48 INSULATION VALUE MINIMUM WITH A CONTINUOUS CLEAR AIR SPACE ABOVE. PROVIDE A 6 MIL POLY BARRIER AT INTERIOR OF SYSTEM. ALL NON-VENTILATED ROOF SYSTEMS SHALL ACHIEVE A R48 INSULATION VALUE MINIMUM CLOSED CELL INSULATION SHALL PROVIDE THERMAL AND MOISTURE BARIER REQUIREMENTS.

16- PROVIDE A 4 MIL POLY BARRIER OVER INSULATION AT ALL EXTERIOR WALL, FLOOR, AND CEILING CONDITIONS.

17- PROVIDE A 22"X30" MIN. ATTIC ACCESS DOOR IN HALLWAY OR OTHER READILY ACCESSIBLE AREA. ACCESS SHALL HAVE A MINIMUM 30" HEAD ROOM ABOVE OPENING. ANY GARAGE ATTIC ACCESS DOORS SHALL HAVE A 20 MINUTE FIRE RATING.

18- FIRE BLOCK STUD SPACES AT SOFFIT, FLOOR AND CIELING JOISTS, OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS AND AT 10'-0" VERT AND HORZ. ALSO FIRE BLOCK AT ANY OTHER LOCATION NOT SPECIFIED HERE THAT COULD AFFORD PASSAGE OF FLAME.

19- ENCLOSED ATTIC SPACES SHALL HAVE A CLEAR CROSS VENTILATION TO OUTSIDE VENTS OF 1/10 OF AREA FOR GABLE VENT SYSTEMS AND/OR 1/300 OF AREA FOR BOTH GABLE VENT AND EAVE VENTS. PROVIDE RIDGE VENT SYSTEM AS PER DETAILS.

20- METAL ROOFING SYSTEM TO BE 22 GAUGE, 12" PAN, STANDING SEAM SYSTEM . PROVIDE FLASHING TRIM TO MATCH AS PER NOTES, AND AS PER IRC. ROOFING AND AND RELATED ITEMS TO BE INSTALLED AS PER MANUFACTURER SPECIFICATIONS. ROOFING TO BE INSTALLED OVER HIGH TEMPERATURE ICE AND WATER SHIELD (SEE DETAILS). RUN SHEATHING PERPENDICULAR TO ROOF JOISTS AND AS PER STRUCTURAL.

21- PROVIDE CAULKING (CONTINUOUS BEAD OF SILICON BASED CAULK) AT INTERIOR AND EXTERIOR OF ALL JOINTS BETWEEN DISSIMILIAR MATEIALS.

22 - PROVIDE GRACE WEATHER BARRIER, OR EQUAL ,OVER ALL FIELD ROOF SHEATHING. WHERE FINISH ROOFS ARE METAL OR CAPABLE OF ACCUMULATING HIGH TEMPERATURE, USE HIGH TEMP. WEATHER BARRIER. WHERE USING 30# FELT UNDERLAYMENT IT IS REQUIRED TO BE 2 LAYERS ON ASPHALT SHINGLES ROOFS WITH SLOPE OF 2:12- 4:12 PER IRC SECTION R905.2.2.

LEGEND

GRID LINES

T.O.P. ELEV. 489'-5"
TOP OF PLATE ELEVATION

DETAIL SECTION LINE

SECTION LINE

DOWN 7:12
ROOF SLOPE

DETAIL AREA

ROOF PLAN KEY

NEW CLASS C , THICK BUTT, ASPHALT ROOF SHINGLES.

ROOF OUTLINE

EXTERIOR WALL OUTLINE

FLAT ROOF DRAIN/SCUPPER AND BACKUP DRAIN. DRAIN AND PIPE SHALL BE INSTALLED WITH HEAT TAPE. NO FREEZING SHALL OCCUR. SEE DETAILS A6.2 AND INSTALL PER ROOFING AND DRAIN MANUFACTURER.

,22 GAUGE, 12" WIDE FLAT PAN, STANDING SEAM METAL ROOF. HIGH TEMP WATER SHIELD SHALL BE USED UNDER ALL METAL ROOF. METAL COLOR AND TYPE PER ELEVATIONS

"FLAT" MEMBRANE ROOF. SLOPE TOWARD DRAINS $\frac{1}{4}$":12". SEE DETAILS FOR ASSEMBLY AND FOLLOW ALL MANUFACTURER INSTRUCTIONS.

"FLAT" MEMBRANE ROOF, SLOPE TOWARD DRAIN $\frac{1}{4}$":12", WITH WASHED GRAVEL BALLAST. GRAVEL SHALL HAVE ROUNDED EDGES. NO SHARP EDGES SHALL OCCUR. SEE 2/A6.2 FOR ASSEMBLY DETAILSAND FOLLOW ALL MANUFACTURER INSTRUCTIONS.

REFLECTED CEILING PLAN KEY

SHIP LAP CLEAR #1 BEST $\frac{3}{4}$"CEDAR CEILING

$\frac{5}{8}$" GYP BOARD W/ PAINTED FINISH OR FIBER CEMENT BOARD OR EQ. IN WET AREAS

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ROOF, REFLECTED CEILING NOTES

A4.0

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GENERAL NOTES

(A) CONTRACTOR SHALL VERIFY EXISTING CONDITIONS WITH THOSE SHOWN ON PLANS AND NOTIFY ARCHITECT OF ANY DISCREPENCIES BEFORE PROCEEDING WITH CONSTRUCTION.

(B) ALL CONSTRUCTION SHALL CONFORM TO 2021 I.R.C.

(C) ALL EXISTING BEARING CONDITIONS SHALL BE SECURELY SUPPORTED BY TEMPORARY SUPPORTS UNTIL NEW BEARING IS CONSTRUCTED. COORDINATE WITH FLOOR PLANS AND STRUCTURAL PLANS.

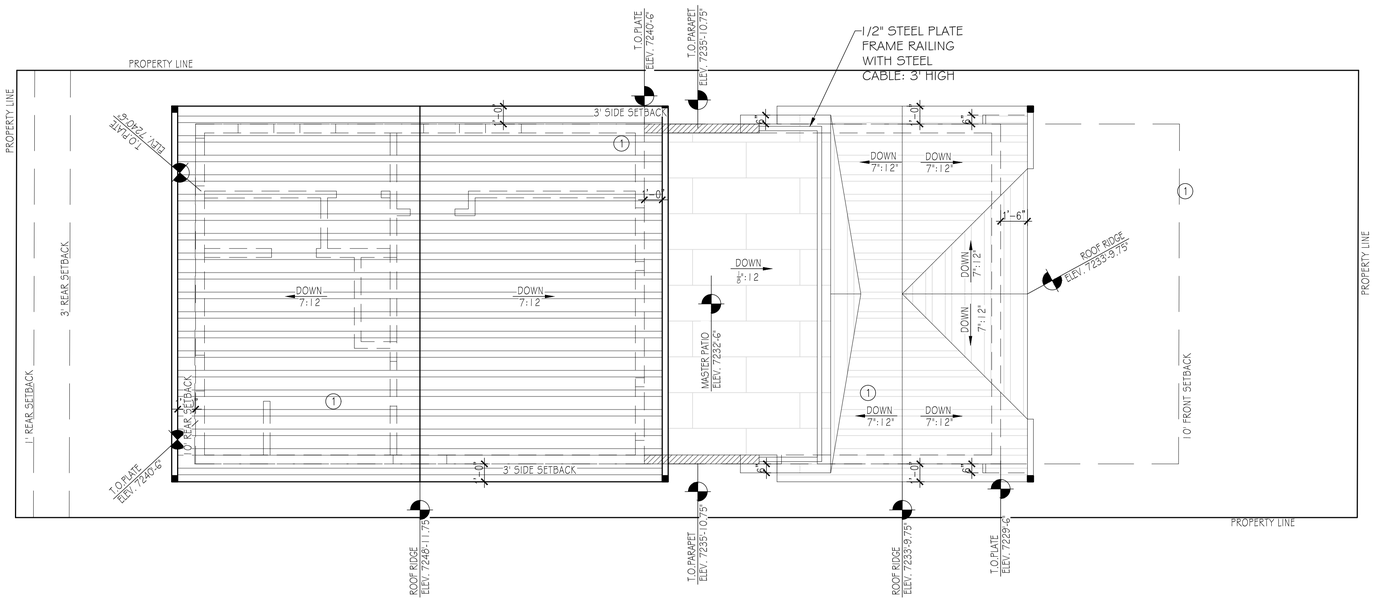
(D) SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.

(E) SEE NOTE SHEET G0.1 AND A4.0 FOR ADDITIONAL INFORMATION

(F) ALL ROOF EAVES SHALL HAVE 4" BLACK METAL SQUARE GUTTERS. GUTTERS TO TERMINATE AT DOWNSPOUT LOCATIONS SHOWN THIS PAGE. SEE KEY BELOW.

KEY NOTES

(1) DASHED LINES INDICATES WALL BELOW



NOTE: WHERE FEASIBLE RUN ALL PIPES AND CONDUITS THAT PENETRATE ROOF IN CHIMNEY STACKS. PAINT ANY OTHERS BLACK TO REDUCE VISIBILITY.

CHARCOAL GRAY PAINTED STANDING SEAM ALUMINUM ROOF

TILEDECK SYSTEM

INDICATES DOWNSPOUT LOCATION. ALL DOWNSPOUTS TO TERMINATE AT INGROUND LANDSCAPE PIPE. RUN LANDSCAPE PIPE TO GRAVEL SUMPS. SEE SITE PLANS FOR LOCATIONS.

A4.1 ROOF PLAN
SCALE: 1/4" = 1'-0"

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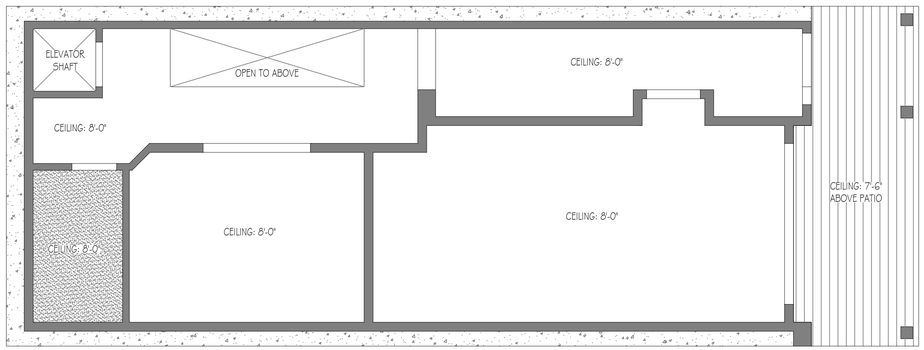
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ROOF PLAN

A4.1

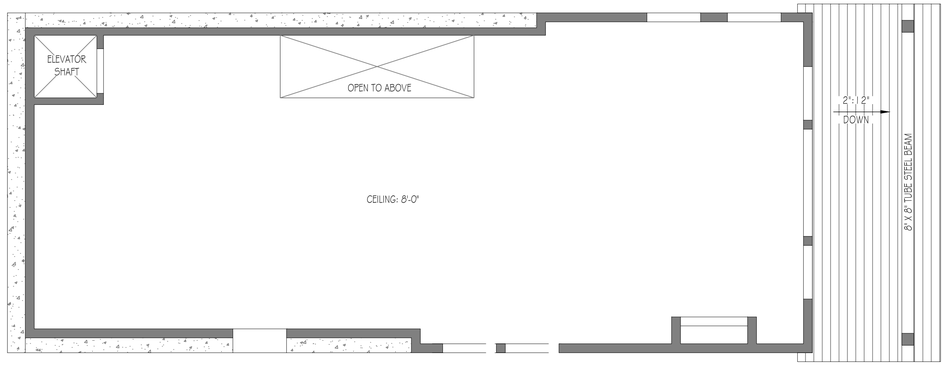
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1 A4.2 FIRST LEVEL CEILING PLAN

SCALE: 1/4" = 1'-0"



2 A4.2 SECOND LEVEL CEILING PLAN

REFLECTED CEILING PLAN KEY

- WD2 (SEE A8.3 FOR FINISH SPECIFICATIONS)
- 5/8" FIBER CEMENT BOARD OR EQ. IN WET AREAS PAINTED FINISH
- 5/8" GYP BOARD W/ PAINTED FINISH
- STRUCTURAL CONCRETE
- NON WATER PROOF DECKING

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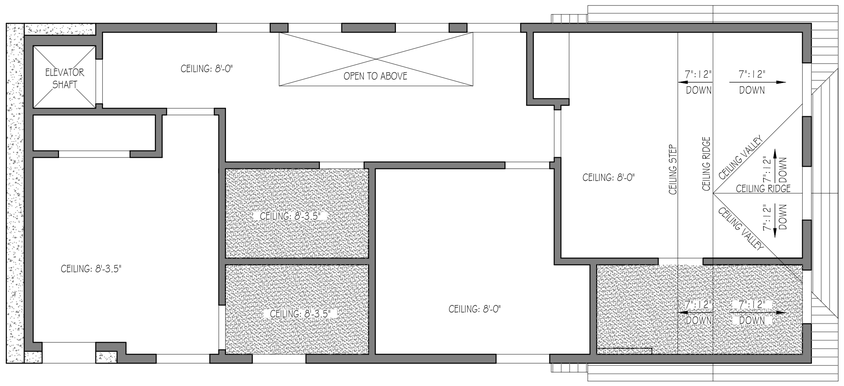
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FIRST + SECOND LEVEL CEILING PLAN

A4.2

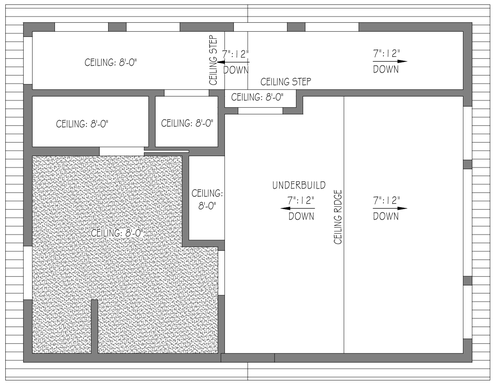
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1 A4.3 **THIRD LEVEL CEILING PLAN**

SCALE: 1/4" = 1'-0"



2 A4.3 **FOURTH LEVEL CEILING PLAN**

REFLECTED CEILING PLAN KEY

- WD2 (SEE A8.3 FOR FINISH SPECIFICATIONS)
- 5/8" FIBER CEMENT BOARD OR EQ. IN WET AREAS PAINTED FINISH
- 5/8" GYP BOARD W/ PAINTED FINISH
- STRUCTURAL CONCRETE
- NON WATER PROOF DECKING

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THRID + FOURTH LEVEL CEILING PLAN

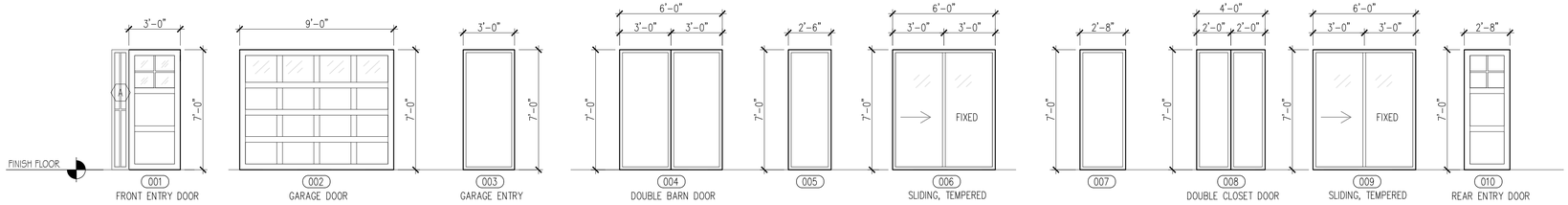
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DOOR SCHEDULE

TAG	QUANTITY	DOOR							FRAME					REMARKS	TAG
		SIZE			MATERIAL	FINISH	HARDWARE FINISH	LOCATION	DETAILS			MATERIAL	FINISH		
		WIDTH	HEIGHT	THICKNESS					HEAD	JAMB	SILL				
001	1	3'-0"	7'-0"	1 ¾"	GLASS / WOOD	STAIN	BLACK	EXTERIOR				WOOD / CLAD	PAINT	FRONT ENTRY DOOR, TEMPERED	001
002	1	9'-0"	7'-0"	1 ¾"	GLASS / CLAD	PAINT	BLACK	EXTERIOR				WOOD / CLAD	PAINT	GARAGE DOOR	002
003	1	3'-0"	7'-0"	1 ¾"	WOOD	STAIN	BLACK	INTERIOR				WOOD	PAINT	GARAGE ENTRY DOOR SHALL BE 20 MIN FIRE RATED, SELF CLOSING. ELECTRONIC DEADBOLT	003
004	1	6'-0"	7'-0"	1 ¾"	WOOD	STAIN	BLACK	INTERIOR				WOOD	PAINT	DOUBLE BARN DOOR	004
005	10	2'-6"	7'-0"	1 ¾"	WOOD	STAIN	BLACK	INTERIOR				WOOD	PAINT		005
006	1	6'-0"	7'-0"	1 ¾"	GLASS / CLAD	PAINT	BLACK	EXTERIOR				WOOD / CLAD	PAINT	SLIDING, TEMPERED	006
007	2	2'-8"	7'-0"	1 ¾"	WOOD	STAIN	BLACK	INTERIOR				WOOD	PAINT		007
008	1	4'-0"	7'-0"	1 ¾"	WOOD	STAIN	BLACK	INTERIOR				WOOD	PAINT	DOUBLE CLOSET DOOR	008
009	1	2'-6"	7'-0"	1 ¾"	GLASS / CLAD	PAINT	BLACK	EXTERIOR				WOOD / CLAD	PAINT	SLIDING, TEMPERED	009
010	1	3'-6"	7'-0"	1 ¾"	GLASS / WOOD	STAIN	BLACK	EXTERIOR				WOOD / CLAD	PAINT	REAR ENTRY DOOR, TEMPERED	010



1 A5.1

DOOR TYPES

NOTE: OWNER TO SELECT ALL DOOR HARDWARE

NOTE: GLASS IN ALL DOOR PANELS AND DOOR SIDELIGHT UNITS SHALL BE TEMPERED GLASS

NOTE: FIELD MEASURE ALL OPENINGS FOR ACCURACY BEFORE ORDERING DOORS AND WINDOWS

NOTE: WOOD SPECIES TO BE BEST QUALITY. TBD

NOTE: ALL GLASS DOORS WITH 50% OR GREATER GLAZED SURFACE SHALL HAVE A U VALUE OF .33 OR BETTER + AN SHGC OF .19 OR BETTER

NOTE: CONTRACTOR SHALL COORDINATE WITH MANUFACTURER OF ALL LIFT AND SLIDE DOORS, PIVOT DOORS, AND SLIDER DOORS PRIOR TOO AND DURING POURING FOUNDATION AND FLOOR SLAB. MANUFACTURERS HAVE DIFFERENT BLOCK OUT REQUIREMENTS FOR SPECIFIC PRODUCTS

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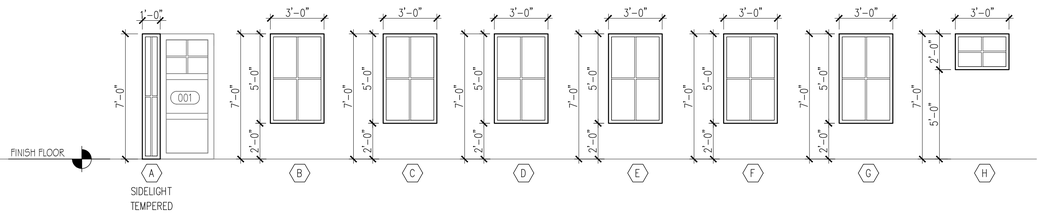
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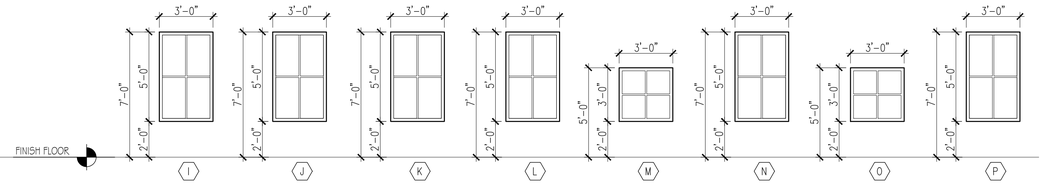
DOOR SCHEDULE

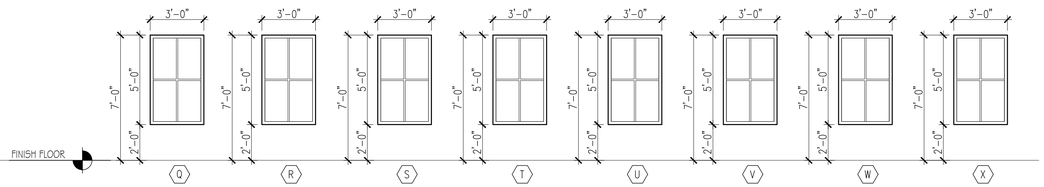
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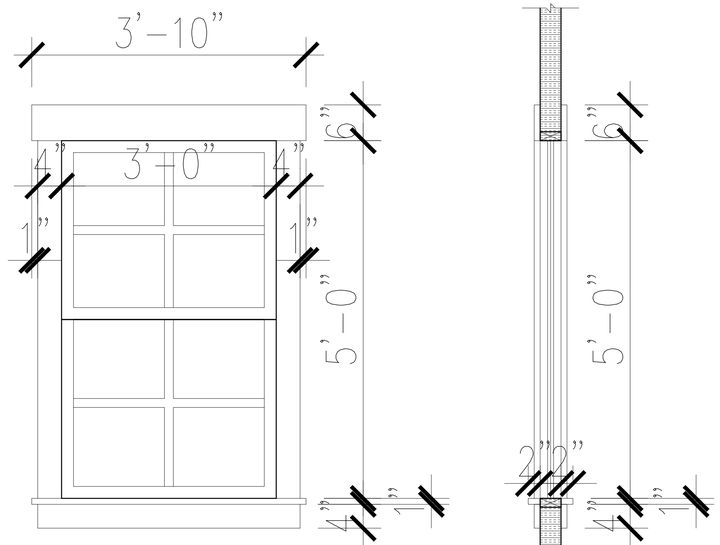
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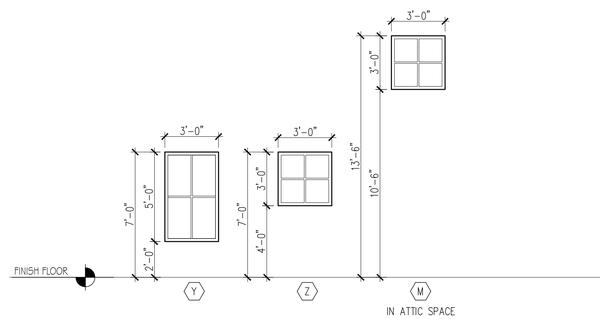






WINDOW TRIM DETAILS
2
A5.2

TAG	SIZE WIDTH	SIZE HEIGHT	FRAME / MATERIAL	INTERIOR FRAME FINISH	TYPE	HEAD HEIGHT	GLAZING	DETAILS U VALUE	DETAILS SHGC	NOTES	TAG
A	1'-0"	7'-0"	WOOD / CLAD	PAINTED	FIXED	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	TEMPERED	A
B	3'-0"	5'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19		B
C	3'-0"	5'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19		C
D	3'-0"	5'-0"	WOOD / CLAD	PAINTED	FIXED	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19		D
E	3'-0"	5'-0"	WOOD / CLAD	PAINTED	FIXED	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19		E
F	3'-0"	5'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19		F
G	3'-0"	5'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19		G
H	3'-0"	2'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19		H
I	3'-0"	5'-0"	WOOD / CLAD	PAINTED	FIXED	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	TEMPERED	I
J	3'-0"	5'-0"	WOOD / CLAD	PAINTED	FIXED	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	TEMPERED	J
K	3'-0"	5'-0"	WOOD / CLAD	PAINTED	FIXED	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	TEMPERED	K
L	3'-0"	5'-0"	WOOD / CLAD	PAINTED	FIXED	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	TEMPERED	L
M	3'-0"	3'-0"	WOOD / CLAD	PAINTED	CASEMENT	5'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19		M
N	3'-0"	5'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	EGRESS	N
O	3'-0"	3'-0"	WOOD / CLAD	PAINTED	CASEMENT	5'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19		O
P	3'-0"	5'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	EGRESS	P
Q	3'-0"	5'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	EGRESS	Q
R	3'-0"	5'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	EGRESS	R
S	3'-0"	5'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	EGRESS	S
T	3'-0"	5'-0"	WOOD / CLAD	PAINTED	FIXED	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	TEMPERED	T
U	3'-0"	5'-0"	WOOD / CLAD	PAINTED	FIXED	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	TEMPERED	U
V	3'-0"	5'-0"	WOOD / CLAD	PAINTED	FIXED	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	TEMPERED	V
W	3'-0"	5'-0"	WOOD / CLAD	PAINTED	FIXED	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	TEMPERED	W
X	3'-0"	5'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19		X
Y	3'-0"	5'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19		Y
Z	3'-0"	3'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19		Z
a	3'-0"	5'-0"	WOOD / CLAD	PAINTED	FIXED	13'-6"	DOUBLE PANE LOW - E INSULATED	.35	.19	IN ATTIC SPACE	a



NOTE: ALL WINDOWS AND DOOR LIGHTS TO HAVE ANTI GLARE GLAZING

NOTE: FIELD MEASURE ALL OPENINGS FOR ACCURACY BEFORE ORDERING DOORS AND WINDOWS

NOTE: WOOD SPECIES TO BE BEST QUALITY.

1
A5.2
WINDOW TYPES

PROJ# 2311

DATE: FEBRUARY 8, 2024

REVISION:

SUTER RESIDENCE
243 WOODSIDE AVE.
PARK CITY, UTAH 84060

WINDOW SCHEDULE

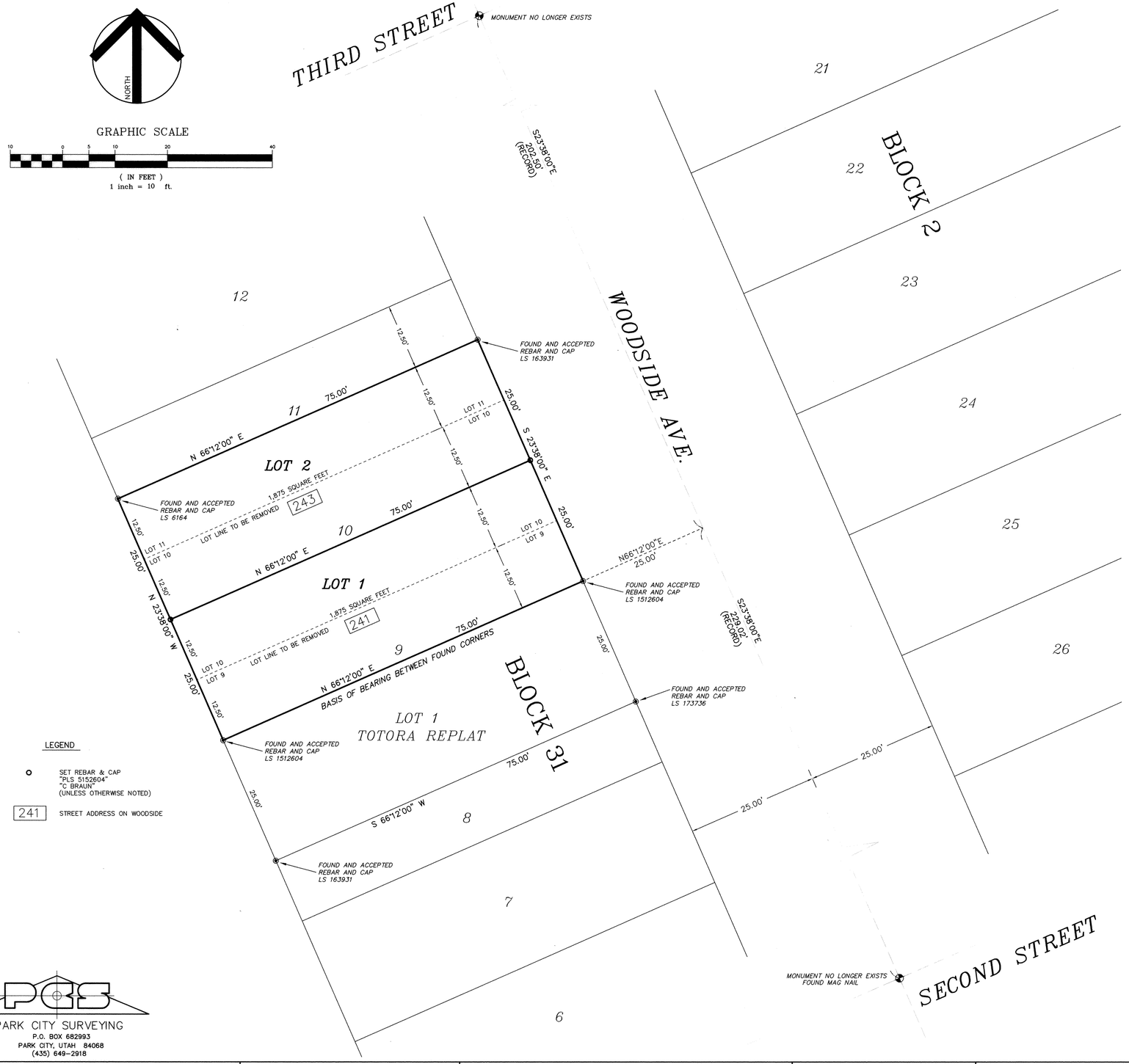
A5.2

JSARC
JEFF@JSARC.NET
801.809.5295
1612 UTE BLVD SUITE 212
PARK CITY, UTAH 84098

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239 WOODSIDE REPLAT
A LOT LINE ADJUSTMENT

LYING WITHIN BLOCK 31
OF THE AMENDED PLAT OF THE
PARK CITY SURVEY



LEGEND

- ○ SET REBAR & CAP "PLS 5152604" "C BRAUN" (UNLESS OTHERWISE NOTED)
- 241 STREET ADDRESS ON WOODSIDE

PARK CITY SURVEYING
P.O. BOX 682993
PARK CITY, UTAH 84068
(435) 649-2918

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT, the undersigned owner(s) of the herein described tract of land, to be known hereafter as the 239 WOODSIDE REPLAT, do hereby certify that I have caused this Plat to be prepared, and I/we, James Totora, hereby consent(s) to the recordation of this Plat.

ALSO, the owner(s), or his/her representatives, hereby irrevocably offers for dedication to the City of Park City all the streets, land for local government uses, easements, parks, and required utilities and easements shown on the plat and construction drawings in accordance with and irrevocable of dedication.

In witness whereof, I have hereunto set my hand this 26 day of March A.D. 2007

James Totora

ACKNOWLEDGMENT

State of Utah:
County of Summit:

On this 26 day of March 2007, personally appeared before me, the undersigned Notary Public, in and for said County of Summit, in said State of Utah, James Totora the person that executed the within instrument and known to me to be (or proved to me on the basis of satisfactory evidence) the person who executed the within instrument on behalf of said persons, being duly sworn acknowledged to me that he is the owner of the herein described tract of land and he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

Notary Public — My commission expires: 7-13-2010

DEED DESCRIPTION

LOT1:

NORTH HALF OF LOT 9 AND THE SOUTH HALF OF LOT 10, BLOCK 31, PARK CITY SURVEY ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDERS OFFICE.

LOT2:

NORTH HALF OF LOT 10 AND THE SOUTH HALF OF LOT 11, BLOCK 31, PARK CITY SURVEY ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDERS OFFICE.

NOTES:

PLEASE DISSASSEMBLE THE EXISTING HOUSE AFTER RECEIVING ALL NECESSARY PLAN APPROVALS AND PERMITS.

THE HISTORIC CHARACTER AND FORM OF THE EXISTING HOME MUST BE RECONSTRUCTED ON ONE OF THE NEW LOTS CONSISTENT WITH THE HISTORIC DISTRICT DESIGN GUIDELINES AND THE FINDINGS OF THE HISTORIC PRESERVATION BOARD.

THE REMNANT HALF OF LOT 11 IS NOT RENDERED SEPARATELY DEVELOPABLE BY THIS PLAT.

SURVEYOR'S CERTIFICATE

I, Christopher R. Braun, certify that I am a Registered Land Surveyor and that I hold Certificate No. 5152604, as prescribed by the laws of the State of Utah, and this Plat was prepared under my direction in accordance with the requirements of Park City Municipal Corporation. I further certify that the property boundaries as shown are correct.

Christopher R. Braun
PLS 5152604

STATE OF UTAH — CHRISTOPHER R. BRAUN — PLS# 5152604 — PROFESSIONAL LAND SURVEYOR

2/21/07
Date

PAGE 1 of 1

PARK CITY PLANNING COMMISSION	CERTIFICATE OF ATTEST	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	ENGINEERS CERTIFICATE	APPROVAL AS TO FORM	COUNCIL APPROVAL AND ACCEPTANCE	# 820315 RECORDED
APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS 13th DAY OF DECEMBER A.D. 2006.	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 25th DAY OF JANUARY, 2007A.D.	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 26th DAY OF March, 2007 A.D.	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 13TH DAY OF JUNE, 2007 A.D.	APPROVED AS TO FORM THIS 11th DAY OF June, 2007 A.D.	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 25th DAY OF JANUARY, 2007 A.D.	STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF First American Title DATE 1-25-07 TIME 9:14 AM BOOK ____ PAGE ____
CHAIRMAN	BY PARK CITY RECORDER	BY S.B.W.R.D.	BY PARK CITY ENGINEER	BY PARK CITY ATTORNEY	BY MAYOR	$32.00 FEE — RECORDER

Planning Commission
Staff Report

Subject: **2000 Meadows Drive**
Park Meadows Country Club Golf Course
Applications: **PL-23-05986 | PL-23-05893**
Author: **Jaron Ehlers**
Date: **February 14, 2024**
Type of Item: **Work Session**
Modification to the Master Planned Development and Conditional Use Permit

Recommendation

(I) Review the proposed Modification to the Park Meadows Master Planned Development and Conditional Use Permit for the construction of two Accessory Buildings, a Maintenance Building with a 6,386-square-foot Building Footprint and a lean-to-shed with a 2,018-square-foot Building Footprint, and a new Parking Area with 20 spaces in the Recreation Open Space Zoning District, and (II) provide input.

Description

Applicant:	Mike Councilman Jonathan DeGray, Applicant Representative
Location:	2000 Meadows Drive
Zoning District:	Recreation Open Space
Adjacent Land Uses:	Golf Course
Reason for Review:	The Planning Commission reviews and takes Final Action on Master Planned Developments.[1] The Planning Commission reviews and takes Final Action on Conditional Use Permits.[2]

CUP	Conditional Use Permit
DRC	Development Review Committee
LMC	Land Management Code
MPD	Master Planned Development
PCFD	Park City Fire District
ROS	Recreation Open Space

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

[1] LMC § 15-6-4 (H)
[2] LMC § 15-1-8

Project Summary

Location of Proposed Project is designated by the red circle



The Applicant proposes the construction of a new a Maintenance Building with a 6,386-square-foot Building Footprint and a lean-to-shed with a 2,018-square-foot Building Footprint, and a parking area with 20 spaces in the maintenance yard of the Park Meadows Country Club Golf Course (2000 Meadows Drive). The maintenance yard contains an existing maintenance building. Per the Applicant, the existing maintenance building can no longer accommodate the current needs of the maintenance department. Per the Applicant, the proposed buildings would be used for additional work bays, office space, vehicle storage, repair areas, and storage for the club house, while the existing maintenance building will be converted to exclusively storage.

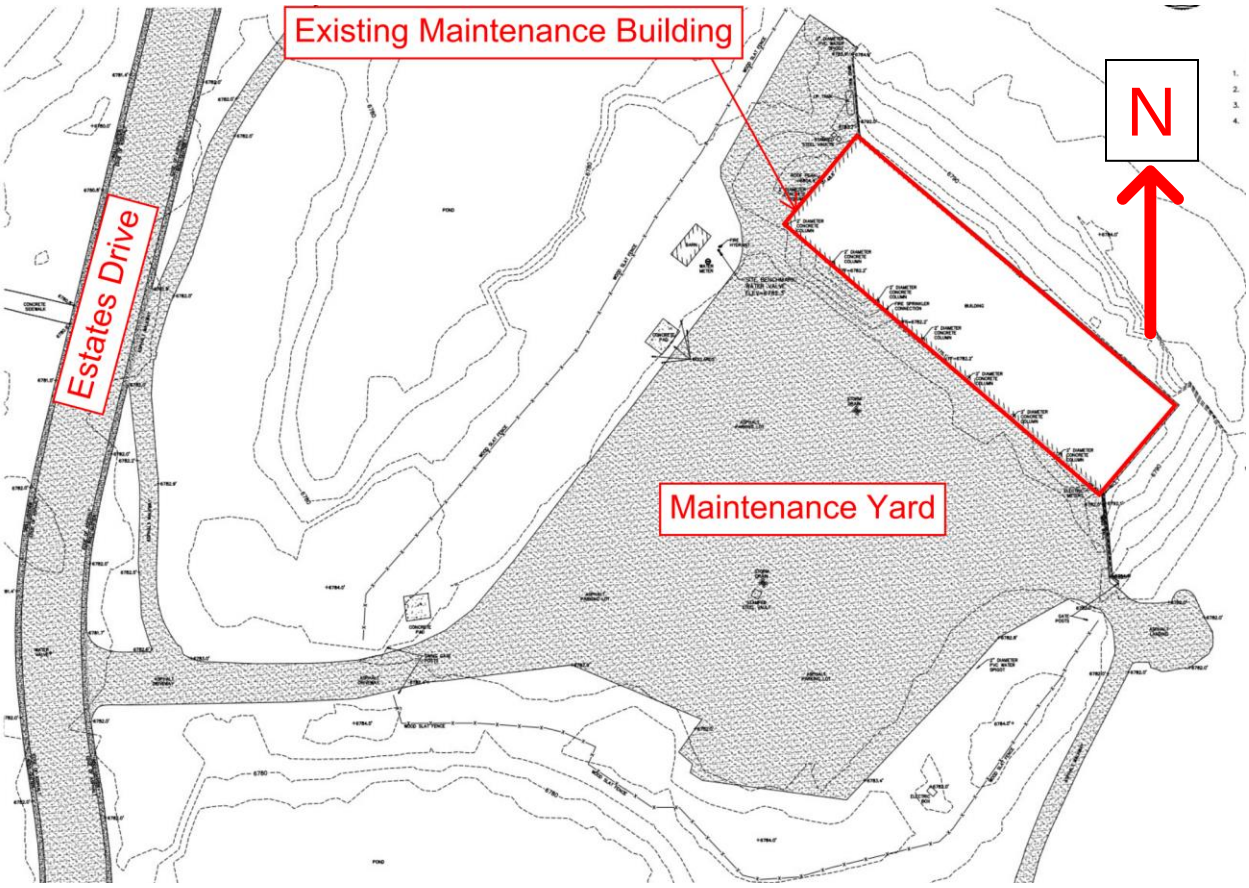
Location of Project Area compared to existing Clubhouse. The Clubhouse is outlined by the upper circle, and the project area by the lower circle



Existing Maintenance Building:

The site contains an existing maintenance building that has a Building Footprint of 8,522 square feet. The Applicant does not propose to modify the Building Footprint as part of this application. The maintenance building will continue to be used for storage and the servicing of maintenance vehicles.

Survey of Existing Conditions



Proposed Maintenance Building:
The Applicant proposes a second maintenance building with a Building Footprint of 6,386 square feet. The new maintenance building is proposed to contain office space, lockers, showers, changing rooms, and a lunchroom for employees. Additionally, a three-bay attached garage for vehicle maintenance is proposed as a workspace for repairing and maintaining golf course equipment.

Proposed lean-to shed:
The Applicant proposes a lean-to shed with an area of 2,018 square feet. The shed is proposed to be located across the maintenance yard to the west of the proposed maintenance building. The shed is proposed to be an open-air structure for the sole purpose of parking maintenance vehicles.

Rendering of Proposal

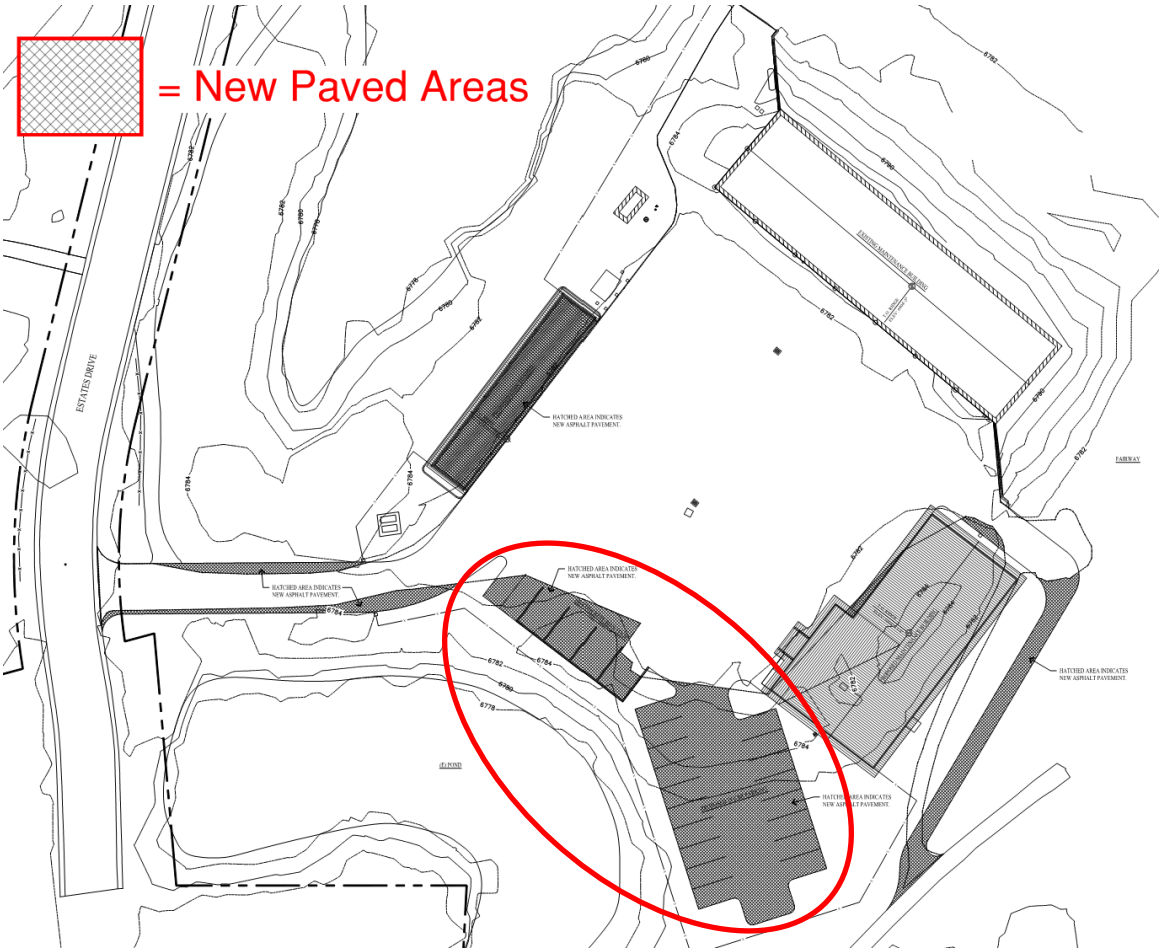


New Parking Area:

The existing maintenance yard has a paved area of 44,419 square feet. To accommodate the additions, the Applicant proposes to remove 1,427 square feet of pavement to accommodate the new accessory structures and add 10,744 square feet of pavement for a new employee parking area. The proposal increases the total paved area to 55,163 square feet, a 24% increase of impervious surface.

According to the Applicant, employees currently park in the middle or on the perimeter of the maintenance yard, which hinders the circulation and movement of maintenance vehicles and operations. The proposal intends to improve vehicle circulation by separating employee and maintenance vehicles. There is existing Soil Storage which will be located by some of the new parking.

Proposed Paved Areas (outlined by red oval)



Background

The Park Meadows Master Planned Development (MPD) encompasses the golf course and numerous residential subdivisions. On March 15, 1973, the City Council approved the Holiday Ranch Annexation, the boundaries within which the Park Meadows Golf Course primarily exists. On August 28, 1975, a Declaration of Restrictive Covenants was recorded with Summit County (Exhibit E), which placed the following conditions on any development:

> I) A maximum of 1600 Residential Units would be allowed within the property,
>
> II) a portion of the property was restricted to only be utilized for “construction, maintenance and operation of a golf course, golf clubhouse and related improvements and facilities.”

The recorded document was “executed at the request of and for the benefit of the Park City Municipal Corporation and may be enforced by Park City Municipal Corporation.”

On September 29, 1980, the 1975 Restrictive Covenants were released due to additional open space being added to the Park Meadows Golf Course. A new restrictive

covenant was then recorded (Exhibit F). The language from the 1975 Restrictive Covenants used to restrict what could be built on the Park Meadows Golf Course was carried over to the updated 1980 covenant. The addition of the open space was authorized by the City Council on August 16, 1979 (minutes are attached to the recorded document) and the release and recording of the new Restrictive Covenant was signed by the Mayor.

On May 8, 1981, an Amendment to the 1980 Restrictive Covenant was recorded (Exhibit G) in order to correct errors in the legal description. The legal description was the only portion amended, and the document makes clear the open space restrictions for the Park Meadows Golf Course remain in effect. The Restrictive Covenants have not been amended since 1981.

In July of 1982, Park Meadows submitted a Planned Unit Development (PUD) Master Plan Update (Exhibit A).

The submittal included a document which displayed the unit density approved as part of the 1982 MPD:

Park Meadows MPD
Original Approved
Density vs.
Actually Built

1983 MPD Parcel	Min # of App. Units	Max # of App. Units	# Units Actually Built	Actual Subdivision Name
Park Meadows 1	87	87	87	Park Meadows 1
Park Meadows 2	86	86	86	Park Meadows 2
Park Meadows 3	43	43	44	Park Meadows 3
Park Meadows 4	34	34	50	Risner Ridge I
Park Meadows 5	94	94	94	Park Meadows 5
Park Meadows 6A	35	35	35	Sunny Slopes
Park Meadows 6B	39	39	39	Fairway Hills I
Park Meadows 6C	37	37	37	Fairway Hills II
Interior Parcel #1	11	11	11	Broken Spoke
Interior Parcel #2 South	60	70	37	Meadows Estates 1A
Interior Parcel #2 North	65	75	18	Meadows Estates 1B
Interior Parcel #3	18	18	18	Lake View Cottages
Interior Parcel #4	50	60	15	Gleneagles
Interior Parcel #5	100	120	74	Four Lakes I, II & III
Interior Parcel #6	90	110	69	Fairway Meadows
Interior Parcel #7	26	26	18	Risner Ridge II
Racquet Club	182	182	182	Racquet Club
Fairway Village	72	72	72	Fairway Village I & II
Club House Villas	8	8	0	
Overview Village	48	68	41	Westridge
Funicular Village	90	100	0	
Quarry Mountain #1 & 3	170	200	63	Eagle Pointe I, II & III
Quarry Mountain #2	18	36	19	Eagle Pointe IV
Hotel Site	300	300	115	East Cove
Totals	1763	1911	1224	

The MPD encompasses the golf course and numerous residential subdivisions, from Park Meadows 1-6A, Gleneagles, Four Lakes, Fairway Meadows, Meadows Estates, Racquet Club, amongst others. As the MPD was built out, the residential subdivisions were platted and density (lots) were assigned. The area of the MPD has been platted in

total, except for the Golf Course which exists as a metes-and-bounds parcel.

On June 5, 1992, the Community Development Director sent a letter determining that the construction of the Clubhouse was a permitted use and "does not require a conditional use approval," (Exhibit H).

On October 14, 1996, in response to a request for a zoning certification, the Assistant City Attorney sent a letter determining that no additional approvals would be needed to convert the Golf Course to a private, members only golf course. It was also determined that any old approvals for any unbuilt structures or density would be expired and so "any new structures or expansion of the existing Golf Course would have to go through a permit process," (Exhibit I).

On December 16, 1998, the Planning Commission approved a Conditional Use Permit (CUP) allowing the construction of a swimming pool and fitness center, amending the MPD (Exhibit B).

On June 14, 2006, the Planning Commission considered an application that included a request to rezone a portion of the Golf Course to construct residences. Staff determined the density allocated by the MPD had all been used and neighbors were concerned about an increase in density (PL-05-0242). While no motion was taken, the Commission voiced strong concerns about the proposal (Exhibit C).

Staff are continuing to research the history of the property and we have so far been unable to find specific limitations on accessory structures to support the Club House.

Analysis

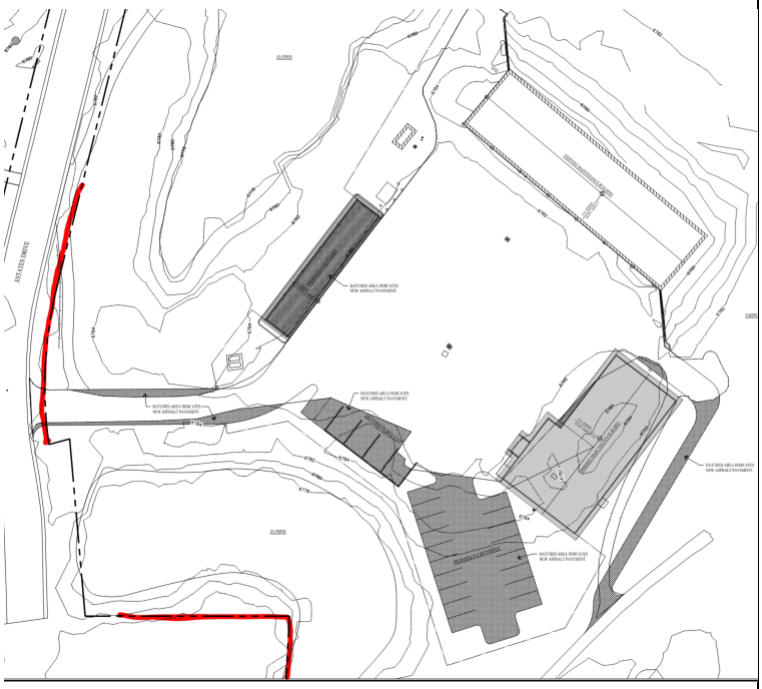
(I) The proposal meets the standards of the Park Meadows MPD.

When considering Modifications to an MPD, the Planning Commission considers the criteria outlined in LMC § 15-6-5:

MPD Review Criteria	Analysis of Proposal
Density	**No Mitigation Required:** The 1982 MPD did not allocated specific density units to the Golf Course. There are no specific limitations in prior approvals governing what accessory structures can be built to support the Club House. The only restriction is what is imposed by the LMC and Zoning. The ROS Zone allows Golf Courses and accessory uses. The proposed Maintenance Building, lean-to shed, and Parking Area are accessory uses to the Golf Course necessary to support its functions.

Traffic	**No Mitigation Required:** The Traffic Impact Study Guidelines adopted by the Planning Commission outlined the following: *"a transportation impact study is required when a proposed development or redevelopment will generate 25 or more net new vehicle trips during the weekday AM or PM peak hour or other analysis hour at the discretion of Park City staff."* Depending on the season, the existing maintenance yard is accessed by 5-20 employees daily. As the new Maintenance Building is primarily so that employees can be shifted from the old building, there will not be enough new trips generated to cause a Traffic Impact Study to be required.
Parking	**Condition of Approval Recommended:** *Proposed Site Plan*  As mentioned earlier, depending on the season, the existing maintenance yard is accessed by 5-20 employees daily. There are currently no formal

	parking spaces on site for existing employees. The applicant proposes to create a Parking Area with 20 Parking Spaces, one for each existing employee. The Applicant's proposal will not increase the need for additional employees. Per the Applicant, the additional spaces will reduce the conflict between parked cars and equipment activity within the maintenance yard and this proposal will ensure the site can accommodate up to 20 vehicles parked on-site. Staff Recommended Conditions of Approval: • Parking Spaces must be at least nine feet (9') wide by eighteen feet (18') long as required by LMC § 15-3-3(F) • All bicycle parking, both Enclosed Storage and Exterior Bike Racks, must comply with LMC § 15-3-9. • The Outdoor Parking Area must contain Electric Vehicle Charging Station Conduit as required by LMC § 15-3-11.
Setbacks	**No Mitigation Required:** Per LMC §15-6-5(C): "*The minimum Setback around the exterior boundary of a Master Planned Development shall be twenty-five feet (25') for Parcels greater than two (2) acres.*" **Complies:** 2000 Meadows Drive (PCA-2-2100-A-9) is a 180.09-acre parcel. The property lines nearest to the existing maintenance yard are those that border Estates Drive, directly to the east and southeast of the maintenance yard. The existing maintenance building is 240 feet from the nearest property line that borders Estates Drive. The proposed shed is 140-feet from the nearest property line that borders Estates Drive. The proposed maintenance building is 310 feet from the nearest property line. The proposed parking area is 102 feet from the nearest property line.

	Site Plan  Construction within the Setbacks is not proposed as part of this application. <u>Staff Recommended Condition of Approval:</u> No construction activity is proposed or approved within the required 25-foot Front, Rear, and Side Setbacks.
Useable Open Space	**No Mitigation Required:** MPDs require 60% Open Space under LMC § 15-6-5(D). 2000 Meadows Drive (PCA-2-2100-A-9) is a 180.09-acre parcel. The proposal increases the total paved area and reduces Open Space by 12,171 square feet, or 0.28 acres. The majority of the site remains Open Space.
Building Height	**No Mitigation Required:** LMC § 15-6-5(F) requires buildings subject to an MPD to meet the Building Height requirements outlined in the Zoning District the MPD is located in. For Recreation and Open Space, LMC § 15-2.8-4 states: *"No Structure No Structure may be erected to a height greater than twenty-eight feet (28') from Existing Grade. This is the Zone Height".*

	Complies: The existing maintenance building is 20'-5" tall at the highest point. The second maintenance building is proposed to be 20'-9 ¼" tall. The lean-to shed is proposed to be 17'- 7 ¾" tall at the highest point.
Site Planning	**Condition of Approval Recommended:** LMC § 15-6-5(G) requires that *"A Master Planned Development shall be designed to take into consideration the characteristics of the Site upon which it is proposed to be placed. The project should be designed to fit the Site, not the Site modified to fit the project."* The proposed plans will see an expansion in the area that is disturbed on the site, but it remains clustered around the disturbance created by the existing Maintenance Building and access road. To ensure this and maintain visual continuity with the existing structure, Staff recommends Condition of Approval: Prior to the issuance of a building permit, Planning Staff shall review final plans for consistency with plans reviewed by the Planning Commission on [date of approval].
Landscaping and Lighting	**Condition of Approval Recommended:** • The applicant submitted a proposed landscaping plan (EXHIBIT D) and staff is working to ensure compliance with: LMC § 15-5-5(N) (water wise landscaping) and Park City Municipal Code Chapter 11-21, Utah Wildlife-Urban Interface Code. **Condition of Approval Recommended:** Per the proposed plans, no exterior lighting is proposed. Staff Recommends Condition of Approval: • No exterior lighting is proposed or approved as part of this application. Any new exterior lighting shall comply with LMC Section 15-5-5(J) and shall be fully shielded and down directed with light bulbs that are 3,000 degrees Kelvin or less. New lighting details shall be reviewed by Planning Staff prior to

	installation.
Sensitive Land Analysis	**Conditions of Approval Recommended:** While part of the Golf Course is located within the Sensitive Land Overlay (SLO), the actual portion of the parcel subject to the Application is not within the SLO. Located south-west of the lot is a pond. Considering the proximity of proposed construction, the Engineering Department requested Army Corps of Engineer review. <u>Staff Recommended Condition of Approval:</u> The Applicant shall receive approval from the Army Corps of Engineers prior to submitting a Building Permit application.
Employee/Affordable Housing	***Analysis of the Affordable Housing Obligation is located below this table****
Child Care	**No Mitigation Required:** No Child Care facility is proposed as part of this Application.
Mine Hazards	**No Mitigation Required:** There are no known Mine Hazards located on the site.
Historic Mine Waste Mitigation	**No Mitigation Required:** The site is not located in the Park City Soils Ordinance Boundary.
Reviewed for Consistency with the Goals and Objectives of the Park City General Plan	**No Mitigation Required:** The proposal does not compromise the key characteristics of the Park Meadows neighborhood, Neighborhood 2 of the General Plan. The Golf Course is listed in the General Plan as a community amenity, and the proposal will not change the character of that amenity considering it is intended for maintenance and employee use. The General Plan also requires that there should be "careful mitigation of negative impacts such as traffic, lighting, and compatibility."[3] These concerns are minimal in this application and are proposed to be mitigated through Conditions of Approval.

[3] Park City General Plan, Vol 2, P. 159

Historic Sites	**No Mitigation Required:** There are no Historic Sites located on the site.
Land Management Code Review	**Further Analysis for LMC Compliance is included in Analysis II (ROS Zone) and III (CUP Criteria)**
Employee/Affordable Housing Analysis:	
Conditions of Approval Recommended: LMC § 15-6-5(J) requires the applicant submit "a housing mitigation plan that addresses employee Affordable Housing required by the adopted housing resolution in effect at the time of a complete Application." Resolution 05-2021 Section 12(A) states "Developments, which received development plan approvals prior to the adoption of this housing resolution, shall conform to the provisions of the resolution in place at the time of applicable complete application. Any modifications to an existing Development Agreement that results in an increase in housing units or employee generation shall be subject to the provisions of this Resolution." While there is not a Development Agreement governing the Park Meadows MPD, it is a "Development, which received development plan approvals prior to the adoption" of the resolution. As such, the Applicant is required to submit a housing mitigation plan for a recommendation by the Planning Commission to the Park City Housing Authority. The Applicant is working with the Housing Team to evaluate potential affordable housing obligations.	

When approving Modifications to MPDs, the Commission is required by LMC § 15-6-6 to make the following Findings of Fact and Conclusions of Law:

1. complies with all requirements of the Land Management Code;
2. meets the minimum requirements of Section 15-6-5;
3. provides the highest value of Open Space, as determined by the Planning Commission;
4. strengthens and enhances the resort character of Park City;
5. compliments the natural features on the Site and preserves significant features or vegetation to the extent possible;
6. is Compatible in Use, scale, and mass with adjacent Properties, and promotes neighborhood Compatibility, and Historic Compatibility, where appropriate, and protects residential neighborhoods and Uses;
7. provides amenities to the community so that there is no net loss of community amenities;
8. is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time staff determined the Application to be complete;
9. meets the Sensitive Lands requirements of the Land Management Code and is

designed to place Development on the most developable land and least visually obtrusive portions of the Site;

10. promotes the Use of non-vehicular forms of transportation through design and by providing trail connections;
11. was noticed and the Planning Commission held a public hearing in accordance with this Chapter;
12. incorporates best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application;
13. addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies;
14. addresses and mitigates Historic Mine Waste and complies with the requirements of the Park City Soils Boundary Ordinance;
15. addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan;
16. addresses and mitigates traffic.

(II) The proposal, as conditioned, complies with the Recreation Open Space Zoning District Requirements.

2000 Meadows Drive is within the ROS Zoning District. Per the LMC, Accessory Buildings greater than 600 square-feet and Parking Areas with five (5) or more spaces are Conditional Uses within the ROS Zoning District. [4]

LMC § 15-2.7-1 describes the purpose of the ROS Zoning District as:

1. establish and preserve districts for land uses requiring substantial Areas of open land covered with vegetation and substantially free from Structures, Streets and Parking Lots,
2. permit recreational Uses and preserve recreational Open Space land,
3. encourage parks, golf courses, trails and other Compatible public or private recreational Uses, and
4. preserve and enhance environmentally sensitive lands, such as wetlands, Steep Slopes, ridge lines, meadows, stream corridors, and forests.
5. encourage sustainability, conservation, and renewable energy.

See Analysis Section III for CUP Criteria

The following table analyzes the proposal in relation to the Building Height and Lot and Site Requirements of the ROS Zoning District.

[4] LMC § 15-2.7-2 (C)

Front, Side and Rear Setbacks

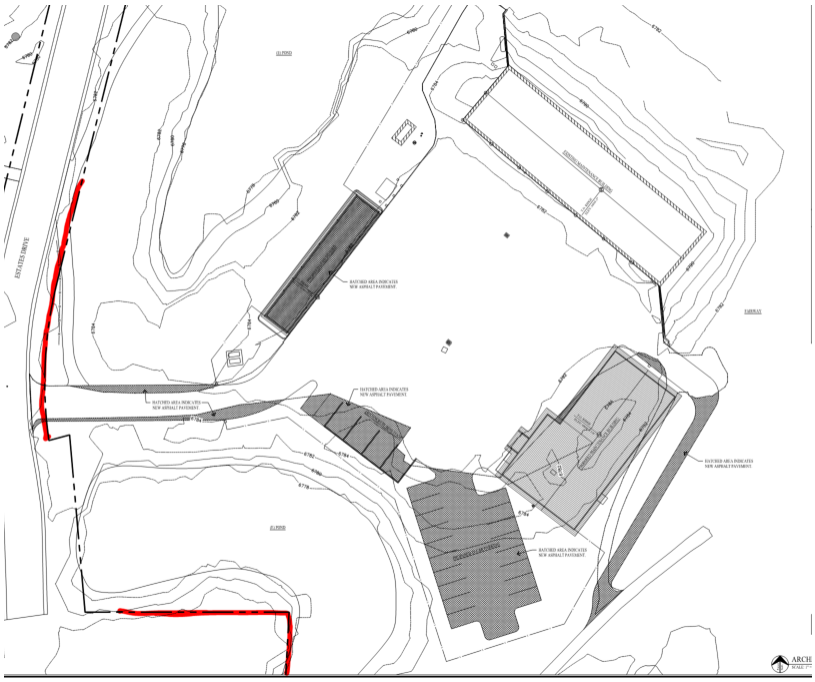
Per LMC §15-2.7-3: "*All Structures must be no less than twenty-five feet (25') from the boundary line of the Lot, district or public Right-of-Way".* This is the same size of Setbacks as is required under the MPD in LMC § 15-6-5(C).

Complies:

2000 Meadows Drive (PCA-2-2100-A-9) is a 180.09-acre parcel. The property lines nearest to the existing maintenance yard are those that border Estates Drive, directly to the east and southeast of the maintenance yard.

The existing maintenance building is 240 feet from the nearest property line that borders Estates Drive. The proposed shed is 140 feet from the nearest property line that borders Estates Drive. The proposed maintenance building is 310 feet from the nearest property line. The proposed parking area is 102 feet from the nearest property line.

Site Plan



Per LMC §15-2.7-3(A): *"Fences, walls, stairs, paths, trails, sidewalks, patios, driveways, Ancillary Structures, approved Parking Areas, and Screened mechanical and utility equipment are allowed as exceptions in the Front, Side and Rear Setbacks"*

Construction within the Setbacks is not proposed as part of this application.

Staff Recommends Condition of Approval:

No construction activity is proposed or approved within the required 25-foot Front, Rear, and Side Setbacks.

Building Height

Per LMC §15-2.7-4:*"No Structure No Structure may be erected to a height greater*

than twenty-eight feet (28') from Existing Grade. This is the Zone Height".

Complies: The existing maintenance building is 20'-5" tall at the height point. The maintenance building is proposed to be 20'-9 ¼" tall. The shed is proposed to be 17'-7 ¾" tall at the highest point.

(III) The proposal, as conditioned, complies with Conditional Use Permit Requirements outlined in LMC Section 15-1-10(E).

There are certain Uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

The Planning Commission evaluates all proposed Conditional Uses and may recommend conditions of approval to preserve the character of the zone, and to mitigate potential adverse effects of the Conditional Use.

The City must review all proposed Conditional Uses according to the following criteria, unless a subsequent provision of this LMC specifically sets forth an administrative approval process for a specific Conditional Use, in which case that section shall control.

CUP Review Criteria	**Analysis of Proposal**
Size and Location of the Site	**No Mitigation Required:** This is a 55,163 square feet site. There is an existing maintenance building on site that has an area of 8,522 square-feet. The proposed maintenance building will have an area of 6,386 square feet and the new lean-to shed will have an area of 2,018 square feet. The combined area of the proposed structures is 8,404 square-feet, which is slightly less than the area of the existing maintenance building. The existing maintenance building, along with the proposed maintenance building and shed, comply with the setback and height requirements of the ROS Zoning District.
Traffic	**See Traffic Section of Analysis I table**
Emergency Vehicle Access	**No Mitigation Required:** The Park City Fire District (PCFD) reviewed this application on November 7, 2023. PCFD does not

	require Conditions of Approval.
Parking	**See Parking Section of Analysis I table**
Internal Vehicular and Pedestrian Circulation System	**No Mitigation Required:** The proposed construction will not impact existing circulation. Access to the maintenance yard is currently achieved from Estates Drive. The proposal will not change how vehicular or pedestrian access is achieved.
Fencing, Screening, and Landscaping	**Conditions of Approval Recommended:** The proposed landscape plan will add 28 Colorado Blue Sprue trees, 16 Aspen trees, and 12,032 square-feet of native grass seed mix. 20 Evergreen trees, 11 Cottonwood trees, and six Aspen trees will remain on the north and northwestern perimeter of the maintenance yard. No plantings are proposed to be removed, and native grasses are proposed to be replaced with equivalency. The proposal also calls for a six-foot tall wood fence that will extend along the southern perimeter of the proposed maintenance building and parking area. <u>Staff Recommends Conditions of Approval:</u> • Existing vegetation shall be preserved and protected during construction. The Applicant shall submit a vegetation protection plan for Planning approval prior to building permit issuance. • Any modifications to the approved landscape plan shall be submitted to the Planning Department to ensure compliance with LMC Section 15-5-5(N) *Water Wise Landscaping,* and Park City Municipal Code 11-21, *Utah Wildland-Urban Interface Code*.
Building Mass, Bulk, and Orientation	**No Mitigation Required:** The proposed maintenance building and shed will mimic the design and appearance of the existing maintenance building. The parking area will be shielded from neighboring residences with fencing and landscaping.

Useable Open Space	**See Open Space Section of the Analysis I table**
Signs and Lighting	**See Lighting and Landscaping Section of the Analysis I table**

Physical Design and Compatibility with Surrounding Structures

Conditions of Approval Recommended:

The proposal will not impede any ridgelines. The LMC defines the Park Meadows Country Club Clubhouse as a Vantage Point.[5] The existing Maintenance Building is slightly visible but mostly shielded from the clubhouse.

View of Maintenance Yard from PMGC Clubhouse - Image from Google Street View



[5] LMC § 15-5-1

View of Clubhouse from the Maintenance Yard - Exhibit #



The proposed structures will complement the design of the existing maintenance building.

The siding for the new maintenance building will be comprised of horizontal cedar and pre-cast concrete blocks. The roofing material will be *Presidential TL* shingles.

The siding materials for the new shed will be corrugated metal and the roofing material will be *Presidential TL* shingles.

<u>Staff recommended Conditions of Approval:</u>

- Building materials shall comply with LMC 15-5-5, which states that each building facade may have a maximum of three different types of materials, stone siding must be natural, metal siding shall be non-reflective.

- Roofing materials shall comply with LMC 15-5-5(E), which states all roofing materials shall be natural earth toned in color and shall have a Solar Reflective Index of 35 or less.

- Final building plans and construction details shall reflect substantial compliance with the plans dated October 20, 2023, and approved by the Planning Commission on DATE.

Noise, Vibration, Odors, Stream, or Other Mechanical Factors	**No Mitigation Required:** The existing maintenance yard is currently used for the storage and maintenance of vehicles and equipment that support the Park Meadows Golf Course. The new buildings will allow for maintenance activities to take place indoors.

Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas	**No Mitigation Required:** The proposed maintenance building, shed, landscaping, and fencing will further shield the existing maintenance yard and its uses from the adjoining residential neighbors.
Expected Ownership and Management	**No Mitigation Required:** The facilities are proposed to remain private in association with the Use of the Park Meadows Country Club. Current operations are from 4:30am till 5pm seasonally. The proposal will not modify the existing hours of operation.
Within and Adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and Appropriateness of the Proposed Structure to the Existing Topography of the Site	**Conditions of Approval Recommended:** There are no Steep Slopes located on or near the proposed site and the site is not located within the Sensitive Lands Overlay or Park City Soils Ordinance. <u>Staff Recommends Conditions of Approval:</u> • The Applicant shall provide an updated Storm water management to the Engineering Department prior to issuance of a Building Permit. • Located south-west of the lot is a pond. The Engineering Department requested Army Corps of Engineer approval prior to submittal of a building permit.
Reviewed for Consistency with the Goals and Objectives of the Park City General Plan	**See General Plan Section of Analysis I table**

Additional Considerations for Future Review:

The Applicant is working with staff to ensure that the nearby ponds will be protected. The Applicant will provide the City with a determination from the Army Corp of Engineers prior to applying for a Building Permit.

Does the Commission find the proposed Application is compliant with the goals of the General Plan for the Park Meadows Neighborhood?

Does the Commission find the proposed Application is compliant with the purpose of the ROS Zoning District as described in LMC § 15-7.2-1?

Does the Commission require more information in order to make the required Findings of Fact outlined in LMC § 15-6-6?

Does the Commission require more information to sufficiently mitigate anticipated effects under the CUP?

Department Review

The Planning Department, Executive Department, and City Attorney's Office reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website on January 31, 2024. The *Park Record* published courtesy notice on January 31, 2024. Staff will mail courtesy notices to property owners within 300 feet prior to holding the public hearing for action.[6]

Public Input

Staff has received public input which has been attached as Exhibit J.

Exhibits

Exhibit A: 1982 PUD Update
Exhibit B: 1998 CUP Approval
Exhibit C: June 14, 2006, Planning Commission Minutes
Exhibit D: October 20, 2023, Submitted Plans
Exhibit E: 1975 Restrictive Covenant
Exhibit F: 1980 Restrictive Covenant
Exhibit G: 1981 Amendment to the Restrictive Covenant
Exhibit H: June 5, 1992, Community Development Director
Exhibit I: October 14, 1996, Assistant City Attorney Letter
Exhibit J: Received Public Input

[6] LMC § 15-1-21

PARK MEADOWS

A PLANNED UNIT DEVELOPMENT

MASTER PLAN UPDATE

JULY 1982

FOR

PARK MEADOWS
DEVELOPMENT COMPANY

J.J.Johnson & Associates

Civil Engineering
Land Planning
Surveying

PARK MEADOWS PLAZA PARK CITY UTAH 84060 (801) 649 9811

PARK MEADOWS
A PLANNED UNIT DEVELOPMENT

MASTER PLAN UPDATE

July 1982

Prepared for

Park Meadows Development Company

Prepared by
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Park Meadows Plaza
Park City, Utah 84060

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I. INTRODUCTION

The Park Meadows Planned Unit Development has been evolving for approximately six years. Park Meadows began with the Park Meadows I Subdivision in 1976. Since then, Park Meadows 2, 3, 5 and 6 have been added as well as Racquet Club Village 1, 2 and 3, and Fairway Village 1 and 2. There are nearly 700 developed single and multi-family units in the project today.

Throughout its history, the Park Meadows Development has been planned around the Jack Nicklaus-designed Park Meadows Golf Course. This unique golfing facility is scheduled to open in the Fall of 1982 or Spring of 1983. Plans are now in progress to develop the hills northwest and northeast of the golf course area as well as parcels within the golf course itself. The development timetable included in this report shows that this P.U.D. will take from fifteen to thirty years to be completely built out. This project will ultimately contain approximately 2,000 living units.

The purpose of this study is to analyze the present utility and traffic networks and determine the requirements of these master systems to meet future development demands. This study is further being prepared to meet requirements of the Park City Land Management Code, Sections 4 and 6.

PARK MEADOWS P.U.D. PHASING

	PARCEL	TIMING
1.	Lakeview Cottages	1982-1983
2.	Fairway Cottages (Interior No. 4)	1982-1983
3.	Broken Spoke (Interior No. 1)	1982-1983
4.	Sunspot (Quarry Mountain No. 1)	1983-1984
5.	Quarry Mountain No. 3	1984-1986
6.	Quarry Mountain No. 2	1985-1988
7.	Park Meadows No. 4	1986-1990
8.	Park Meadows No. 6-B	1986-1990
9.	Funicular Village	1987-1992
10.	Overview Village	1988-1994
11.	Clubhouse Village	1989-1996
12.	Multi-family - Interior No. 7	1990-1998
13.	Park Meadows No. 6-C	1990-1998
14	Multi-family - Interior No. 6	1991-2000
15.	Multi-family - Interior No. 2 North	1992-2002
16.	Multi-family - Interior No. 2 South	1993-2004
17.	Interior No. 3	1994-2006
18.	Hotel Site	1995-2008

II. CONCLUSIONS AND RECOMMENDATIONS

The following are the conclusions and recommendations developed as a result of this study. They have been classified by subject matter.

A. Sanitary Sewer System

The completed master sanitary sewer plan illustrates that the proposed parcels and densities can be adequately served in accordance with the present guidelines of SBSID. Three sewer line segments running across the golf course were constructed under old guidelines and conform to those requirements. A portion of the Quarry Mountain Phase III lies outside of the Park Meadows drainage basin and will need to be pumped or serviced by a sewer line running north to Snyderville.

B. Storm Drain System

The primary collection system for this project has been reviewed and approved by the City Engineer. Investigation of the overall site based upon the proposed Master Plan indicates that the storm runoff can be treated by conventional means and poses no unusual engineering problems. The golf course lake system will be utilized as storm detention basins. Fairways 3, 4, 5 and 8, as well as Dority Creek, will be used for 100-year storm alleviation devices. All buildings will be set 1.5 feet above the emergency flood overflow levels. Recharge galleries will be investigated for use in the Quarry Mountain area.

C. Culinary Water System

Research of the existing Park Meadows water system, revealed two weak spots. The first is the potential low pressure at the Ridgeview Pump Station affecting its normal operation. The second was the low pressure in the Fairway Village area due to its isolation on a non-looped system.

It is recommended that Park City Municipal Corp. connects the Boothill Tank to Park Meadows No. 1. The connection of the Quarry Mountain Tank to Fairway Village is also recommended. The approval of the Quarry Mountain Tank to Ridgeview connection needs to be accomplished as soon as possible.

When Park Meadows No. 4 is built, a PRV must be installed to separate the different pressure zones within this development. When the demand on the Quarry Tank exceeds the storage capacity, another tank must be constructed above Fairway Village, or as an alternative, above Park Meadows 6B, at an elevation of 7,042 feet. This tank must be connected to both Park Meadows No. 6B and to the Quarry Mountain Tank. To minimize the burden on the Ridgeview booster pump, another pump must be installed in the Fairway Village area to supply water to this new tank. PRV's must be located at elevation 6,800 feet and adjusted to allow for the required pressure at critical nodes during emergency flows.

D. Traffic System

The proposed Master Plan of Park Meadows provides the backbone street system to adequately handle traffic moving in and through the development. The connection of Park Meadows Golf Course to Ridgeview should be completed in 1983 as a two-lane road and

upgraded as development occurs. Park City Municipal Corp. will need to realign the connection to Highway 248 when traffic into Park Meadows No. 5 reaches 1,000 ADT. Traffic counts should be taken in Park Meadows No. 5 to verify traffic loading estimates. Accurate traffic counts could dramatically affect the timing of the Highway 248 connection. Road systems within the individual parcels will not be necessary until the actual parcels are developed.

III. SANITARY SEWER SYSTEM

The proposed sanitary sewer master plan is presented on the Master Sanitary Sewer drawing of the Park Meadows Master Plan. This system is located within the Snyderville Basin Sewer Improvement District (SBSID) and, therefore, is subject to their construction standards, inspection and eventual acceptance.

The sewer system has been presented in this drawing in three different portions based on the following criteria:

1. A portion of the sanitary sewer system has already been constructed, including Park Meadows 1, 2, 3, 5, 6A; Holiday Ranchettes; Racquet Club Village 1, 2, 3; and Fairway Village 1 and 2.

2. A second portion of the sanitary sewer system has been previously submitted to SBSID and can be found in SBSID's Master Plan in Township 2 South, Range 4 East, Section 4. This area primarily includes the area in and immediately surrounding the Park Meadows Golf Course. The 10-inch force main and 15-inch gravity line from the Park Meadows lift station are complete. Several pieces of the master system serving the golf course area are also built.

3. The third portion has now been added to complete the master sanitary sewer plan in order to service the future developments.

The collection system studied here focuses primarily upon items 2 and 3. The existing system defined in item 1 is already an approved part of the Snyderville Basin collection system.

Collection System

The collection system consists mainly of 8-inch, 10-inch, and 12-inch diameter P.V.C. sewer pipes, the minimum slopes for which are 0.4% for 8-inch diameter pipes, 0.28% for 10-inch diameter pipes, and 0.22% for 12-inch diameter pipes. These slopes were necessary due to the nearly flat terrain present over a substantial portion of the development. Pipe diameters and slopes are indicated on the drawing for the critical areas. A 10-inch pressure main and a lift station presently exist in order to connect the eastern half of the development to SBSID's gravity system. The most recent study by SBSID indicates this pressure line and lift station are to be abandoned when the proposed Silver Creek treatment plant and trunkline are constructed. This eastern half would then be served by gravity sewers.

Within the collection system, the five major branches have been investigated. The remaining sub-branches are easily capable of handling the design flow by the minimum diameter pipe and slope allowed (8-inch diameter at 0.40%). Each manhole in the branch has been numbered in order to correlate the capacity and loading calculations of this report with the sanitary sewer master plan drawing. The following conclusions were derived from these calculations. Conclusions are based upon projected capacities at full buildout and the present requirement of the 4.0 peaking factor. The complete calculations are included in the Appendix.

Branch A - Maximum loading in this branch will occur between manholes A-6 and A-5, where the line will be at 90 percent capacity.

Branch B - This branch has two constructed segments (B-2 to B-1 and B-9 to B-8) that would be overloaded if the peaking factor was 4.0. However, these segments were approved and built when a 2.5 peaking factor was the design standard. These segments are capable of carrying the load for a peaking factor of 2.5.

Branch C - A constructed segment of this branch (C-1 to the lift station) will be at 100 percent capacity. Again, this segment was approved and built with a peaking factor of 2.5.

Branch D - Maximum loading in this branch will occur between D-4 and D-3, where the line will be at 91 percent capacity.

Branch E - No capacity problems are present due to the steep pipe grades and the large 12-inch diameter pipe between manholes E-2 and E-1.

Special Considerations

A lift station and pressure main may be necessary to connect a portion of Quarry Mountain No. 3 to SBSID's collection system. This parcel actually lies north of the ridgeline. Therefore, a portion of this parcel would not gravity drain into the proposed Park Meadows sewer but into the Snyderville Basin instead. The most recent study for SBSID indicates that a new gravity trunkline would eventually serve this area. Since both the development of this parcel and the installation of a gravity trunkline appear to be several years away, it is not apparent whether the proposed lift station will be necessary.

Approximately seven lots in Park Meadows 6-C would require ejector pumps unless the area to the east (Round Valley) develops first. SBSID's study indicates a trunkline from the future Silver Creek treatment plant would make gravity sewer service for Round Valley feasible and, therefore, eliminate the need for ejector pumps in this parcel.

IV. STORM DRAIN SYSTEM

The proposed storm drain system master plan is presented on the Master Storm Drain drawing of the Park Meadows Master Plan. The master drain system consists of:

1) Constructed culverts.
2) Proposed culverts.
3) Temporary open channels.
4) Permanent open channels including lakes.

The size and grades of the storm sewer system shown on the Master Plan were approved by the City Engineer on January 13, 1982. One pipe slope design was too flat and has been steepened on this submittal to provide adequate scouring velocity.

This report does not intend to establish sizes and grades for a completed overall system because the final layout for each parcel, the road grades and ground cover will affect the final slopes and sizes of any culverts or detention structures. The underlying objective here is to determine if the proposed parcels and densities create any unsolvable storm drainage problems.

The guidelines for a storm drain system have been derived from past precedents established by the Park City Staff. The result is an adequate storm drainage system providing:

1) Storm runoff detention to maintain no more than the historical runoff for a 10-year, 24-hour storm.

2) A system of pipes and/or open channels of sufficient capacities and velocities in excess or equal to 2.5 feet per second.

3) Erosion protection where any storm runoffs could erode the banks of the open channel.

The Plan indicates four separate drainage basins which will be discussed on an individual basis in the following paragraphs. They are:

1) Ridgeview Basin;
2) Snyderville Basin;
3) Round Valley Basin; and
4) Park Meadows Basin.

Ridgeview Basin

Runoff Detention - This basin will be an ideal site to utilize recharge galleries. Storm water in this basin presently percolates through the existing fractured rock formations occuring on the site. Recharge galleries would maintain this flow pattern, recharge existing aquifers and eliminate or reduce the need for detention basins.

A recharge gallery is a large hole backfilled with very porous material. The storm runoff is discharged into this hole and the water seeps down into the ground through the porous material to the aquifer. This basin has several old quarry sites which will be ideal for recharge galleries. At the time when Quarry Mountain No. 1 is being planned, a site specific hydrology study will investigate the potential sites of recharge galleries. The more common detention basin will be considered as a less desirable alternative.

Collection System - The system of pipes that will connect the catch basins to the recharge galleries and to the existing storm drain in Ridgeview Subdivision will most likely be the minimum 15-inch diameter pipes. This is because the majority of the pipe slopes will be in excess of 5 percent and the flows will be light. Naturally, the Soils Conservation Service (SCS) methodology, or the Rational Method, will be utilized for final sizing of the lines depending upon the size of the particular runoff area.

Erosion Potential - No erosion protection is anticipated at this time simply because no open channels will be used.

Snyderville Basin

Runoff Detention - The desired alternative for the required detention is recharge galleries. The more common detention basin is the second alternative. A site specific hydrology study for Quarry Mountain No. 2 will investigate the possible sites and may identify several usable locations where fractured bedrock is very close to the surface.

Collection System and Erosion Potential - The pipe sizes will most likely be the minimum 15-inch diameter because of the steep slopes. No erosion protection will be needed as no open channels will be used.

Round Valley Basin

Runoff Detention - The best method to handle storm runoff in this basin is to simply divert the additional runoff from the Round Valley Basin to the Park Meadows Basin. The small

increase in runoff is easily detained by the lake system in the Park Meadows Basin. The proposed road layout for Park Meadows 6-C will divert the necessary volume of runoff. This solution is consistent with the runoff routing and calculations approved by the City Engineer in January 1982.

Collection System - Because of the steep slopes and very low flows, the pipes would probably be the minimum 15-inch diameter.

Erosion Protection - The northeast cul-de-sac would discharge runoff into an open channel. The site specific hydrology study for Park Meadows 6-C would investigate the erodability of the soils in the open channel and outline the necessary measures to prevent erosion. See the Appendix for the method used by the Park City staff for checking erosion potential.

Park Meadows Basin

Runoff Detention - The volume of runoff to be detained to maintain the historical runoff has been calculated to be 22.96 acre-feet (See Appendix for calculations). This volume is detained by the system of lakes already constructed as indicated on the master storm drain drawing. The method chosen to control the discharge from these lakes is an orifice installed on the upstream end of the discharge pipes. This orifice is a plate installed over the end of the pipe with a small circular opening sized to discharge the desired flow. Construction drawings for the orifice will be submitted to the City Engineer for approval in time to be built in the summer of 1982.

As protection from a 50-year or 100-year storm, the golf course fairways (No. 3, 4, 5 and 8) will be used for detention. The interior parcels will be constructed above these fairways. For added safety, a swale is constructed across hole No. 3 to Park Meadows Drive near the outlet to Dority Creek. In the event of a 100-year storm, runoff will be able to cross the golf course to Park Meadows Drive at elevation 6710.5 and continue on down the creek. All building finish floor elevations will be set at least at elevation 6712.00 to prevent any flood damage.

Collection System - The existing lakes and open channels connecting the lakes serve as the main trunkline for the collection system. Because this basin is nearly flat, much care has been taken in design and construction of the existing lakes and culverts. The drawing indicates which of the culverts have already been constructed and which other culvert sizes and slopes have been approved by the City Engineer. Temporary open channels have been installed across some proposed development parcels to connect the system together. When the planning and engineering for each parcel occurs, these temporary open channels will be replaced by permanent culverts or open channels in accordance with the guidelines established by the City Engineer.

Erosion Potential - The flows in the open channels are regulated by controlling the discharge from the lakes. For the 10-year/6-hour storm, the velocities shall not exceed 4 fps. For the existing soils and ground cover intended, further erosion protection is not recommended (See Appendix for calculations).

V. CULINARY WATER SYSTEM

The Park Meadows area is ideal for the application of modern pipe network analysis and hydraulics. The existing system is rapidly approaching its capacity and there are solid long-range plans that can dictate the phasing of an adequate pipe network water distribution system. The purpose of this section is threefold:

1) To examine the existing Park Meadows system and pinpoint potential overloaded areas and weakspots;

2) To examine the immediate solution options;

3) To coordinate development phasing with water system expansion to ensure adequate supply during the years to come.

Method of Investigation

The area included in this study includes Park Meadows No. 1 through No. 6, Fairway Village, Quarry Mountain area, Hotel site, Clubhouse area parcels, Ridgeview, McLeod Creek, and all the Interior Parcels on the Golf Course. Construction drawings, record drawings and the Park City Master Water Plan drawn by Bush & Gudgell Engineers were utilized in compiling the necessary information about the existing system. Pipe type, diameter, length, and connecting nodes are considered, as well as special fittings such as valves, tees, pressure reducing valves, wells, tanks, fire hydrants and service connections. Density maps were consulted to determine the demand at each node. Domestic demands were calculated using the Utah State Department of Health equation:

$$Q = 10.8\ N^{.67}$$

Where Q = demand flow rate (cfs)
N = number of units

Irrigation requirements were added according to lot size. Topography maps were also consulted to determine finished surface and actual pipe elevation.

This information was compiled and input into a high-speed digital computer capable of setting up a mathmatical matrix model of the system. Pipe networks are interconnected pipes through which the flow to a given outlet may come from several circuits. The solutions to these problems are complicated and require trial solutions in which the elementary circuits are balanced in turn until all conditions for steady state flow are satisfied. The program is also capable of sizing proposed pipe networks by balancing energy loss with pipe costs. The solution for a network the size of Park Meadows would be impossible without the use of this computer program.

The program also allows the design engineer to look at many options for expansion and the elimination of problem areas. In evaluating each option, the peak domestic and irrigation flow is considered as well as large demand fire flows at critical nodes. Emergency situations can be anticipated and simulated so the system can be designed to handle all potential stresses.

The following analysis and conclusion were made after studying more than fifty separate runs that simulated present, future and emergency conditions. The volume of computer data is too bulky to be included with this report but is available for inspection at the offices of J. J. Johnson & Associates.

Existing System

The existing Park Meadows system consists of Park Meadows No. 1, 2, 3, 5, 6A, Fairway Village, Holiday Ranchettes, Racquet Club Village, Ridgeview and McLeod Creek. All water is supplied from the Boothill Tank. The Park Meadows Well, the Quarry Tank and the Ridgeview booster pump were not considered "on line" at this point. The connection to Thaynes Canyon was also omitted because of the pressure sustaining valve in the connection line that drastically limits flow into Park Meadows. The system is, therefore, considered a "closed system" that can be evaluated separately from the rest of Park City. The only outside influence considered is the demand placed on the Boothill Tank by Prospector Village and eventually Deer Valley.

A. Normal Flow Simulation

The results of the "normal flow simulation" showed a large head loss in the solitary supply line from the Boothill Tank to the Park Meadows area. There are also bottlenecks to the Ridgeview Subdivision and Fairway Village areas that create excessive head loss and pressure drops. Consequently, the upper nodes in Ridgeview operate very close to the minimum allowable dynamic pressure of 20 psi (Utah State Department of Health Regulation). There is adequate pressure in the Fairway Village section only because of the low demand in that section. Pressures and flow rates indicate that the system is operating near capacity during normal flows.

B. Fire Flow Simulation

When fire flow (2,000 gpm) is simulated in Fairway Village, Ridgeview, or at the Racquet Club, pressures drop below 20 psi in Fairway Village, Ridgeview and Park Meadows 1-3. The

large fire flow demands increase velocities and head loss in all pipes so there is more energy wasted in pipe friction and less energy remaining as pressure. The Utah State Department of Health requires a 20 psi minimum at all nodes during a fire flow. Recent field flow tests at Fairway Village fire hydrants showed 500 gpm fire flows are available with the present system.

Quarry Tank, Ridgeview Booster Pump and PRV's

A. Pressure Zones

The development of the higher sections of Park Meadows (mainly to the northwest and northeast) has made it necessary to establish an upper pressure zone. The Boothill Tank (elevation 6,954.66 feet) can only effectively serve elevations below 6,800 feet. Hence, in 1981-1982 a 400,000 gallon tank was constructed on Quarry Mountain with a maximum water elevation of 7,042 feet to serve the upper zone.

The pressure zones are separated from each other by pressure reducing valves (PRV's) on connecting pipes. These valves effectively shut off the flow of water from the upper zone to the lower zone except during times of high demand (fire flow) when the valves open up enough to maintain the minimum prescribed pressure. PRV's can dissipate enough energy through friction loss to reduce the pressure from 100 psi to the set psi. There are two PRV's in Ridgeview, one on Crestline Drive and the other on Meadows Drive, at elevations of 6,800 feet. There is also a booster pump on Crestline Drive that can pump 350 gallons per minute up to the Quarry Tank.

B. Ridgeview Improvements and Quarry Tank

When the Quarry Tank, the Ridgeview PRV's and the Ridgeview Booster Pump were added to the system, the pressures in the upper section of Ridgeview increased to satisfactory levels. During daily peak flow simulation, the pressure in the supply to the booster was not high enough to allow the booster pump to operate. This indicates that the booster pump will only operate and refill the tank during the night and during periods of low demand during the day. This situation is acceptable as long as the demand on the Quarry Tank still allows the tank to be refilled during low demand periods. A large fire flow would deplete the tank faster than it could be recharged by the pump. (This is normal for a pump station during fire flow.)

C. Park Meadows Well and Boothill Connection

The problem of the Quarry Tank depletion can be rectified in two ways. The first method of increasing the flow and pressure throughout the system would be to bring the Park Meadows Well on line, water rights permitting. The added energy from the pump would bring the pressure to a sufficient level, thereby allowing the Ridgeview Booster Pump to operate even during periods of normal, non-fire peak flows.

The second and most immediate option is to make a 2,500 foot 14-inch connection from the Boothill Tank directly into Park Meadows No. 1 on Holiday Ranch Loop Road. This line would eliminate much of the head loss encountered in the single supply line from the Boothill Tank to Park Meadows. As demands from Prospector Village and Deer Valley increase, the head loss in the existing Boothill supply line increases creating the need for this new Boothill supply line.

Because the Park Meadows Well may not go on line until 1984 or 1985, it is recommended that the additional Boothill supply line be installed as soon as possible. This line will not only help increase the pressure at the Ridgeview booster pump, but it will also increase fire flow pressures in the Ridgeview, Park Meadows 1-3, Racquet Club and Fairway Village areas.

On August 13, 1980, the Park Meadows Development Company (PMDC) and Park City Municipal Corporation (PCMC) entered into a contract regarding culinary water for the Park Meadows Development. In that agreement, PMDC agreed to construct certain improvements and supply the City with 300 acre-feet of water rights. Among the improvements was the Park Meadows Well and the Quarry Mountain Water Tank. These improvements have been completed.

For its part, PCMC agreed to provide PMDC with water connections. In addition, paragraph 5 of the Agreement states:

> "The City agrees that it will not limit or deny Park Meadows a connection unless there is inadequate culinary water for Park City. Inadequate culinary water shall mean that, because of lack of water and <u>not a defective water distribution system</u>, there are at least 100 dwelling units in Park City which have a culinary water pressure of less than 20 pounds per square inch in the lines serving such units. The City agrees to be mindful of the prepaid water connections here sold when line pressures approach the limit set forth herein, such that if possible new third-party connections will not be allowed when the then existing connections plus the connections sold hereunder would equal the capacity of the system."

From this statement it is clear that the City is now obligated to provide water to PMDC, i.e. construct the Boothill supply line. Furthermore, the ultimate use of the line is to supply water from Park Meadows Wells No. 1 and 2 to the Boothill Tank for the culinary water supply system of the entire City. Obviously, the benefit of these lines is not limited to Park Meadows, but encompasses all of Park City as well.

An interim solution may be possible. Computer modeling of the Quarry Tank to Fairway Village connection without the Boothill connection increases the fire flow residual pressure to slightly above 20 psi in the Racquet Club Village area based on present unit connections. Installation of this line may supply sufficient water until the Park Meadows Well is on line in 1985. Field testing will be performed when the Quarry Tank to Fairway Village connection is completed to verify the computer modeling.

D. Fairway Village Connection and PRV

Even though the Ridgeview PRV's open up to increase the localized low pressures created by fire flow demands, the higher elevations in Fairway Village and Park Meadows No. 6 experience low pressures at high nodes. The Boothill connection will increase these pressures somewhat, but Fairway Village is on an isolated, unlooped section of the network with all demands flowing through a one-pipe "bottleneck."

The best way to rectify this bottleneck problem is to loop the system into the Quarry Mountain Tank. This connection enables flows to come from two sources and two directions.

It would be made with 5,800 feet of 12-inch line and would connect into the top of Fairway Village. Because this line connects the upper pressure zone with the lower pressure zone, a PRV must be installed at elevation 6,800 feet near Fairway Village. The pressure must be reduced to 60 psi to ensure adequate pressure in the upper sections of Park Meadows No. 6A. The simulation of this configuration (Quarry Tank, Ridgeview PRV's, Ridgeview Booster Pump, Boothill Connection, Fairway Village Connection and PRV) show a system with balanced flows and pressures supplied mainly by the Boothill Tank. When fire flows are simulated, the PRV's open up to maintain the prescribed pressures. The system is safe, efficient and allows for future phasing that is consistent with the owner's development plans.

Future Phasing

Using the distribution system described above, the demands of future development and phasing were added on systematically to model the development scheme. Ridgeview and Fairway Village demands were increased, McLeod Creek demands were added, Deer Valley and Prospector Village demands were increased on the Boothill Tank and the general population increase was modeled. Park Meadows pipe configuration and flow rates were changed to show the construction of the Lakeview Cottages, Fairway Cottages, Broken Spoke Parcels, Sunspot and Quarry Mountain No. 3. During this phase modeling, it became apparent that a PRV must be installed when Park Meadows No. 4 is built to separate the pressure zones connected by this development.

This configuration was simulated and run using normal peak flows and emergency flows. The results showed that the system could handle all that is scheduled for completion until 1986. At this

time, the number of units on line will be approaching the number used in the design calculations for the storage capacity of the Quarry Mountain Tank.

Before development beyond Quarry Mountain No. 3 is undertaken in the upper pressure zone (above 6,800 feet), a storage tank will have to be constructed (see phasing exhibit). Participation in the construction of a storage tank for the Star Mountain Development is one option. The high elevation needed by Star Mountain would necessitate the use of a PRV to balance the pressures of the tanks. However, the only flows which would have to go into the existing Quarry Mountain Tank pressure zone are fire flows. This would enable all storage in the entire Quarry Mountain Tank to be used for domestic purposes, which could facilitate 500 to 800 units.

Another tank could be built next to the existing Quarry Mountain Tank or at the south end of Park Meadows Subdivision No. 6, but the best option would be to build a tank on the hill behind Fairway Village at an equal elevation to the Quarry Mountain Tank. This tank would serve Quarry Mountain No. 3 and Park Meadows No. 6B and 6C, as well as the entire Round Valley area. By placing the tank closer to the developable areas, friction loss in transmission lines would be reduced. Participation by all affected developers in the base cost of constructing a large tank is expected. By placing the tank at the same elevation as the Quarry Mountain Tank, the need for a controlling PRV between the two tanks can be eliminated. PRV's would have to be installed between the upper and lower sections of Park Meadows No. 6, and the Fairway Village PRV could be adjusted from 60 to 40 psi. An additional booster pump will ultimately be required at this PRV location to supply the new higher areas to be annexed.

When this configuration was simulated, the result was a well-balanced system with emergency fire flows coming from the tank closest to the fire, while the other sections of the network balanced out and remained relatively normal. The size of the tank above Fairway Village will be determined by the extent of development of the Round Valley area. The installation of this tank would create a culinary water distribution system which would adequately service the remaining build out of the Park Meadows Development. Park Meadows Development Company has agreed to provide a 250,000 gallon water tank on the south end of Park Meadows No. 6 when Phase 6B is developed. This commitment can be transferred to the tank north of Fairway Village if a site is available. If no site can be acquired, the tank will be constructed as originally agreed south of Park Meadows No. 6.

VI. TRAFFIC STUDY

The master traffic plan is illustrated on the master traffic drawing of the Park Meadows Master Plan. The objective here is to illustrate how the completed Park Meadows traffic system would handle the predicted traffic loads for this development when completed. Also, a phasing of the traffic system installation must occur to correspond to the phasing of the individual parcels.

Each street is designated as either an arterial, collector, subcollector, lane or place. Streets have been classified from the following definitions and the average daily trip (ADT) volumes:

Arterial: The major street in the hierarchy. An arterial provides connections to major state and interstate roadways and is not intended to be a residential street. Usual ADT range is greater than 3,000.

Collector: Conducts traffic between major arterial streets and is a principal traffic artery within residential areas. Usual ADT range is between 800-3,000.

Subcollector: Provides access between higher classified streets and lower classified streets (lanes or places). Also, it may be a loop connecting to a collector or arterial street at two points. Usual ADT range is between 200-1,000.

Lane: A short street, cul-de-sac, court or a street with branching places or lanes. The primary purpose of a lane is to conduct traffic to and from residences to other streets within the hierarchy. Usual ADT range is between 75-350.

Place: A short street, cul-de-sac or court that is usually a dead end. Usual ADT range is between 0-100.

Design Standards

Street Widths - The curb-to-curb width should vary for various street classifications. Park Meadows Drive, the major arterial, already has an existing 36-foot curb-to-curb width in Ridgeview Subdivision, but also has a curb-to-curb width of 46 feet in Park Meadows 6A Subdivision. The following recommendations are made:

1) The maximum width of Park Meadows Drive should be limited to 36 feet except where turnouts and/or turning lanes may be appropriate for the hotel parcel and possibly the golf course club house. The 46-foot section tends to make traffic speed increase and, in this climate, snow removal a problem.

2) Between the hotel site and Ridgeview Subdivision, a boulevard street will be considered as an alternative to the 36-foot wide street, at least through that section in Quarry Mountain No. 1. The boulevard would consist of two 20-foot lanes separated by an island. A boulevard in Quarry Mountain No. 1 would follow the existing split road and would be easier to construct. Other advantages are increased safety and easier snow removal.

The collectors and subcollectors should have a minimum width of 30 feet curb-to-curb and the lanes and places should have a maximum of 24 feet. A maximum width of 24 feet is justified in order to enhance low speeds and discourage through traffic as much as possible. One-way streets 20

feet wide should be encouraged wherever practical. These streets tend to slow traffic speeds and snow removal is easier.

Street Grades - Street grades are important in this climate due to the harsh winters. Streets in the hills should have grades that do not exceed 8 percent if possible. Short stretches of grades up to 10 percent can be tolerated if approved by the City Staff. Street grades at intersections should not exceed 2 to 3 percent to allow for a relatively flat staging area for vehicles to make stops and slow turns in icy conditions. Minimum grades should be maintained in the flat areas of the development. Grades as near flat as 0.25 percent have been used on streets before, but a minimum grade of 0.5 prcent is recommended.

Horizontal Alignment - The Park Meadows arterial collectors and subcollectors should have a minimum centerline radius of 300 feet. The minimum centerline radius for the lanes and places is dependent on the turning radius required for fire protection vehicles. An outside turning radius of 55 feet has been recommended by the Fire District in the past. In many cases, a 55-foot radius is not desirable from planning and engineering standpoints, especially in hilly areas. Some older fire trucks require a turning radius of 50-55 feet, but newer trucks have a smaller turning radius - generally in the 30-40 foot range. In the course of planning and engineering individual parcels where a cul-de-sac is being included in the street layout, the Fire District may be asked to reduce their present requirements.

Average Daily Trips

Average daily trips (ADT) are a principal factor in the design or alteration of highways and arterial streets. ADT is the average total number of vehicles travelling a highway or route

on a typical day. However, if the ADT is below 5,000, the use of the ADT becomes unrealistic and inapplicable for projecting traffic behavior.

ADT volumes calculated here for each street will usually be below 5,000 and will serve only to help classify each road. Park Meadows Drive is the exception and will be treated differently.

At a certain point in the phasing of the development, the section of Park Meadows Drive in Park Meadows 5 will have an ADT volume that exceeds the desired ADT volume for a residential area. This section of road should should remain classified as a subcollector and, therefore, Park Meadows Drive should be rerouted to Highway 248 or widened to Monitor Drive and Highway 248 when the ADT exceeds the upper limit for a subcollector (1,000 ADT).

ADT volume is calculated as follows:

ADT = number of units X trips per day per unit

Where 1) The higher total of the density range shown on the drawing is used in these calculations.

2) Trips per day per type of unit are:*

9 for single family

8 for multi-family

1.65 for hotel rooms*

*ADT criteria recommended by Jerry Blair of Wayne T. Van Waggoner & Associates. A recent study for Park City showed only 15 percent of the visitors to Park City had the use of a private vehicle. Also add 500 ADT for service vehicles and employees. Actual ADT is 11 per room; therefore, 11 X 0.15 = 1.65.

Exceptions to the above equation are as follows:

1) ADT for the golf course is calculated as 6 trips per tee off time - 4 tee offs per hour X 12 hours per day = 288 trips per day. Add approximately 62 trips for service vehicles and employees for a total of 350 trips per day.

2) ADT for the Racquet Club is calculated as 300 trips per day for the 14 courts plus 200 trips per day for the small restaurant for a total of 500 trips per day.

Trip Distribution - The ADT volumes listed in the Total Trip Generation Table in this section represent an estimate of the total average daily trips occurring on all the streets in the Park Meadows development. The resulting ADT occurring at chosen points within the street system are shown on the drawing. Assumptions had to be made about routes people would most likely take in order to arrive at the ADT volumes indicated. However, very large deviations from these assumptions would be necessary to impact the resulting street classifications.

Phasing of Construction

The two major events that need to occur are:

1) Ridgeview connection: That section of Park Meadows Drive between Ridgeview Subdivsion and the golf course club house; and

2) The realignment of Park Meadows Drive to bypass Park Meadows No. 5 while connecting to State Highway 248.

To accomplish item 1, the developer is proposing to complete the design of the ridge connection and rough grade this street during the summer and fall of 1982. The following year, the developer would construct a 20-foot wide asphalt street (without curbs) to complete the connection from the club house to State Highway 224. Included in this report is a phasing schedule for the proposed parcels. As each parcel along this ridge connection is planned and engineered, the street would be upgraded to the full street section whether the section be a 36-foot curb-to-curb street or a boulevard as discussed earlier.

The realignment of the existing Park Meadows Drive to bypass Park Meadows has two possible locations. The Park Meadows No. 5 Subdivision plat granted a 50 foot road easement along the east boundary of the subdivision. The more desirable location follows along the exisiting stream as shown on the drawing. A traffic study prepared in March 1978, by Professor Thomas J. Stone, recommended a connection to Highway U-224 through the Quarry Mountain area in addition to the existing Monitor Drive and Holiday Ranch Loop Road accesses. The easement along the east line of Park Meadows No. 5 was not discussed in that report.

At the time Park Meadows No. 6 and No. 4 were given final Planning Commission approval (June 21, 1978), street routing to the Park Meadows Development was discussed at length. The final approval (see Appendix A-5) required Park Meadows Development to complete the northwest connection to U-248 through Treasure Hills (Ridgeview) Development, or as an alternative, the connection along the east side of Park Meadows No. 5. The approval was granted to satisfy off-site street requirements for the entire Park Meadows Development. No other future connections were required.

It is, therefore, clear that any widening, improvement or relocation of the Park Meadows Drive connection to Highway U-224 should be undertaken by Park City Municipal Corporation and is not the responsibility of the Park Meadows Development Corporation.

Using the same method of calculating ADT volumes as used before, the 1982 ADT volume for this road is estimated as follows:

Constructed Units

*Park Meadows No. 5 -	84 units	567 ADT
Park Meadows No. 6A -	4 units	36 ADT
Fairway Village -	36 units	288 ADT

For 1982 Total 891 ADT

* 3/4 of the trips occur on Park Meadows Drive

In 1983, the ADT may or may not increase due to the status of the economy. The following assumptions have been made to make the best possible estimate.

1) In the first year of a new golf course, only 25 to 30 percent of its capacity is used and only half the estimated ADT will travel south. Add 75 ADT to 1982's ADT.

2) As many as 10 new Fairway Village units could be built and occupied, but Salt Lake City trips would use the new ridge connection. Add 12 ADT to 1982's ADT.

3) As many as two new Park Meadows 6-A homes could be built and occupied, but Salt Lake City trips would use the new ridge connection. Add 10 ADT to 1982's ADT. 2

Total for 1982 = 988 ADT

After 1983, the reliability of estimating the ADT volumes would not be very good. This report recommends a traffic count should be taken by Park City every year beginning in 1982 to verify the ADT volumes. This actual count would be a great aid in projecting a date for the construction of the realigned Park Meadows Drive.

The phasing for the remaining streets corresponds with the previously mentioned phasing schedule for the proposed parcels.

TABLE A

TOTAL TRIP GENERATION

Parcel	Units	ADT
Park Meadows No. 1	87	783
Park Meadows No. 2	86	774
Park Meadows No. 3	43	387
Park Meadows No. 4	34	306
Park Meadows No. 5	94	846
Park Meadows No. 6A	35	315
Park Meadows No. 6B	30	270
Park Meadows No. 6C	37	333
Quarry Mountain No. 1	140	1,120
Quarry Mountain No. 2	200	1,600
Quarry Mountain No. 3	36	288
Interior Parcel No. 1	11	99
Interior Parcel No. 2 North	75	600
Interior Parcel No. 2 South	70	560
Interior Parcel No. 3	120	960
Interior Parcel No. 4	60	480
Interior Parcel No. 5	18-?	144
Interior Parcel No. 6	72	576
Interior Parcel No. 7	26	208
Hotel Site	600	1,490
Funicular Village	120	960
Overview Village	68	544
Club House Villas	8	64
Golf Course Club House	N/A	350
Fairway Village	72	576
Racquet Club Village	182	1,456
Racquet Club	N/A	500
Off-site Contributions		
Monhegan	100 ?-source	800
Quarry Mountain North	30	240
Round Valley No. 1	100	800
Round Vallely No. 2	100	800
Mountaintop Subdivision	12	108
Total		19,331 ADT

A P P E N D I X

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LETTER FROM SBSID ENGINEER

PM ENGINEERS, INC.
CIVIL. STRUCTURAL. MECHANICAL. ELECTRICAL.
SANITARY. ARCHITECTURAL & MATERIALS HANDLING.

P O. Box 15412. 3891 South West Temple
Salt Lake City. Utah 84115 (801) 266-3555

MEMORANDUM

TO: Consulting Engineers Designing Sanitary Sewers in Snyderville Basin Sewer Improvement District

FROM: Rex Ausburn, P.E.
District Engineer
PM Engineers, Inc.

DATE: January 29, 1982

RE: Sewer Line Sizing

The Board of Trustees of the Snyderville Basin Sewer Improvement District, at the January 25, 1982 Board meeting, approved the following peaking factors for sanitary sewer line design within the District.

Line Size	Peaking Factor
Building Lateral (4" or 6")	4.0
8" - 15"	4.0
Above 15"	2.5

The above peaking factors are to be multiplied by the estimated average daily flows to determine the rate of flow to be used in line sizing calculations.

The above policy attempts to further explain Section III-6 of the Utah Code of Waste Disposal Regulations. If there are any questions or comments on specific projects, please contact our office.

/dh

A-2

SANITARY SEWER CALCULATIONS

This criteria for the capacity calculations is as follows:

Mannings Equation: $Q = \frac{1.49}{n} A R^{\quad} S$

Where Q = Flow capacity, cfs
n = Roughness coefficient, 0.013
A = Area of pipe, square feet
R = Hydraulic radius
S = Slope, ft/ft

Note: The roughness coefficient of 0.013 for P.V.C. has been recommended by SBSID. See Appendix A-1 for January 29, 1982, correspondence from P.M. Engineering.

The criteria for the loading calculations is as follows:

Q = (P.F.) (number of units) (capita per unit) (flow per capita) (unit conversion)

Where
1. Q = Flow loading, cfs
2. P.K. (Peaking factor) = 4.0 for pipe diameters less than 15 inches. See Appendix A-1.
3. Number of Units = High figure of range stated on Master Plan.
4. Capita per Unit = 3.2 capita/unit for single family and multi-family; 2.5 capita/unit for hotel units.
5. Flow per Capita = 100 gallons per capita per day for single family and multi-family; 62.5 gallons per capita per day for hotel rooms, 30 gallons per capita per day for schools.
6. Conversion Factor = (day/24 hours) (hour/60 min.) (min/60 sec) (c.f./7.48 gals.)

TABLE 1

SANITARY SEWER CAPACITY CALCULATIONS

Critical Sewer Segments	Dia. (in.)	Slope (%)	Pipe Capacity cfs	Projected Flow (cfs)	% of Capacity Used
A-2 to A-1	12	0.40	2.26	0.93	41
A-6 to A-5	8	0.40	0.77	0.69	90
A-10 to A-9	8	2.60	1.95	0.59	31
B-1 to C-5	10	0.40	1.39	1.22	88
B-2 to B-1	8	0.40	0.77	0.73	95*
B-6 to B-5	10	0.40	1.39	1.13	81
B-9 to B-8	8	0.40	0.77	0.61	79*
C-9 to C-8	8	0.40	0.77	0.01	1
C-5 to C-4	12	0.313	2.00	1.83	92
C-1 to lift station	10	0.28	1.16	1.16	100*
D-8 to D-7	8	0.40	0.77	0.66	86
D-4 to D-3	8	0.40	0.77	0.70	91
E-11 to E-10	8	8.45	3.52	0.35	10
E-4 to E-3	8	10.94	4.01	0.48	12
E-2 to E-1	12	0.22	1.68	0.50	30

*This is an existing line. A peaking factor of 2.5 was used to determine loading.

TABLE 2

SANITARY SEWER LOADING CALCULATIONS

Loading at Branch-Manhole	Units	Flow (cfs)	Total Flow (cfs)
A-11	100 - Monhegan	0.20	
	8 - Club house villas	0.02	
	68 - Overview Village	0.13	
	120 - Funicular Vilalge	0.24	0.59
A-2	72 - Fairway Village	0.14	
	35 - Park Meadows 6-A	0.07	
	30 - Park Meadows 6-B	0.06	
	37 - Park Meadows 6-C	0.07	0.93
B-12	200 - Quarry Mountain #3	0.40	0.40
B-9	600 - Hotel Site	0.58	0.98 (0.61)
B-5	72 - Interior No. 6	0.14	
	25 - Interior No. 2 No.	0.05	1.17 (0.73)
C-9	*25,000 s.f. - Club house	0.01	0.01
C-5	60 - Interior No. 4	0.12	
	Branch B	1.70	1.83
C-1	11 - Interior No. 1	0.02	1.85 (1.16)
D-6	120 - Interior No. 6	0.24	
	182 - Racquet Club Village	0.36	
	19 - Holiday Ranchettes	0.04	
	254 - Park City H.S.	0.01	
	4 - Park Meadows No. 5	0.01	0.66
D-3	18 - Lakeview Cottages	0.04	0.70
	32 - Quarry Mountain #2	0.06	
E-12	140 - Quarry Mountain #1	0.28	0.34
E-8	36 - Ridgeview Condos	0.07	0.41
E-1	40 - Ridgeview Sub.	0.08	
	3 - Park Meadows No. 3	0.01	0.50

*For club house - 25,000 s.f. divided by 43,560 s.f./acre x 0.0025 cfs/acre x peaking factor. The peaking factor used for the design of this existing line is 2.5 instead of 4.0. The resulting flow is shown in parentheses.

1981-1982 Park City High School enrollment is 254 students.

A-3

EROSION CALCULATIONS

Erosion in Swales

Required: Determine a method to evaluate the erosion potential in natural drainageways and proposed drainageways.

Given: "Specifications for soil erosion and sediment control in urbanizing areas" approved and adopted by the State of Maryland, Department of Water Resources.

Highway Engineering, Third Edition, Clarkson H. Oglesby.

Solution: The permissible velocities of flow for the stated conditions of vegetative protection as adopted by the State of Maryland are listed below:

No.	Cover	Slope Range (%)	Permissible Velocity(1) Erosion Resistant Soils (fps)	Easily Eroded Soils (fps)
1.	Bermuda grass	0-5	8.0	6.0
		5-10	7.0	5.0
		Over 10	6.0	4.0
2.	Reed canarygrass Tall fescue Kentucky bluegrass	0-5	7.0	5.0
		5-10	6.0	4.0
		Over 10	5.0	3.0
3.	Grass-legume mixtures(2)	0-5	5.0	4.0
		5-10	4.0	3.0
4.	Red fescue, Redtop, Lespedeza, Sericea	0-5(3)	3.5	2.5
5.	Annuals(4) Annual lespedeza, Sudangrass, small grain (rye, oats, barley), Eyegrass	0-5	3.5	2.5

A-3 (continued)

NOTES:
1. Velocities may exceed five feet per second only where good vegetative cover and proper maintenance can be obtained.
2. Do not use on slopes steeper than 10 percent except for side slopes in a combination channel.
3. Do not use on slopes steeper than 5 percent except for side slopes in a combination channel.
4. Annuals - Use as temporary protection until perennial ground covers are established.

MAXIMUM SAFE VELOCITIES
(from Highway Engineering, Table 11-3)

Type of Lining	Allowable Velocity(fps)
1. Well established grass on any good soil	6
2. Meadow-type grass with short, pliant blades, heavy stand	5
3. Bunch grasses, exposed soil between plants	2-4
4. Grains, stiff-stemmed grasses that do not bend over under shallow flow	2-3
5. Earth without vegetation:	
Fine sand or silt	1-2
Ordinary firm loam	2-3
Stiff clay, high colloidal	4
Clay and gravel	4
Coarse gravel	4
Soft shale	5

A-3 (continued)

To determine the actual velocity, Manning's Equation is used:

$$Q = \frac{1.49}{n} A \; R^{2/3} \; S^{1/2}$$

Where Q = Flow, cfs
A = Area, square feet
R = Hydraulic radius, dimensionless
S = Slope, ft/ft
n = Roughness coefficient

$$R = \frac{\text{Cross-sectional area of flow}}{\text{wetted perimeter}}$$

REPRESENTATIVE VALUES OF "n"
(from Highway Engineering, Table 11-2)

Type of Lining	Value of n
1. Ordinary earth, smooth graded	0.02
2. Jagged rock or rough rubble	0.04
3. Rough concrete	0.02
4. Bituminous lining	0.02
5. Smooth rubble	0.02
6. Well-maintained grass (depth of flow over 6 in.)	0.04
7. Well-maintained grass (depth of flow under 6 in.)	0.06
8. Heavy grass	0.10

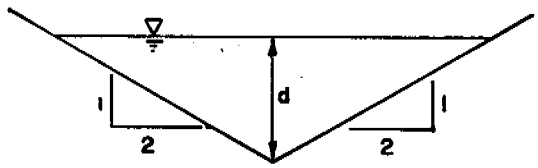
$$Q/A = V, \text{ Velocity} = \frac{1.49}{n} R^{2/3} \; S^{1/2}$$

$$V = \frac{1.49}{n} R^{2/3} \; S^{1/2}$$

A-3 (continued)

Example: Q(10-year) = 5 cfs (from Hydrology Study)
S = 5%
n = 0.02 (ordinary earth
V(allowable) = 4.0 for stiff clay, highly colloidal)

Typical Cross-section:



Equations: $Q = \frac{1.49}{n} AR^{2/3} S^{1/2}$

$A = 2d^2$

$R = \frac{2d^2}{2\sqrt{5}d} = \frac{d}{\sqrt{5}}$

$5 = \frac{1.49}{(0.02)} (2d)(d/\sqrt{5})^{2/3}(0.05)^{1/2}$

$0.26 = d^{8/3}$

$d = 0.60$ ft.

$V = Q/A = \frac{5\ CFS}{2(0.60\ ft)^2} = 6.93$ FPS

6.93 FPS > ALLOWABLE VELOCITY

If well-maintained grass is installed:

V(allowable) = 6 fps
n = 0.04

Equations: $5 = \frac{1.49}{(0.04)} (2d^2)(d/\sqrt{5})^{2/3}(0.05)^{1/2}$

$d = 0.78$ ft

$Q = \frac{5\ CFS}{2(0.78\ ft)^2} = 4.08$ V(ALLOWABLE)

A-3 (continued)

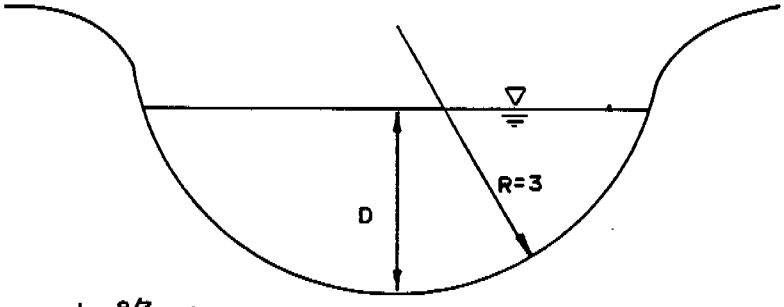
Park Meadows Channels

Required: Investigate whether the channels need additional erosion protection.

Given: The flows in the channels range from 2.5 to 3.5 cubic feet per second. The channels' grades range from 0.4 percent to 1 percent.

Solution: Type of soil - stiff clay, high colloidal.

The channel cross-section is best approximated by a semi-circle:



$Q = K' d^{8/3} S^{1/2}$

$K' = \frac{nQ}{d^{8/3} S^{1/2}}$

$K = \frac{(0.02)(3.5)}{(6)^{8/3}(0.01)^{1/2}} = 0.00589$

TABLE 3.4 METCALF & EDDY

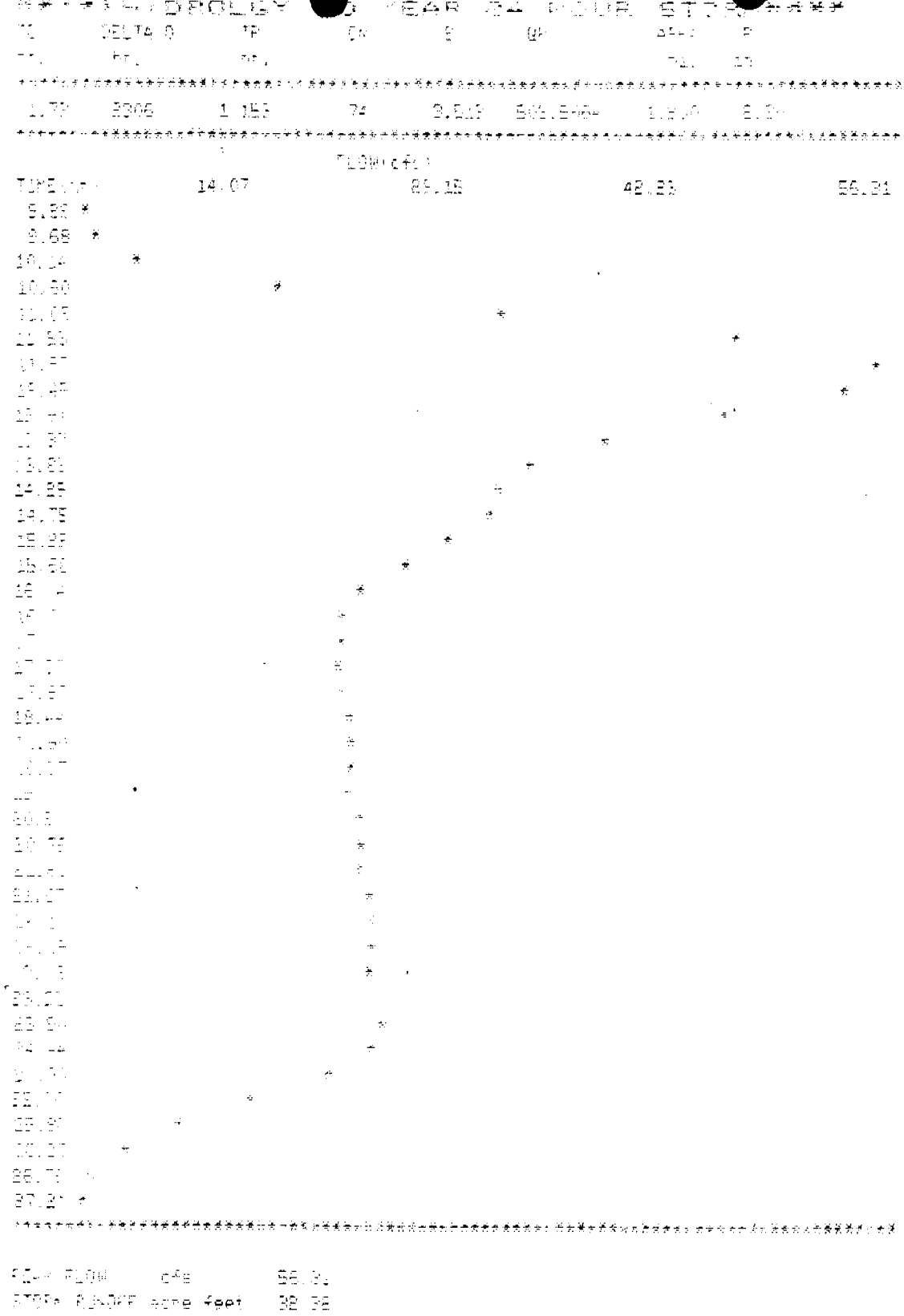
n=0.02
Q=3.5 cfs
d=6.0 ft
S=0.01 ft./ft.

From Table 3.4, D/d = 0.00589
From Figure 3.16, V/Vfull = 0.175
Vfull = 9.76 fps V = 0.175 (9.76) = 1.71 fps

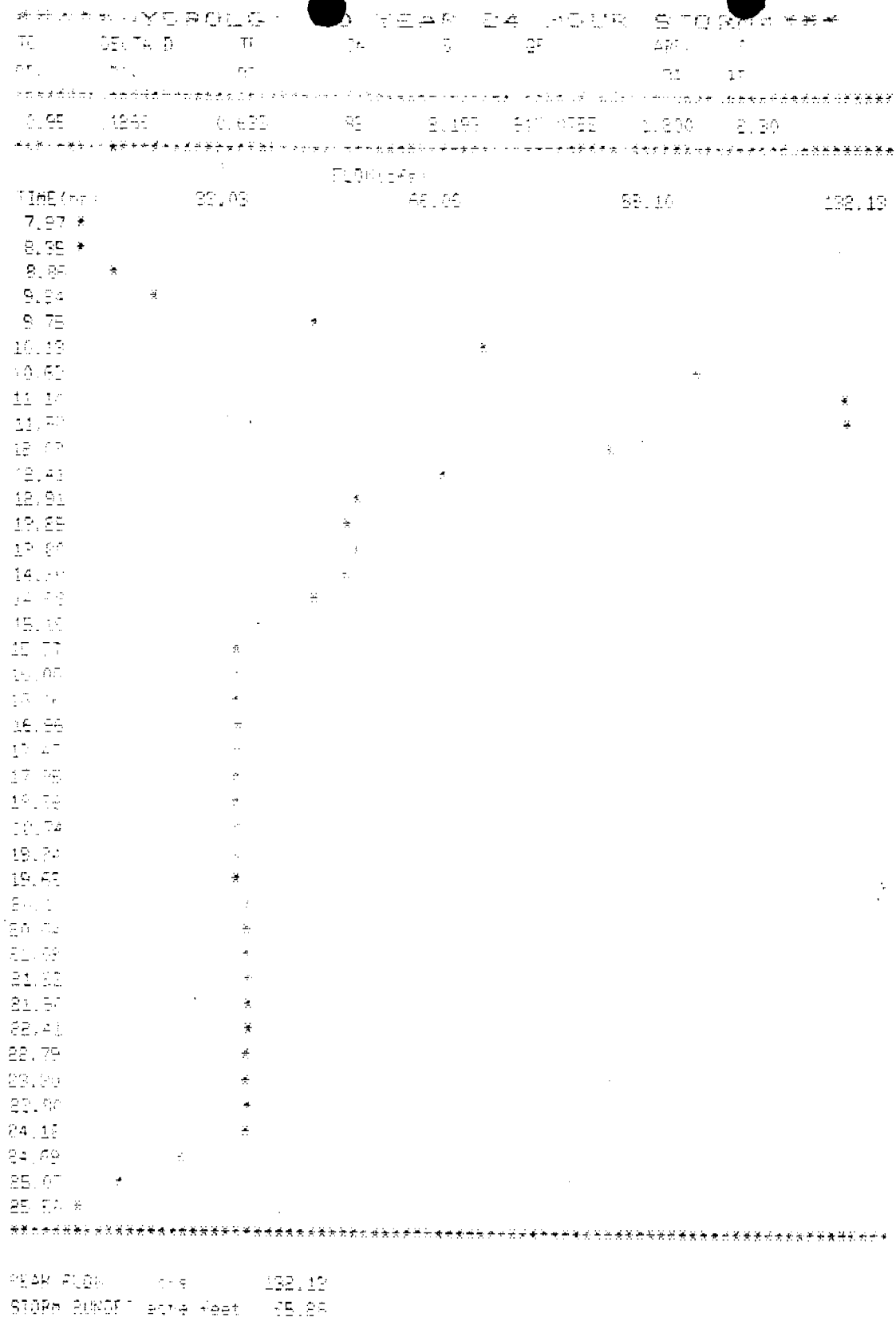
Conclusion: 1.71 fps 4 fps (allowable velocity)

A-4

STORM RUNOFF STORAGE CALCULATIONS



Park Meadows Basin - Historical Flow



Park Meadows Basin - Developed Flow

A-5

MINUTES OF PLANNING COMMISSION MEETING

June 21, 1978

will furnish and improve to City standards, at their expense, a road to the end of their property line, which abutts against the Treasure Hills Subdivision, and that North Park Development Company (NPC) will furnish and improve to City standards, at their expense, the road to U-248.

Chairman Watts indicated he felt some concern with the fact that NPC's property may not be annexed to the City, and that Mr. Allen Thompson, NPC proponent, would then not have a desire for completion of such a road at his expense. Mr. Dick Smith, PMDC proponent, was present and indicated if this circumstance was to be the case at the time of completion, an easement would be obtained from Mr. Thompson so that PMDC could complete the road through the Treasure Hills Subdivision, at their expense. Mr. Vic Ayers, Gump and Ayers, also indicated this would happen if those circumstances arose.

Even though verbal agreement seemed to be no problem, Chairman Watts indicated concern that it would be in the best interest of the City to have a written agreement established to assure the construction of a road at a time in the future that was outlined so that sufficient ingress and egress would be assured.

Mr. Dick Smith indicated he could not feel comfortable with agreeing to the construction of the road by a certain date, but he would be willing to agree to completion of the road at a time in the actual construction progress that would be feasible to the Commission.

Commissioner Reynolds suggested additional stipulations be imposed to insure the activities just discussed were complied with.

Commissioner Davidson moved approval of Park Meadows #4, with the following stipulations:

1. That the proponents receive approval from the Park City Fire Protection District and the Snyderville Sewer District.

2. That the proponents receive approval for the storm drainage system from the City Engineer.

3. That the proponents acquire an agreement from the Treasure Hills Development stipulating approval for completion of a road through their development, and that the agreement be reviewed and approved by the City Attorney.

4. That thirty (30) days from the date of this approval, the Planning Commission will be provided with a recorded easement assuring a right-of-way through the Treasure Hills Development connecting Park Meadows Subdivision No. 4, or, as an alternative, there is to be submitted to the Planning Commission an agreement indicating the existing easement on the east side of Park Meadows Subdivision No. 5 will be developed.

5. That the road referred to in Stipulation No. 4. will be constructed

at the time the Park Meadows Gold Course is opened, and/or after the completion of an additional one hundred (100) housing units.

Commissioner Reynolds seconded the motion and it was passed by the Commission.

PARK MEADOWS #6

Planning Director Preece indicated that the proponents are asking for Final Approval of a one hundred and nine (109) lot subdivision located northease of the Holiday Ranch Area. He recommended approval be granted, with the following stipulations:

1. That the proponents receive approval from the Park City Fire Protection District and the Snyderville Sewer District.

2. That the proponents receive approval for the storm drainage system from the City Engineer.

Mr. Jack Johnson, representing the proponents, presented a final plat to the Commission for consideration, and noted that there was a reduction in the number of lots, bringing the total number of lots to be developed down to one hundred and two (102) lots.

After some discussion regarding the same road situation as exists between Park Meadows #4 and the Treasure Hills Subdivision, Commissioner Lawson made a motion to grant approval, with the following stipulations:

1. That the proponents receive approval from the Park City Fire Protection District and the Snyderville Sewer District.

2. That the proponents receive approval for the storm drainage system from the City Engineer.

3. That thirty (30) days from the date of this approval, the Planning Commission will be provided with a recorded easement assuring a right-of-way through the Treasure Hills Development connecting Park Meadows Subdivision No. 4, or as an alternative, there is to be submitted to the Planning Commission an agreement indicating the existing easement on the east side of Park Meadows Subdivision No. 5 will be developed.

4. That the road referred to in Stipulation No. 3 will be constructed at the time the Park Meadows Golf Course is opened, and/or after the completion of an additional one hundred (100) housing units.

The motion was seconded by Commissioner Reynolds and passed by the Commission.

SNOW PARK SUBDIVISION

Planning Director Preece indicated that the proponent is asking for Final Approval for a sixteen (16) lot subdivision located at the entrance

A-6

PARK MEADOWS WATER AGREEMENT

PARK MEADOWS #23
MASTER WATER AGREEMENT 24

CONTRACT

This contract is entered into this 15th day of August, 1980, by and between PARK MEADOWS DEVELOPMENT COMPANY, a Utah partnership (hereinafter referred to as "Park Meadows"), and the CITY OF PARK CITY, a body corporate and politic of the State of Utah (hereinafter referred to as "City"), with regard to the following:

RECITALS

Park Meadows and the City have heretofore entered into certain agreements with regard to the development of property located in Park City by Park Meadows and the furnishing by the City of culinary water for such developments.

The parties desire to set forth in writing the agreements heretofore made such that said agreements are set forth in their entirety in this document.

Park Meadows and the City have agreed and do hereby agree as follows:

1. Park Meadows has installed and will complete and pay for the installation of a well near the sewer treatment plant including control house, valve system and tie-in to existing water main at the location. Total installation costs through April of 1980 are $36,626.00. When all installation

costs have been incurred and paid, Park Meadows will present a statement of such costs to the City as evidence of the costs paid by Park Meadows. Park Meadows shall be entitled to one water connection without charge or cost to it for each $750 of installation costs incurred by Park Meadows with regard to the Park Meadows well, as provided in paragraph 4 hereof.

2. The Park Meadows well contains an assigned water right of 300 acre feet, of which all right, title and interest of Park Meadows has been transferred to the City by document attached hereto as Exhibit "A". Excess capacity of the Park Meadows well beyond the 300 acre feet shall be committed primarily to the fulfillment or partial fulfillment of the City's obligation to the developments of Park Meadows as such obligation is set forth herein.

3. The Park Meadows well will be tied into the City's master culinary water system.

4. Park Meadows agrees that it will pay for and construct a 400,000 gallon culinary water reservoir in the Quarry Mountain area to service the Park Meadows developments. Additionally, Park Meadows shall pay all costs related to the installation of the reservoir including the tank and required piping. Building permits for such construction shall be issued by the City on the basis of the actual costs which the City shall have for plan review and building or construction

inspection. Park Meadows shall be entitled to receive from the City, without cost to Park Meadows, the number of culinary water connections determined by dividing $750 into the total construction costs incurred by Park Meadows in connection with the construction, installation, including the tank, and the piping required for the reservoir. The number of culinary water connections to which Park Meadows becomes entitled pursuant to this agreement shall be held by the City for a period of 25 years, but may be used only for water connections in the Park Meadows development. These water connection rights are freely transferable or assignable by Park Meadows, after written notice to the City, to any culinary water user in the Park Meadows or Park Meadows Mountain projects.

5. The City agrees that it will not limit or deny Park Meadows a connection unless there is inadequate culinary water for Park City. Inadequate culinary water shall mean that, because of lack of water and not a defective water distribution system, there are at least 100 dwelling units in Park City which have a culinary water pressure of less than 20 pounds per square inch in the lines serving such units. The City agrees to be mindful of the prepaid water connections here sold when line pressures approach the limit set forth herein, such that if possible new third-party connections will not be allowed when the then existing connections plus the connections sold hereunder would equal the capacity of the system.

6. The location for the culinary water reservoir planned on the Quarry Mountain site will be planned to the mutual agreement of the parties hereto so that it aesthetically fits the surroundings.

7. Park Meadows is additionally obligated to pay for the construction of an additional 100,000 gallons of capacity in a culinary water reservoir to be constructed in 1980 on "Cemetery Hill" with Park Meadows to receive without cost culinary water connections for every $750 of construction funds paid by it all in the same manner as provided in paragraph 4 hereof.

8. Park Meadows agrees, if so required by the City, to provide and pay for a culinary water reservoir in order for it to develop Park Meadows 6 Subdivisions, which reservoir anticipates approximately 250,000 gallon capacity. The provisions of this paragraph are in addition to all other obligations of Park Meadows elsewhere set forth in this agreement. Any costs incurred by Park Meadows in performing its obligations under this paragraph of this agreement shall not entitle Park Meadows to any additional water connections. The obligation required of Park Meadows by this paragraph arises out of the conditions imposed during annexation of Park Meadows property.

9. Subject to paragraph 5, the City commits to furnish all of the water requirements of Park Meadows in all

of the Park Meadows property owned by Park Meadows, Park Meadows Mountain, a Utah partnership, and their affiliates. Specifically, the City understands that Park Meadows and its affiliates will require:

(a) Culinary water and landscaping irrigation water for presently subdivided lots and up to 1,572 dwelling units on properties not yet subdivided as referred to in Exhibit "B" attached hereto and made a part hereof;

(b) Untreated irrigation water for the Jack Nicklaus Golf Course to be drawn from but not limited to untreated water from the Park Meadows well or untreated water tributaries of the Spiro Tunnel water supply;

(c) Culinary water for the Jack Nicklaus Golf Course club house facilities, restaurants and other related amenities.

10. The term "paid water connection" as used herein shall be defined as the water connection necessary for a "dwelling unit." For the purposes herein, a single-family home and each separate apartment (in an apartment complex) containing two bedrooms or more shall constitute a "dwelling unit." A one-bedroom apartment in an apartment complex shall constitute one-half of a "dwelling unit," and a hotel room shall constitute one-half of a "dwelling unit."

11. The signature of the City hereon by and through its duly elected Mayor indicates the approval of the City Council to the agreements and contracts set forth herein.

DATED this 13 day of August, 1980.

PARK MEADOWS DEVELOPMENT COMPANY,
a Utah partnership

By _____
General Partner

CITY OF PARK CITY

By _____
John C. Green, Jr., Mayor

The above contract received the approval of the City Council of Park City at its regularly scheduled meeting on July 3, 1980.

CITY OF PARK CITY

By _____
City Recorder

Approved as to form
[illegible]
[illegible]
August 4, 1980

REFERENCES

- Rex Ausburn, P.M. Engineering
- Jerry Blair, Wayne T. VanWagoner and Associates, Inc.
- Fluid Mechanics, Victor L. Streeter, E. Benjamin Wylie; McGraw Hill Inc., 1975
- FP-5 User Manual - Water, Forsgren-Perkins Engineering PA, 1978
- Park City Master Water Plan, Bush & Gudgell, 1982
- Park City Water Resources Study, J. J. Johnson & Associates, 1982
- Residential Streets, Objectives, Principles and Design Consideration, ULI, ASCE, NAHB, March 1977
- Silver Mountain Impact Analysis and Preliminary Plan, J. J. Johnson & Associates, Winter 1981/1982
- State of Utah Public Drinking Water Regulations, Utah Department of Health, Division of Evnironmental Health, 1981
- Wastewater Engineering: Collection, Treatment, Disposal, Metcalf and Eddy, Inc., 1972

PARK CITY
1884

Department of Community Development
Engineering • Building Inspection • Planning

September 23, 1999

Bryan Naugle, The Melrose Company
c/o Park Meadows Country Club
P O Box 680430
Park City, UT 84068

NOTICE OF PLANNING COMMISSION ACTION

Project Name	2000 Meadows Drive
Project Description	CUP for Swimming Pool and Pool House
Date of Meeting	December 16, 1998

Action Taken By Planning Commission Approved an amendment to the Park Meadows MPD to allow construction of a pool and fitness facility at 2000 Meadows Drive based on the findings of fact and conclusions of law in the staff report and the conditions of approval as follows.

Conditions of Approval

1. All standard conditions of project approval shall apply to this project.
2. No outdoor music is allowed in association with the new fitness facility and pool.
3. The building materials for the proposed structure shall be stained wood siding and cedar shake shingles for the roof.
4. Any future lighting will require a separate Building Permit and shall comply with the City's Lighting Standards.
5. This approval shall be null and void as of December 16, 1999, unless the applicant has received a building permit for the project.
6. The hours of operation for the pool are restricted to daylight hours.

Please call me if you have questions. My phone number is 615-5061.

Sincerely,

ReNae Rezac
Planning Department

FILE COPY

an important aspect and he requested specific language on ways to connect to the rail trail system and other areas of town.

Commissioner Wintzer stated that the area is a hodge podge of 1970's to 1990's development and something definitely needs to be done. He believes that transportation is the key to making it work. Commissioner Wintzer noted that the existing Code allows for an MPD process and allows them to look at existing structures and to change height and density with good planning. He could not see the urgency in making these changes so quickly. Commissioner Wintzer preferred to have a visionary study of the area before they consider changing the Code. He was unsure how allowing taller heights within the interior portion of the parcel would work with multi-property owners. He was concerned about the height and worried that the Yarrow would be the first building to be torn down and a five story hotel built in its place. He was cautious about creating the desire to tear down structures to take advantage of a new height restriction.

Vice-Chair Thomas agreed with the comments expressed by his fellow Commissioners. He was concerned about the height issue and the square footage, noting that 20,000 square feet is a lot of area. He worried about peppering the community with a number of buildings that size. Vice-Chair Thomas felt that 10,000 square feet was more appropriate. He agreed with the need for a parking intermoudal transportation study to vision on how to resolve some of the issues.

Mr. Erickson clarified that 5 stories and 20,000 square feet was put in the document for the purpose of generating discussion. He appreciated their input and will incorporate their comments. With respect to the type of uses allowed in the District, Mr. Erickson proposed that the Planning Commission, at the time of review of the MPD, allocate a number of spaces, size of spaces, and where drop off and parking could occur, in order to achieve the proper balance and make the decision of who is or is not allowed. They could add guidance into this document that limits the amount of national chains. He was reluctant about writing too many restrictions into this document that would be unenforceable in a site specific MPD. Mr. Erickson clarified that they are not proposing a lot of changes to the Land Management Code. They are only trying to provide guidance on the application of those principles in areas where the Planning Commission has discretion, such as height, setbacks, and land uses. He noted that the only significant changes proposed to the Land Management Code addresses uses in the Frontage Protection Zone on the 30 foot to 100 foot setback and changing the definition of one type of open space to allow plazas to be considered open space in the District.

2. <u>2000 Meadows Drive, Park Meadows Country Club - Master Planned Development pre-application for additional residential units on unused Golf Course property</u>

Due to a conflict of interest, Commissioner Volkman recused himself from this item.

Commissioner Sletten stated that he spoke with the City Attorney and because he is a social member at the club and not an equity member it does not present a conflict.

Planner Brooks Robinson noted that this application is a pre-master planned development application. A pre-application allows the applicant to present his project to the Planning Commission for input on a conceptual basis prior to spending an inordinate amount of time and resources. He noted that a public hearing was scheduled this evening.

Planner Robinson reported that some areas of the Park Meadows Golf Course are not being utilized for golfing. These areas are not irrigated or maintained. The applicant is the Park Meadows Country Club and they are looking at potentially carving off several areas to create additional residential development. One of those areas is along Estates Drive at the eastern end of Meadows Estates 1A. The second area is at the golf maintenance yard also along Estates Drive, closer to the Four Lakes subdivision.

The Staff conducted a preliminary analysis of this project and found several issues. One is that the zoning for the golf course is recreational open space and the applicant is proposing a rezone to residential. Planner Robinson stated that the City looks at this type of rezone much more carefully than rezoning from one type of residential to another type of residential. He clarified that as part of the zoning, the City is a party to some restrictive covenants with the original developer, which says that all the area was zoned ROS and the golf course itself was to be for golf and golf related facilities only. Therefore, the City Council would need to agree to any changes to that restrictive covenant.

Planner Robinson stated that the second issue they identified is the Park Meadows master plan. The applicant is contending that there are hundreds of extra units from the original Park Meadows Master Plan. At this point, all the subdivisions that were part of the Park Meadows Master Plan have been built out and whether that is short of the initial density is not the point. The Staff contends that there is no residual density and this is a new subdivision application. Planner Robinson remarked that the third issue is General Plan compliance. Like the Park Bonanza area, this part of town does not have a neighborhood general plan. It is an existing community that the General Plan does not address. The Growth Management section in the General Plan contains topics that concerned the citizenry when the General Plan was adopted, such as nuisances and quality of life, loss of community identity, loss of open space, and reasonable expectation of adjacent land use. The last concern is particularly important, and the Staff received a number of phone calls, emails, and letters from the surrounding community, prior to this application being submitted. He expected a number of people to express their concerns at the public hearing this evening. Planner Robinson stated that when someone purchases a home next to a golf course that is zoned open space, a reasonable expectation of land use is that the land will remain a golf course.

Blake Fisher, representing the applicant, stated that Park Meadows is not a land development or developer. They are a golf course and this is an exploratory process for the Board of Directors. Mr. Fisher stated that he is President of the Board of Directors and Bob Dillon is also a board member and their legal representative. He noted that Pete Gillwald is an architect they contracted to represent the Club in planning out potential proposed lots. Mr. Fisher provided a brief background on the Park Meadows Country Club and noted that it has gone through a number of ownerships over the years. Three years ago the members purchased the Club for several million dollars and currently has 350 members who either live in Park City or have a second residence. The club focused its first few years on trying to operate the Club as efficiently as possible to keep it going and they are currently evaluating their future requirements. Mr. Fisher remarked that the goal is for Park Meadows to continue to be a first class country club for the benefit of its members and the community. He noted that the golf course is 23 years old and the clubhouse is 20 years old and both are in need of significant capital improvements. These capital improvements include redoing the drainage on the golf course, upgrading the greens and bunkers, replacing an outdated irrigation system, and making improvements to the clubhouse. Mr. Fisher believes the upgrades to the drainage and irrigation system will enable them to significantly conserve water. In the process of consulting with golf course architects, they determined that they could reduce the amount of acreage currently being maintained and watered without materially altering the play or the design of the golf course.

Mr. Fisher stated that Pete Gillwald was hired to assess the possibility of creating lots on the golf course which resulted in this preliminary application. He believed the ability to timely proceed with the improvements would be enhanced if they can obtain approval for their plans. Mr. Fisher clarified that the Board of Directors is exploring their options to determine which improvements can be made so they can present a plan to their membership. They looked at several areas on the golf course and narrowed it down to four lots along Estates Drive and a one acre area adjacent to the maintenance shed. When they filed application with the Planning Department, they also notified the residents within 300 feet of the proposed development, offering to inform them of their plans. Mr. Fisher remarked that several homeowners in Four Lakes requested that he talk to the Four Lakes Board of Directors and he has had numerous discussions with the President of the Four Lakes HOA and some of their members. As a result of those discussions, a compromise was reached with the Four Lakes President and Board of Directors and they have verbally agreed to drop their request for the two lots on the north side of Estates Drive. Mr. Fisher stated that they have also agreed to talk about potential height restrictions on the two lots remaining on the other side. Mr. Fisher remarked that he was also made aware that the Homeowners Association along Estates Drive is opposing this request based on traffic concerns and the loss of open space on the side of one home. He hopes that their offer to drop two lots and make height concessions on the remaining two lots will temper the reaction to their proposed plans. Mr. Fisher believed the benefits

to their members and the importance of maintaining the golf course and a first class facility would outweigh those objections.

Mr. Gillwald, the project architect, commented on the process they went through before deciding on the plan being presented this evening. They looked at the best way to extend the neighborhood with the least amount of impacts and eliminated a number of places for a variety of reasons. Mr. Gillwald reviewed the proposed plan and presented a visual analysis to give a sense of the visual impacts to homes on Hole 15 and the Tee box area of Hole 16. He noted that the golf course needs upgrading for irrigation and their plan would substantially reduce the amount of water usage.

Bob Dillon stated that when the Country Club undertook this project he believed it would be controversial and with that in mind, they tried to be sensitive to the surrounding neighbors. Mr. Dillon presented the Park City zoning map and indicated the original Park Meadows MPD. He noted that approximately 1750 units was projected in the original plan and the actual build out was 1220 unit. He pointed out that everything in the MPD was planned larger than actual, including the golf course which is 160 acres. Mr. Dillon stated that an outdated irrigation system waters in unnecessary areas, and since the drainage is not working properly, water is lost through evaporation. The intent is to put the golf course back into prime condition with an updated computer system. Mr. Dillon commented on the areas proposed for development, noting that Four Lakes were the only residents they believed would be impacted. They had not expected opposition from the Meadow Estates Homeowners. Mr. Dillon requested support from the City to develop land that does not affect the golf course or materially affect surrounding neighborhoods. They realize their density will come from the subdivision application and they have no intention of trying to utilize the density from the MPD.

Vice-Chair Thomas opened the public hearing.

Donna Page stated that she and her husband purchased their first house in Park Meadows in 1980. When the lots were made available in Park Meadows Estates, they were one of the first to purchase and they are the only owners on Lot 22 of Meadows Estates 1A. Ms. Page stated that she chose this lot because it was the last lot on the east end and they knew it was part of a master plan. She remarked that in a master plan, what you see is what you get, and they knew that Lot 22 would have a golf course on three sides forever. Ms. Page stated that thirteen years after they purchased their lot, they finally built their house in 2003. Now, three years later, the Park Meadows Country Club is asking them to give up some of their open space and the view they have down the fairway to the mountain would become two house lots. Ms. Page noted that the applicant has said they were using land that was not being utilized by the golf course. She passed around a photograph taken that morning that showed the area they claim is not being used. With the exception of one small patch, everything else is landscaped and appears to be

maintained. Ms. Page stated that Park City treasures its open space and there is no reason why any open space should ever be rezoned, especially if it only benefits a private corporation with a limited membership. Ms. Page read from the CC&R's, "This declaration of Restrictive Covenants and the Restrictive Covenants set forth herein, are and shall be deemed, irrevocable and shall be deemed covenants running with the land, and shall constitute burdens to the declarate, successors, and assigns and all parties here and after owning or acquiring any interest in this property." She stated that this project will have nothing but a negative effect on the community, it will decrease property values, limit view corridors, increase the area density, and add to the congestion of their streets. She also believed this project would set a precedent for allowing private corporations the right to change open space to property for profit. Ms. Page urged the Planning Commission to deny this application for the good of the community.

Calee Williams stated that she purchased at Four Lakes Village last summer her home is located on the 16th Tee box. She was glad they recognized that her view would be impacted and agreed to a compromise that would eliminate putting two houses at that Tee box. However she believes the remaining two houses across the street would still have an impact. Ms. Williams suggested the possibility of assessing the members for any repair work that needs to be done on the irrigation system.

Mike LaPay, a resident at 2957 American Sadler Drive, opposed this proposal for traffic reasons and the loss of reserved open space. It appears that Park City is always trying to preserve open space and to take away open space and allow potential development goes against the focus of the community. Mr. LaPay noted that he is a member of the Park Meadows Country Club but he is very much opposed to selling off this land. He felt that if the irrigation system needs to be updated, the members should come forward and pay for it.

Elsa Leonhart, stated that she has been a resident at 2808 Four Lakes Drive since 1992. She wanted to go on record as being totally opposed to any zoning change for development by the Park Meadows Country Club on what is prime open space within Park City proper. Ms. Leonhart remarked that the Park Meadows Golf Course was originally designated to be used only for a golf course and related club house and out buildings. She referred to the CC&R's executed on February 26, 1981 and filed on May 8, 1981. Ms. Leonhart noted that Park City residents have approved bond issues and have been asked to purchase land for the purpose of preserving open space. In her opinion, a proposal to allow development on prime open space within the City that financially benefits only the members of a private country club and a developer, but gives no value and is detrimental to the community as a whole, is unconscionable. Ms. Leonhart remarked that the property adjacent to holes 15 and 16 is a wetland. These areas flood each Spring as a result of the runoff to the extent that homes adjacent to this area have crawl spaces that fill with water and necessitate the use of sump pumps and large hoses for at least a month. Large lakes

PARK MEADOWS COUNTRY CLUB
MAINTENANCE BUILDING

PARK CITY, UTAH 84060

CONSULTANTS

CIVIL ENGINEERING
ALLIANCE ENGINEERING, INC.
323 MAIN STREET, P.O. BOX 2664
PARK CITY, UTAH 84032
TEL. 435-649-9467
MICHAEL DEMKOWICZ
EMAIL: michael@alliance-engr.com

LEGEND

BRICK & STONE	
EARTH	
CONCRETE	
CONCRETE MASONRY UNIT	
STEEL (LARGE SCALE)	
RIGID INSULATION	
ROUGH WOOD	
BLOCKING	
ALUMINUM (LARGE SCALE)	
GRAVEL	
FINISHED WOOD	
BATT OR BLOWN INSULATION	
PLASTER, SAND, GROUT, MORTAR	
STEEL (SMALL SCALE)	
BITUMINOUS PAVING	
PLYWOOD	
GYPSUM BOARD	
OFFICE 103	ROOM NAME / ROOM NUMBER
	FLOOR, POINT ELEV.
℄	CENTER LINE
∅	ROUND, DIA.
[	CHANNEL
	ANGLE
X / X	DETAIL
4 / X / 3	SECTION CUT, DETAIL
X / X	BUILDING SECTION
X	KEYED NOTES
X	WINDOW TYPE
X	DOOR NUMBER
3	REVISION
A / D B / C	INTERIOR WALL ELEV.
A	WALL TYPE

CODE ANALYSIS

APPLICABLE CODES

2021 IRC	2021 IBC
2021 IPC	2021 IMC
2020 NEC	2021 IFGC
2015 IECC RES.	2021 IFC
2018 IECC COM.	2021 IEBC

OCCUPANCY: A

CONSTRUCTION TYPE: VB
BUILDING TO BE FIRE SPRINKLED: CONTRACTOR TO PROVIDE APPROVALS PRIOR TO INSTALLATION.

AREA CALCULATION
EXISTING MAINTENANCE BUILDING: 8522 S/F
PROPOSED MAINTENANCE BUILDING: 6386 S/F
PROPOSED LEAN TO SHED: 2018 S/F
EXISTING PAVEMENT : 44,419 S/F
REMOVED PAVEMENT : 1427 S/F
NEW PAVEMENT : 12,171 S/F
TOTAL PAVEMENT : 55,163 S/F

INDEX TO DRAWINGS

#	SHEET #	SHEET DESCRIPTION
1	Aa	COVER SHEET
		SURVEY/CIVIL
2	1 of 1	EXISTING CONDITIONS & TOPOGRAPHIC MAP
		ARCHITECTURAL
3	A0.1	OVERALL ARCHITECTURAL SITE PLAN
4	A0.2	PHOTO'S AND RENDERINGS
5	A0.3	LANDSCAPE PLAN
6	A1.1	MAIN LEVEL PLAN
7	A1.2	ROOF PLAN
8	A1.3	LEAN TO SHED - MAIN LEVEL PLAN, ROOF PLAN AND ELEVATIONS
9	A2.1	NORTH AND WEST ELEVATIONS
10	A2.2	EAST AND SOUTH ELEVATIONS

ABBREVIATIONS

A/C	AIR CONDITIONING	F.D.	FLOOR DRAIN	PR.	PAIR
ACOUST.	ACOUSTICAL	FND	FOUNDATION	R.D.	ROOF DRAIN
ADD.	ADDENDUM	FIN.	FINISH	REG.	REGULAR
ADJ.	ADJUSTABLE	FLR.	FLOOR	R.S.	ROUGH-SAWN
ALLOW.	ALLOWANCE	F.R.	FIRE RATED	RAD.	RADIUS
ALUM.	ALUMINUM	FTG.	FOOTING	REINF.	REINFORCING
APPROX.	APPROXIMATE	G	GAS	REQ'D.	REQUIRED
B.D.	BOARD	G.I.	GALVANIZED IRON	REV.	REVISED
B.U.	BUILT-UP	GA.	GAUGE	RM.	ROOM
B.W.	BOTH WAYS	GALV.	GALVANIZED	R.O.	ROUGH OPENING
BLDG.	BUILDING	GRD.	GRADE	S & R	SHELF AND ROD
BLK.	BLOCK	G.W.B.	GYPSUM WALL BOARD	S.C.	SOLID CORE
BRK.	BRICK	G.L.B.	GLU-LAM BEAM	SCHED.	SCHEDULE
C.I.	CAST IRON	H.B.	HOSE BIBB	SHT.	SHEET
C.J.	CONTROL JOINT	HD.	HEAD	SIM.	SIMILAR
C.M.U.	CONCRETE MASONRY UNIT	H.M.	HOLLOW METAL	SPEC.	SPECIFICATION
CLG.	CEILING	HOR.	HORIZONTAL	STD.	STANDARD
COL.	COLUMN	I.D.	INSIDE DIAMETER	STL.	STEEL
COMP.	COMPACTED/COMPOSITE	INT.	INTERIOR	STRUCT.	STRUCTURAL
CONC.	CONCRETE	IRRIG.	IRRIGATION	SYS.	SYSTEM
CONST.	CONSTRUCTION	INSUL.	INSULATION	T & B	TOP AND BOTTOM
CONTR.	CONTRACTOR	JB.	JAMB	T & G	TONGUE AND GROOVE
CONT.	CONTINUOUS	JNT.	JOINT	T.O.	TOP OF
D.F.	DRINKING FOUNTAIN/DOUGLAS FIR	M.R.	MOISTURE RESISTANT	T.O.F.	TOP OF FOOTING
DIA.	DIAMETER	MANF'R	MANUFACTURER	T.O.W.	TOP OF WALL
DIM.	DIMENSION	MAX.	MAXIMUM	TYP.	TYPICAL
DN.	DOWN	MECH.	MECHANICAL	T.S.	STEEL TUBE COLUMN
DWG.	DRAWING	MIN.	MINIMUM	U.N.O.	UNLESS NOTED OTHERWISE
DTL.	DETAIL	(N)	NEW	VERT.	VERTICAL
EA.	EACH	N.I.C.	NOT IN CONTRACT	V.T.R.	VENT THRU ROOF
E.F.	EXHAUST FAN	N.T.S.	NOT TO SCALE	W.	WATER
E.I.F.S.	EXT. INSUL. FINISH SYSTEM	NO.	NUMBER	WD.	WOOD
E.J.	EXPANSION JOINT	O.C.	ON CENTER	W/	WITH
ELEC.	ELECTRIC/ELECTRICAL	O.D.	OUTSIDE DIAMETER	WP.	WATERPROOF
ELEV.	ELEVATION	OF.D.	OVERFLOW DRAIN	W.R.	WATER RESISTANT
EQ.	EQUAL	OPN'G	OPENING	W.H.	WATER HEATER
E.T.	EXPANSION TANK	PLYWD.	PLYWOOD	W.S.	WATER SOFTNER
EXIST. (E)	EXISTING	PNT.	PAINT	W.W.F.	WELDED WIRE FABRIC
EXT.	EXTERIOR	PNTD.	PAINTED	W.W.M.	WOVEN WIRE MESH

GENERAL NOTES

1. THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.

2. THESE SHEETS - LISTED BY DRAWING INDEX , ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR OCCUPANCY AND USE.

3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.

4. ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.

5. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY.

6. ANY INSTALLATION, FINISH, OR COMPONENT INTENDED TO PROVIDE ENCLOSURE, WEATHER ABILITY OR APPEARANCE QUALITY SHALL BE PRODUCED AS A REPRESENTATIVE SAMPLE PRIOR TO PROCEEDING WITH COMPLETION. WORK PERFORMED WITHOUT WRITTEN APPROVAL OF SUCH SAMPLE BY THE ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE CONTRACTOR. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.

7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.

8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2015 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.

9. ALL 2/5 lb. GAS PIPE SYSTEM METER SETS REQUIRES PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.

10. ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.11.

11. TOWER CRANES REQUIRE A SEPARATE PERMIT. CONTACT BUILDING DEPARTMENT FOR REQUIREMENTS.

12. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.

13. BUILDING SHALL COMPLY WITH THE PROVISIONS IN THE (WUI) WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21.

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Jonathan DeGray
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PROJECT DESCRIPTION:
PARK MEADOWS COUNTRY CLUB
MAINTENANCE BUILDING
PARK CITY, UTAH 84060

SHEET DESCRIPTION:
COVER SHEET

REVISIONS:

DATE:
OCTOBER 20, 2023

PROJECT NUMBER:
2307-01

SHEET NUMBER:
Aa

SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 4857264 as prescribed under the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this plat is a correct representation of said survey.

PROFESSIONAL LAND SURVEYOR
No. 4857264
MICHAEL DEMKOWICZ
STATE OF UTAH

NOTES

1. Site Benchmark: Water Valve = 6782.3'.
2. Field work for this survey was completed on October 19, 2022.
3. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
4. Underground utilities not shown. Blue stake and private utility locating is required.

DRAFT FOR REVIEW



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

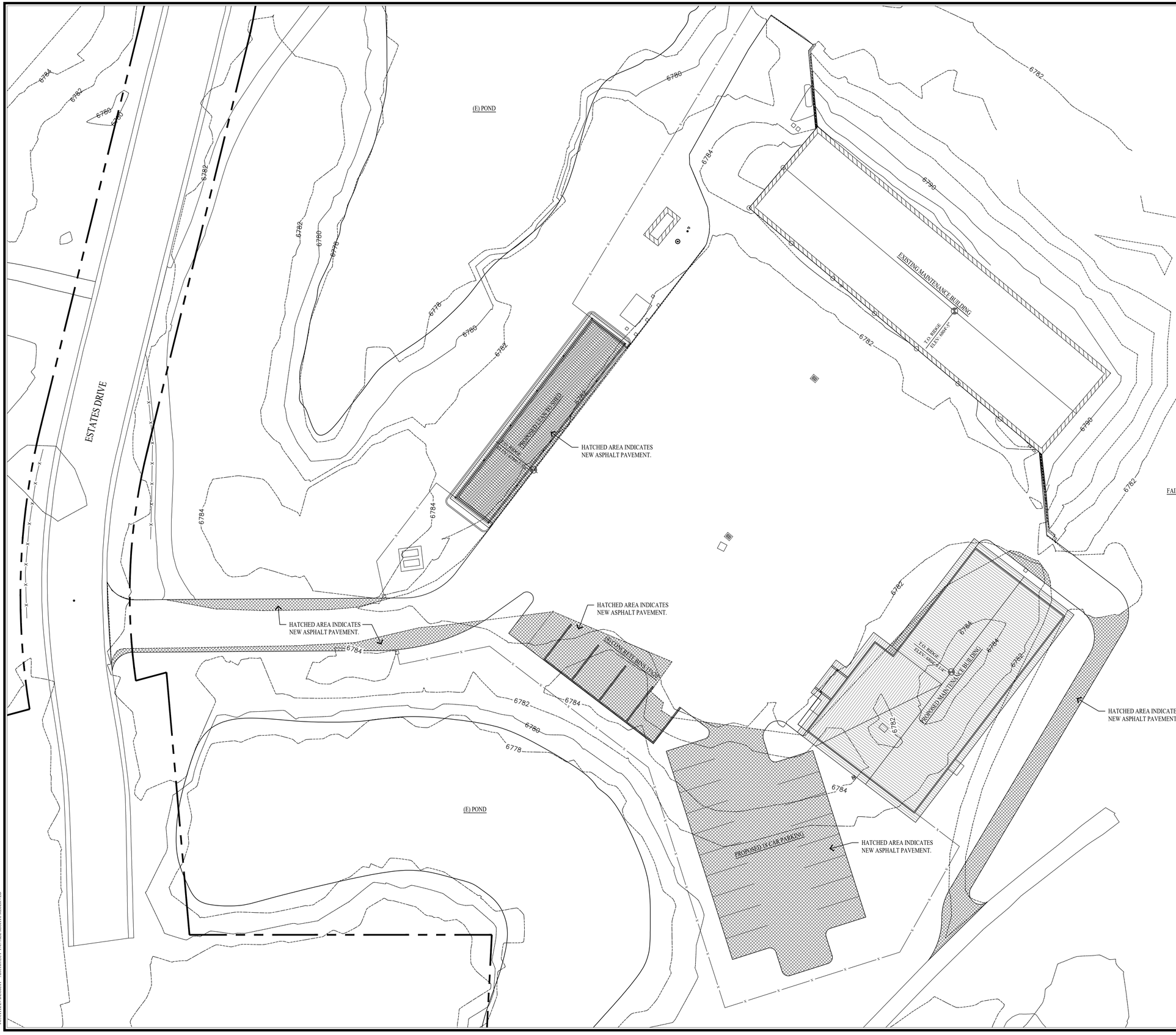
STAFF:
BRAYLON ROSE
CHIP TOMSUDEN
TYLER LEPORE
ROY DEWEY
NICK BENTLEY
MARK THOMAS
THOMAS VAUGHN

DATE: 12/6/22

EXISTING CONDITIONS & TOPOGRAPHIC MAP
PARK MEADOWS MAINTENANCE BUILDING

FOR: DAMON RODGERS
JOB NO.: 2-10-22
FILE: X:\ParkMeadows\dwg\srv\topo2022\021022.dwg

SHEET 1 **OF** 1



GENERAL NOTES

SITE PLAN NOTES:

1. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR AN APPROVED DRAINAGE COURSE BUT NOT ONTO THE NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET. -IRC R401.3
2. ALL EXCAVATION CUTS TO BE LAID BACK A MINIMUM OF 2:1 SLOPE.

STABILIZATION CONSTRUCTION ENTRANCE

FOR A MINIMUM OF 50' FROM ROADWAY, A FILTER FABRIC SHALL BE INSTALLED OVER A COMPACTED SUBGRADE. A 6" LAYER OF 1"-2" AGGREGATE SHALL BE PLACED OVER THIS MEMBRANE. DAILY INSPECTION FOR SEDIMENT BUILD UP AND/OR LOSS OF GRAVEL WILL BE ENFORCED, AND REMEDIED AT ONCE.

GRADING NOTES

1. DRAINAGE TO COMPLY WITH IRC CHAPTER 4
2. MAXIMUM ALTERED SLOPES AT 2:1.
3. MINIMUM SLOPE FOR DRAINAGE = 2%.
4. DRAIN AWAY FROM BUILDING.
5. CONTAIN DRAINAGE ON PROPERTY.
6. BOULDER RETAINING WALLS NOT TO EXCEED 4'-0" EXPOSED HEIGHT.
7. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.

UTILITY NOTES

1. ALL UTILITY LINES TO BE UNDERGROUND.
2. ABOVE GRADE UTILITY BOX TO BE IN SCREENED LOCATION.

LEGEND

- FIRE HYDRANT
- EM — ELECTRIC METER
- UTILITY POLE
- LOD FENCE
- SURFACE DRAINAGE FLOW
- EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- PROPERTY LINE
- OVERHEAD UTILITY LINE
- FENCE LINE

0 10 20 30 40 50 60
GRAPHIC SCALE

ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'

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PROJECT DESCRIPTION:
PARK MEADOWS COUNTRY CLUB
MAINTENANCE BUILDING
PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ARCHITECTURAL SITE PLAN
1" = 20'-0"

REVISIONS:

DATE:
OCTOBER 20, 2023

PROJECT NUMBER:
2307-01

SHEET NUMBER:
A0.1

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VIEW POINT A



VIEW POINT B



VIEW POINT C



SITE PLAN RENDERING



BUILDING RENDERING

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PROJECT DESCRIPTION:
PARK MEADOWS COUNTRY CLUB
MAINTENANCE BUILDING
PARK CITY, UTAH 84060

SHEET DESCRIPTION:
PHOTO'S AND RENDERINGS

REVISIONS:

DATE:
OCTOBER 20, 2023

PROJECT NUMBER:
2307-01

SHEET NUMBER:
A0.2

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PLANT SCHEDULE

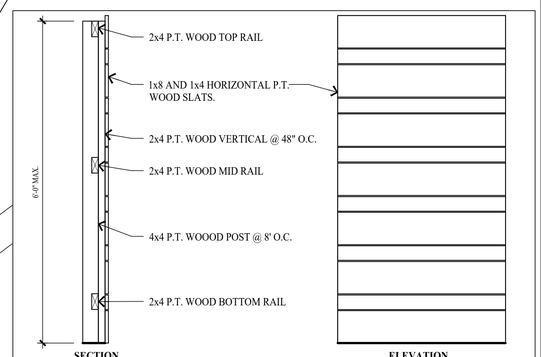
SYMBOL	KEY	QUANITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	COMMENTS
				CONIFEROUS TREES			
	A	28	Colorado Blue Spruce	Picea pungens	6'-8'	15'	
				DECIDUOUS TREES			
	B	16	Aspen	Populus tremuloides	3" Dia.	6'-10'	
	C	12,032 sf	Native Grass Seed Mix		1 lb/1500	Hydroseed	See seed mix below
				EXISTING TREES			
			EXISTING ASPEN TREES ON SITE TO REMAIN. CONTRACTOR TO FIELD VERIFY PRIOR TO CONSTRUCTION.				
			EXISTING EVERGREEN TREES ON SITE TO REMAIN. CONTRACTOR TO FIELD VERIFY PRIOR TO CONSTRUCTION.				
			EXISTING COTTONWOOD TREES ON SITE TO REMAIN. CONTRACTOR TO FIELD VERIFY PRIOR TO CONSTRUCTION.				

NATIVE GRASS SEED MIX

The seed mix shall be utilized in areas specified for native grasses. This mixture shall be applied at a sufficient rate so that germination and subsequent coverage reaches 80% in a representative 10'x10' area. If coverage does not reach 80% reseeding must occur. Apply at a rate of 80 lbs./ acre on the following percentages:
20% Crested Wheatgrass, 10% Streambank Wheatgrass, 20% Pubescent Wheatgrass, 15% Perennial Ryegrass, 15% Mountain Bromegrass, 10% Indian Ryegrass, 10% Alpine Bluegrass.
* In addition, add 10 lbs./ acre each of Linum lewisii and Penstemon Eatonii with native grass seed mixture.

PLANTING NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF EXCAVATION OR PLANTING OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTORS RESPONSIBILITY.
2. ALL PLANT MATERIAL SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMAN'S STANDARD SPECIFICATIONS.
3. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DRAWINGS, DETAILS, AND SPECIFICATIONS.
4. CONTRACTOR SHALL VERIFY ALL QUANTITIES. IN CASE OF A DISCREPANCY, THE ILLUSTRATED LOCATIONS SHALL DICTATE COUNT.
5. CONTRACTOR SHALL COORDINATE ALL PLANTING WITH IRRIGATION CONTRACTOR, AS NEEDED.
6. IN THE EVENT OF A DISCREPANCY NOTIFY THE ARCHITECT OR OWNER IMMEDIATELY.
7. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT OR OWNER.
8. SHRUB BEDS SHALL RECEIVE 6" OF TOPSOIL.
9. ALL SHRUB BEDS SHALL HAVE 3" OF DECOMPOSED BARK MULCH INSTALLED.
10. SHRUB BED EDGING SHALL BE PRESSURE TREATED WOOD OR "TREX" EDGING. IT SHALL SEPARATE ALL SHRUB BEDS/ NATIVE GRASS LOCATIONS.
11. ALL PLANTS AND ALL PLANT STAKES SHALL BE SET PLUMB.
12. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF OF PLANTING AND PROPERLY DISCARDED.
13. NO BARE ROOT STOCK SHALL BE USED.



1 / A0.3 — 6' HIGH WOOD FENCE
NO SCALE

LANDSCAPE PLAN
SCALE: 1" = 20'

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PROJECT DESCRIPTION:
PARK MEADOWS COUNTRY CLUB
MAINTENANCE BUILDING
PARK CITY, UTAH 84060

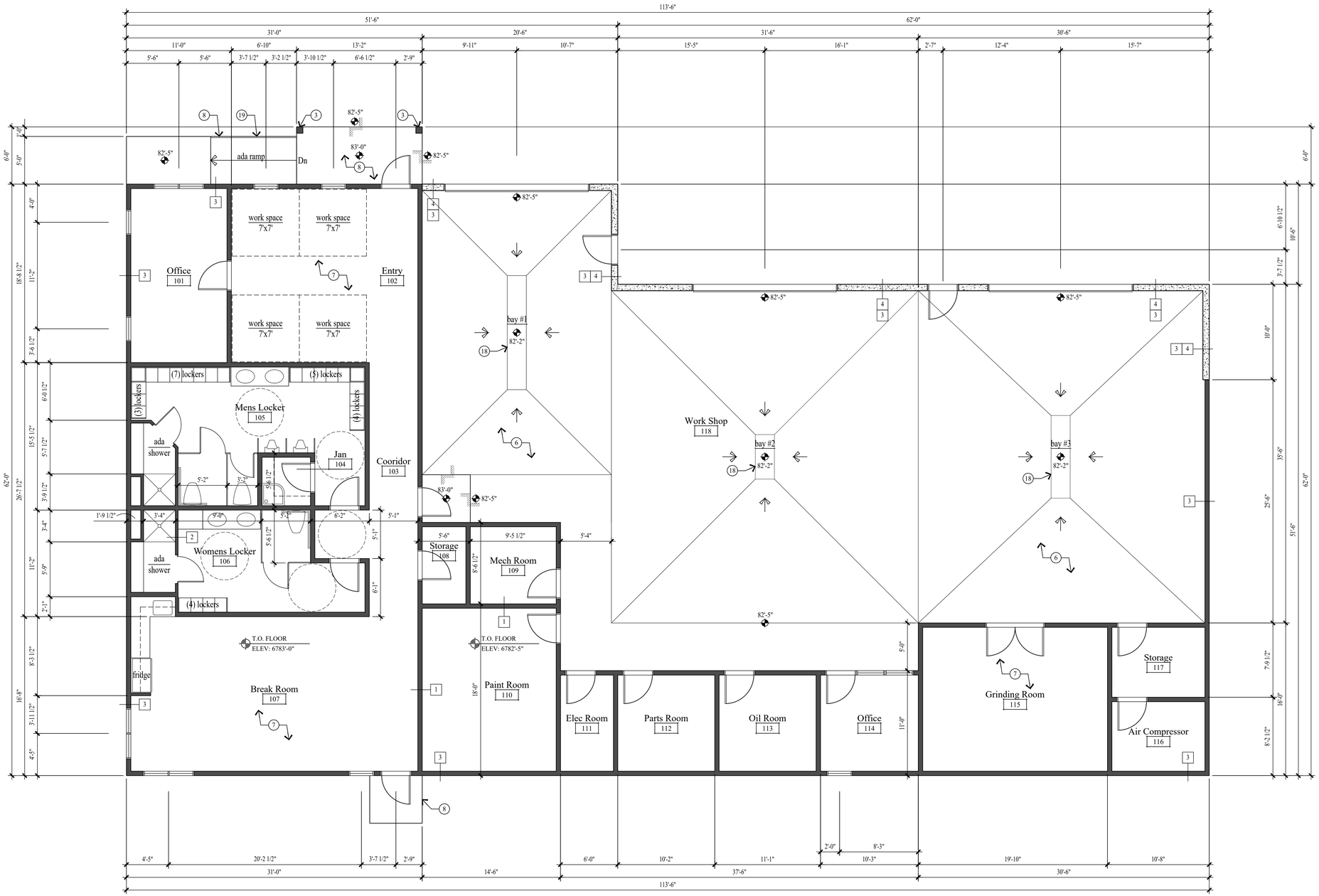
SHEET DESCRIPTION:
LANDSCAPE PLAN
1" = 20'-0"

REVISIONS:

DATE:
OCTOBER 20, 2023

PROJECT NUMBER:
2307-01

SHEET NUMBER:
A0.3



MAIN LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

WALL LEGEND

NEW CONCRETE / MASONRY WALL

NEW FRAMED WALL

(N) INDICATES NEW

GENERAL NOTES

1. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

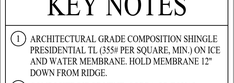
2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 - TYP. FLOOR SLAB, SEE KEY NOTE #6 AND NOTE #7 BELOW. ALL ROOF JOIST TO BE TJI FRAMING U.N.O. W/ BIB INSULATION R-59 - TYP.

KEY NOTES

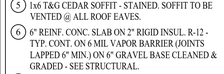
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2. COMPOSITE RIDGE VENT; COBRA OR EQUAL.
3. 8x8 TIMBER COLUMN - STAINED. SEE STRUCTURAL FOR SIZE AND DETAILS.
4. 2x6 ON 2x10 BUILT-UP FASCIA, TO BE WRAPPED IN METAL.
5. 1x6 T&G CEDAR SOFFIT - STAINED. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
6. 6" REINF. CONC. SLAB ON 2" RIGID INSUL. R-12 - TYP. CONT. ON 6 MIL VAPOR BARRIER (JOINTS LAPPED 6" MIN.) ON 6" GRAVEL BASE CLEANED & GRADED - SEE STRUCTURAL.
7. 4" REINF. CONC. SLAB ON 2" RIGID INSUL. R-12 - TYP. CONT. ON 6 MIL VAPOR BARRIER (JOINTS LAPPED 6" MIN.) ON 4" GRAVEL BASE CLEANED & GRADED - SEE STRUCTURAL.
8. 4" REINF. CONCRETE WALKWAY / RAMP ON 4" GRAVEL BASE CLEANED & GRADED - SEE STRUCTURAL.
9. 4'-0" HIGH CMU WALL. SEE STRUCTURAL FOR GROUT AND REINFORCING.
10. 2x4 STUDS @ 16" O.C.
11. 2x6 STUDS @ 16" O.C.
12. 5/8" TYPE X GYPSUM BOARD.
13. INSULATION - SEE GENERAL NOTE 2 ABOVE.
14. 5/8" EXTERIOR PLYWOOD SHEATHING
15. LIQUID APPLIED, POLYMER-MODIFIED AIR/VAPOR BARRIER OR "TYVEK COMMERCIAL WRAP".
16. EXTERIOR SIDING - SEE ELEVATIONS FOR TYPE.
17. LINE OF BEAM ABOVE - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
18. HEAVY DUTY FLOOR DRAIN W/ INTEGRAL TRAP FOR SEDIMENT W/ FLOOR LEVEL CLEANOUT. TIE INTO GRAVEL SUMP.
19. 34" HIGH HANDRAIL; 1 1/2" DIA. STEEL PIPE. 1 1/2 " CLEAR FROM WALLS OR NEWL POST.

WALL TYPES

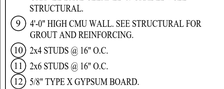
NOTE: ALL INTERIOR FINISH TO BE CLASS A PER IBC 803.1.1 AND ASTM E84



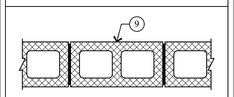
1 WALL TYPE-1 HR
SCALE: 1"=1'-0" U305, U314



2 WALL TYPE-1 HR
SCALE: 1"=1'-0"



3 WALL TYPE-1 HR
SCALE: 1"=1'-0"



4 WALL TYPE-1 HR
SCALE: 1"=1'-0"

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PARK MEADOWS COUNTRY CLUB
MAINTENANCE BUILDING
PARK CITY, UTAH 84060

SHEET DESCRIPTION:
MAIN LEVEL FLOOR PLAN

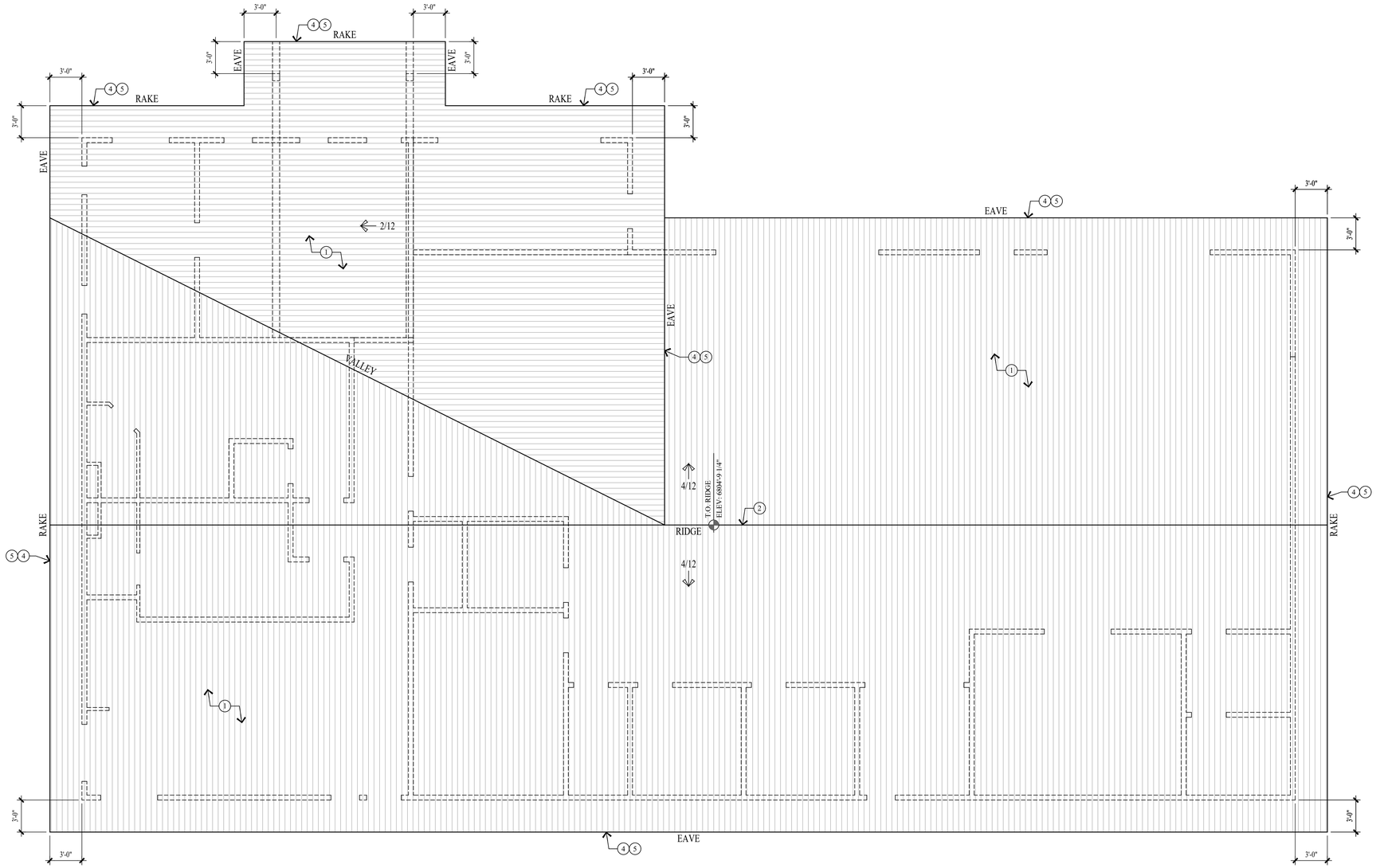
REVISIONS:

DATE:
OCTOBER 20, 2023

PROJECT NUMBER:
2307-01

SHEET NUMBER:
A1.1

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ROOF PLAN
SCALE: 3/16" = 1'-0"

WALL LEGEND

NEW CONCRETE / MASONRY WALL

NEW FRAMED WALL

(N) INDICATES NEW

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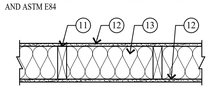
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KEY NOTES

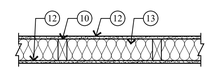
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4. 2x6 ON 2x10 BUILT-UP FASCIA, TO BE WRAPPED IN METAL.
5. 1x6 T&G CEDAR SOFFIT - STAINED. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
6. 6" REINF. CONC. SLAB ON 2" RIGID INSUL. R-12 - TYP. CONT. ON 6 MIL VAPOR BARRIER (JOINTS LAPPED 6" MIN.) ON 6" GRAVEL BASE CLEANED & GRADED - SEE STRUCTURAL.
7. 4" REINF. CONC. SLAB ON 2" RIGID INSUL. R-12 - TYP. CONT. ON 6 MIL VAPOR BARRIER (JOINTS LAPPED 6" MIN.) ON 4" GRAVEL BASE CLEANED & GRADED - SEE STRUCTURAL.
8. 4" REINF. CONCRETE WALKWAY / RAMP ON 4" GRAVEL BASE CLEANED & GRADED - SEE STRUCTURAL.
9. 4'-0" HIGH CMU WALL. SEE STRUCTURAL FOR GROUT AND REINFORCING.
10. 2x4 STUDS @ 16" O.C.
11. 2x6 STUDS @ 16" O.C.
12. 5/8" TYPE X GYPSUM BOARD.
13. INSULATION - SEE GENERAL NOTE 2 ABOVE.
14. 5/8" EXTERIOR PLYWOOD SHEATHING
15. LIQUID APPLIED, POLYMER-MODIFIED AIR/VAPOR BARRIER OR "TYVEK COMMERCIAL WRAP".
16. EXTERIOR SIDING - SEE ELEVATIONS FOR TYPE.
17. LINE OF BEAM ABOVE - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
18. HEAVY DUTY FLOOR DRAIN W/ INTEGRAL TRAP FOR SEDIMENT W/ FLOOR LEVEL CLEANOUT. TIE INTO GRAVEL SUMP.
19. 34" HIGH HANDRAIL: 1 1/2" DIA. STEEL PIPE. 1 1/2 " CLEAR FROM WALLS OR NEWL POST.

WALL TYPES

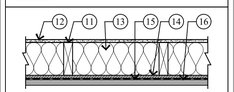
NOTE: ALL INTERIOR FINISH TO BE CLASS A PER IBC 803.1.1 AND ASTM E84



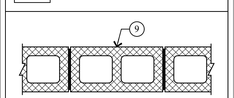
1 WALL TYPE-1 HR
SCALE: 1"=1'-0" U305, U314



2 WALL TYPE-1 HR
SCALE: 1"=1'-0"



3 WALL TYPE-1 HR
SCALE: 1"=1'-0"



4 WALL TYPE-1 HR
SCALE: 1"=1'-0"

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PROJECT DESCRIPTION:
PARK MEADOWS COUNTRY CLUB
MAINTENANCE BUILDING
PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ROOF PLAN

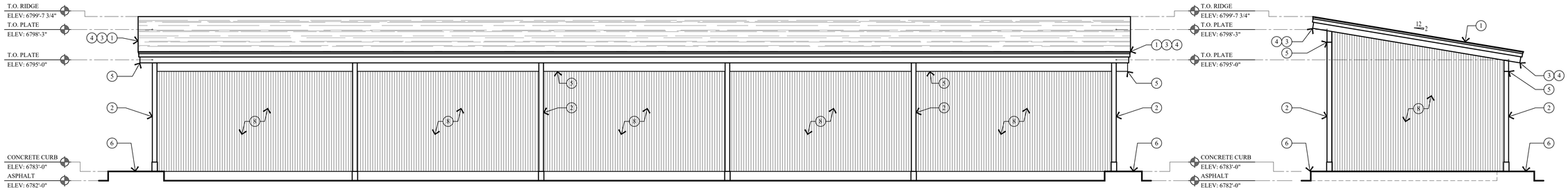
REVISIONS:

DATE:
OCTOBER 20, 2023

PROJECT NUMBER:
2307-01

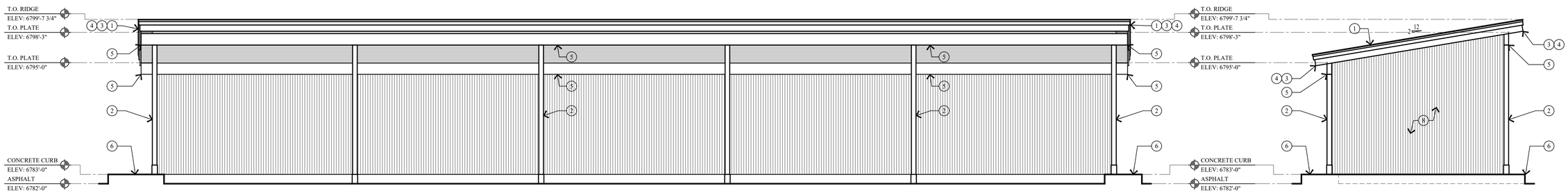
SHEET NUMBER:
A1.2

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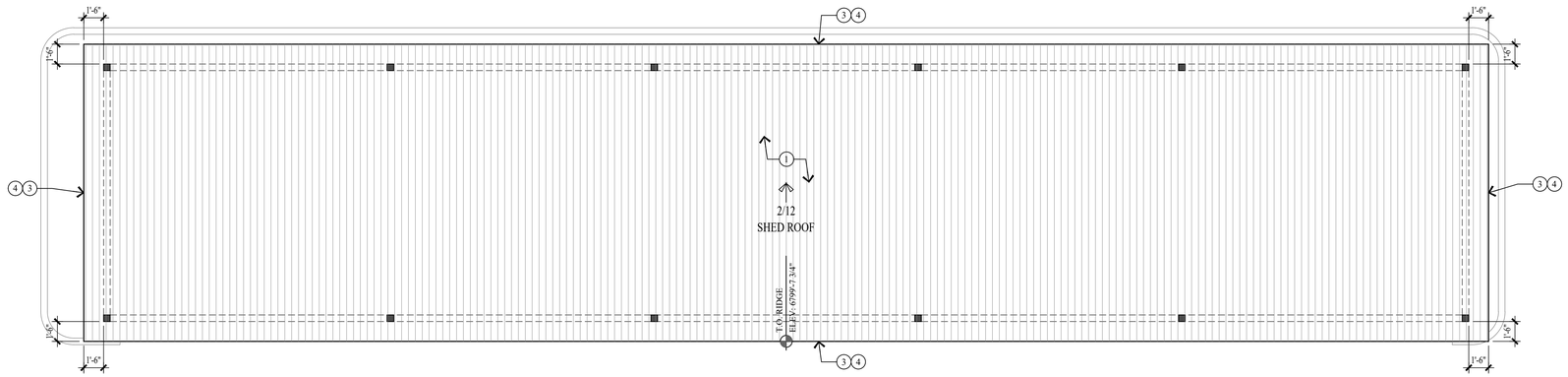
1 A1.3 WEST ELEVATION
SCALE: 3/16" = 1'-0"

2 A1.3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

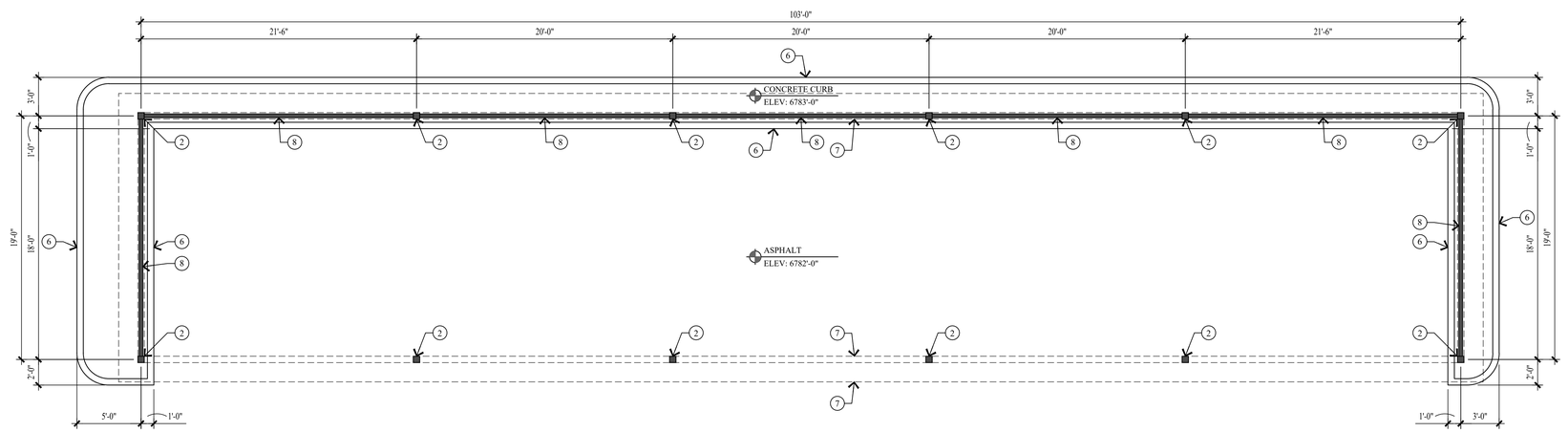


3 A1.3 EAST ELEVATION
SCALE: 3/16" = 1'-0"

4 A1.3 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



LEAN TO SHED ROOF PLAN
SCALE: 3/16" = 1'-0"



LEAN TO SHED PLAN
SCALE: 3/16" = 1'-0"

KEY NOTES

1. ARCHITECTURAL GRADE COMPOSITION SHINGLE PRESIDENTIAL TL (355# PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE. HOLD MEMBRANE 12" DOWN FROM RIDGE.
2. 6x6 STEEL TUBE COLUMN, SEE STRUCTURAL FOR SIZE AND DETAILS.
3. 2x6 ON 2x10 BUILT-UP FASCIA, TO BE WRAPPED IN METAL.
4. 1x6 T&G CEDAR SOFFIT - STAINED. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
5. STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
6. CONCRETE CURBING - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
7. LINE OF BEAM / ROOF ABOVE - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
8. 2x4 STUD WALL @ 24" O.C. ON THE REAR WALL AND SIDE WALLS W/ VERTICAL CORRUGATED METAL SIDING.

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PROJECT DESCRIPTION:
PARK MEADOWS COUNTRY CLUB
MAINTENANCE BUILDING
PARK CITY, UTAH 84060

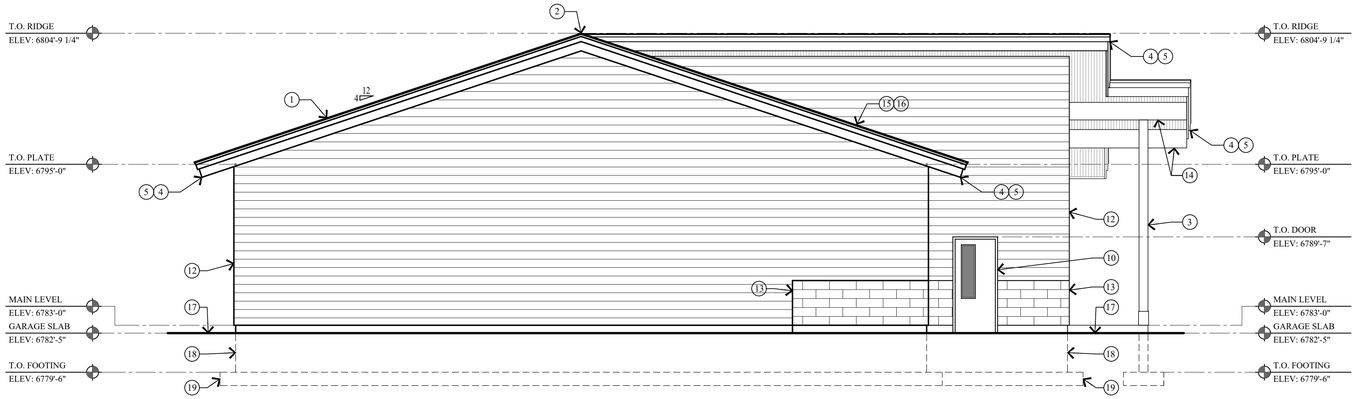
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LEAN TO SHED PLANS
ELEVATIONS

REVISIONS:

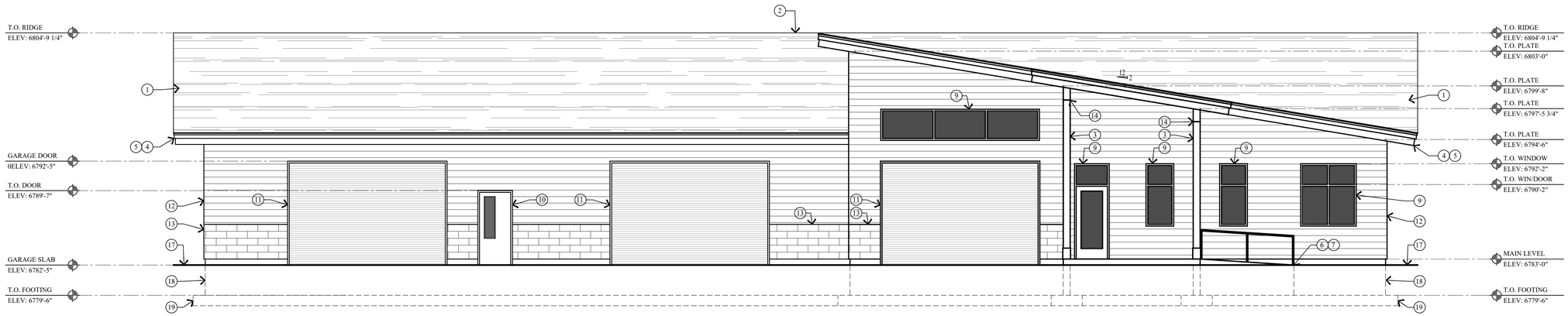
DATE:
OCTOBER 20, 2023

PROJECT NUMBER:
2307-01

SHEET NUMBER:
A1.3



1 / A2.1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 / A2.1 WEST ELEVATION
SCALE: 3/16" = 1'-0"

KEY NOTES

1. ARCHITECTURAL GRADE COMPOSITION SHINGLE PRESIDENTIAL TL (355# PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE. HOLD MEMBRANE 12" DOWN FROM RIDGE.
2. COMPOSITE RIDGE VENT; COBRA OR EQUAL.
3. 8x8 TIMBER COLUMN - STAINED. SEE STRUCTURAL FOR SIZE AND DETAILS.
4. 2x6 ON 2x10 BUILT-UP FASCIA, TO BE WRAPPED IN METAL.
5. 1x6 T&G CEDAR SOFFIT - STAINED. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
6. 4" REINF. CONCRETE WALKWAY / RAMP ON 4" GRAVEL BASE CLEANED & GRADED - SEE STRUCTURAL.
7. 34" HIGH HANDRAIL: 1 1/2" DIA. STEEL PIPE. 1 1/2 " CLEAR FROM WALLS OR NEWL POST.
8. FOR TYP. STAIRWAY, HANDRAILING & GUARD RAILING NOTES & DETAILS - SEE SHEET A5.1.
9. ALL WINDOWS AND ENTRANCE DOORS TO BE 2"x4 1/2" ULTRA THERMAL ALUMINUM STOREFRONT. KAWNEER 451UT OR EQUAL. U.N.O. SEE SCHEDULE.
10. ALL WORK SHOP DOORS TO BE HOLLOW METAL W/ HOLLOW METAL FRAME, SEE SCHEDULE.
11. OVERHEAD ROLLING STEEL DOOR - SEE SCHEDULE.
12. HORIZONTAL 1x8 CEDAR LAP SIDING, PROVIDE SOLID BLOCKING, ON LIQUID APPLIED, POLYMER-MODIFIED AIR/VAPOR BARRIER OR "TYVEK COMMERCIAL WRAP" ON 5/8" EXT. SHEATHING ON 2x6 STUD WALL @ 16" O.C.
13. 4'-0" HIGH CMU WALL. SEE STRUCTURAL FOR GROUT AND REINFORCING.
14. STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
15. ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
16. FLASHING AND COUNTER FLASHING - TYPICAL.
17. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
18. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
19. FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.

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PARK MEADOWS COUNTRY CLUB
MAINTENANCE BUILDING
PARK CITY, UTAH 84060

SHEET DESCRIPTION:
NORTH & WEST ELEVATIONS

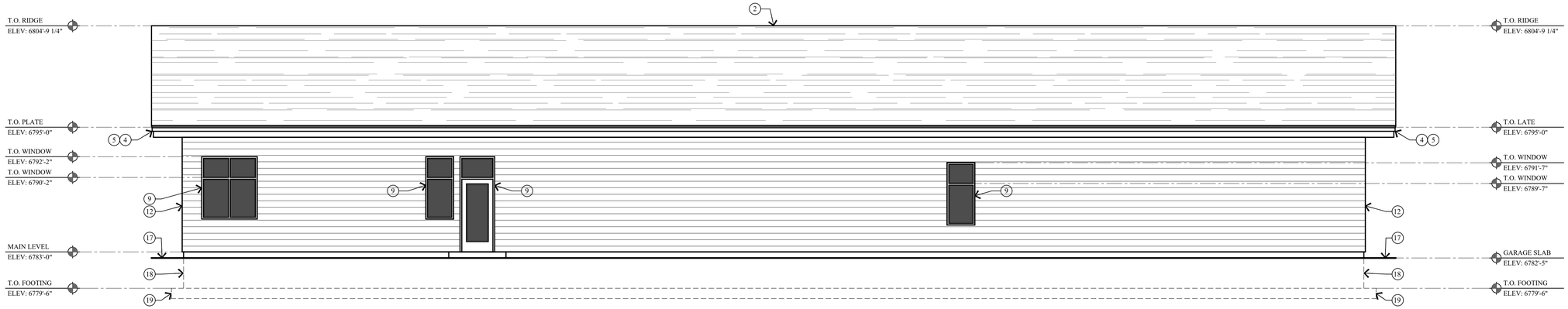
REVISIONS:

DATE:
OCTOBER 20, 2023

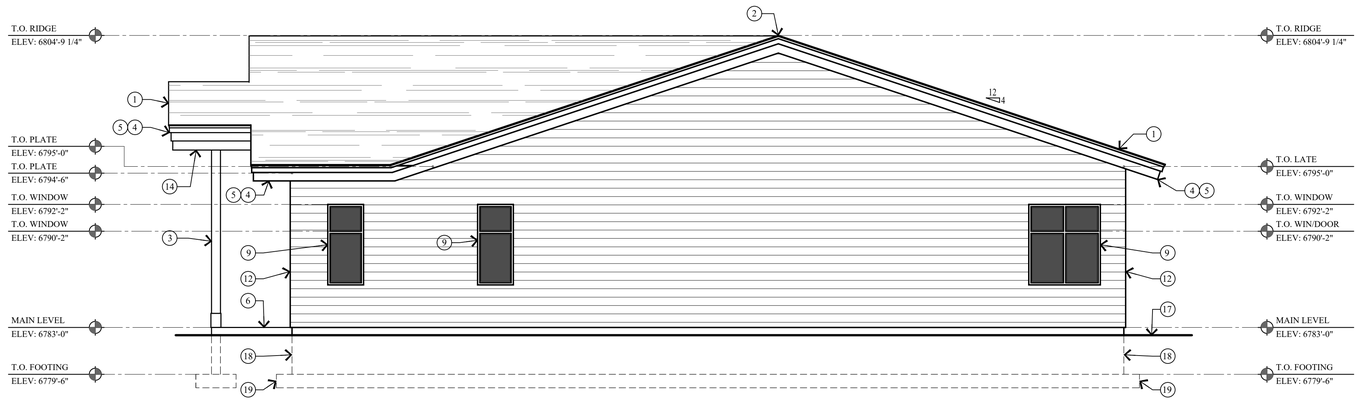
PROJECT NUMBER:
2307-01

SHEET NUMBER:
A2.1

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3 A2.2 EAST ELEVATION
SCALE: 3/16" = 1'-0"



2 A2.2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

KEY NOTES

1. ARCHITECTURAL GRADE COMPOSITION SHINGLE PRESIDENTIAL TL (355# PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE. HOLD MEMBRANE 12" DOWN FROM RIDGE.
2. COMPOSITE RIDGE VENT; COBRA OR EQUAL.
3. 8x8 TIMBER COLUMN - STAINED. SEE STRUCTURAL FOR SIZE AND DETAILS.
4. 2x6 ON 2x10 BUILT-UP FASCIA, TO BE WRAPPED IN METAL.
5. 1x6 T&G CEDAR SOFFIT - STAINED. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
6. 4" REINF. CONCRETE WALKWAY / RAMP ON 4" GRAVEL BASE CLEANED & GRADED - SEE STRUCTURAL.
7. 34" HIGH HANDRAIL: 1 1/2" DIA. STEEL PIPE. 1 1/2 " CLEAR FROM WALLS OR NEWL POST.
8. FOR TYP. STAIRWAY, HANDRAILING & GUARD RAILING NOTES & DETAILS - SEE SHEET A5.1.
9. ALL WINDOWS AND ENTRANCE DOORS TO BE 2"x4 1/2" ULTRA THERMAL ALUMINUM STOREFRONT. KAWNEER 451UT OR EQUAL. U.N.O. SEE SCHEDULE.
10. ALL WORK SHOP DOORS TO BE HOLLOW METAL W/ HOLLOW METAL FRAME, SEE SCHEDULE.
11. OVERHEAD ROLLING STEEL DOOR - SEE SCHEDULE.
12. HORIZONTAL 1x8 CEDAR LAP SIDING, PROVIDE SOLID BLOCKING, ON LIQUID APPLIED, POLYMER-MODIFIED AIR/VAPOR BARRIER OR "TYVEK COMMERCIAL WRAP" ON 5/8" EXT. SHEATHING ON 2x6 STUD WALL @ 16" O.C.
13. 4'-0" HIGH CMU WALL. SEE STRUCTURAL FOR GROUT AND REINFORCING.
14. STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
15. ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
16. FLASHING AND COUNTER FLASHING - TYPICAL.
17. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
18. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
19. FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.

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PROJECT DESCRIPTION:
PARK MEADOWS COUNTRY CLUB
MAINTENANCE BUILDING
PARK CITY, UTAH 84060

SHEET DESCRIPTION:
EAST & SOUTH ELEVATIONS

REVISIONS:

DATE:
OCTOBER 20, 2023

PROJECT NUMBER:
2307-01

SHEET NUMBER:
A2.2

12-237 1 MTC
8-28-75 9:43 598.605
Park City Municipal Corp
WANPAY. SHEIG BJ, SUMMIT CO. RECORDER
12.00 Wanda Sheppard
INDEXED ABSTRACT

DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION, executed this 16th day of July, 1975, by RAMSHIRE, INC., a Delaware corporation, (hereinafter designated "Declarant"),

WITNESSETH:

WHEREAS, Declarant is the record owner of the following described real property (hereinafter designated the "Property") situated in Park City, Summit County, State of Utah:

Beginning at a point North 0°17'50" East along the Section line 16.50 feet from the Southwest corner of Section 4, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence North 0°17'50" East along the Section line 2661.16 feet to the West quarter corner of said Section 4; thence North 0°09'43" East along the Section line 1330.255 feet; thence South 89°41'43" East 1324.43 feet; thence North 0°10'12" East 996.51 feet; thence South 89°40'12" East 1324.59 feet; thence South 12°01'23" West 39.23 feet to a point on the Northern right-of-way line of the proposed Holiday Ranch Loop Road, said point being also the Western-most corner of the Ranch Homes Parcel; thence East along said Northern right-of-way line 705.76 feet to a point of a 498.56 Foot radius curve to the right; thence Southeasterly along the arc of said curve and said right-of-way 596.05 feet to a point of tangency; thence South 21° 30' East 400.00 feet along said right-of-way to a point of a 667.00 foot radius curve to the left; thence Southeasterly along the arc of said curve and said right-of-way 150.40 feet; thence North 55° 38'57" East 989.975 feet; thence North 29°26'29" West 721.64 feet to a point on the North line of said Section 4, said point being also a Northeast corner of the Ranch Homes Parcel; thence South 89° 52'47" East along said North line 813.10 feet to the Northeast corner of said Section 4; thence South 89° 52'47" East 2653.10 feet; thence South 0°41'11" West 2653.55 feet; thence South 89°55'56" West 2622.615

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INDEXED:
GRANTOR: d
GRANTEE: /
RELEASED:
ABSTRACTED:
STAMPED:

feet to the East quarter corner of said Section 4; thence South 0°18'38" West along the Section line 2638.05 feet to the Southeast corner of said Section 4; thence South 0°06'00" West 72.40 feet to a point on the Northerly right-of-way line of Highway U-248; thence South 84°16' West along said right-of-way 67.64 feet to a point on the Westerly right-of-way of the proposed Holiday Ranch Loop Road; thence North 0°18'38" East along said Westerly right-of-way 496.00 feet; thence South 89°59' 38" West 957.43 feet to a point on the Easterly right-of-way line of Lucky John Drive, said point being on a curve to the left, the radius point of which bears North 59°51'49" West 733.00 feet; thence Northeasterly along the arc of said curve and said right-of-way 385.54 feet to a point of tangency; thence North 107.17 feet; thence West 158.16 feet to a point of a 475.00 foot radius curve to the right, said point being also on the Northerly right-of-way line of Little Kate Road; thence Northwesterly along the arc of said curve and said right-of-way 271.37 feet to a point of tangency; thence North 57°16' West 89.14 feet to a point of a 525.00 foot radius curve to the left; thence Northwesterly along the arc of said curve 299.93 feet to a point of tangency; thence West 1448.795 feet to a point of a 475.00 foot radius curve to the right; thence Northwesterly along the arc of said curve 248.71 feet to a point of tangency; thence North 60° West 111.25 feet to a point of a 525.00 foot radius curve to the left; thence Northwesterly along the arc of said curve 274.89 feet to a point of tangency; thence West 732.00 feet to the Westerly right-of-way line of the Holiday Ranch Loop Road; thence South 821.10 feet to a point of a 467.00 foot radius curve to the right; thence Southwesterly along the arc of said curve 733.56 feet to a point of tangency; thence West 366.92 feet to the point of beginning. (Contains 626.321 Acres)

Also:

Beginning at a point on the South line of the Holiday Ranch Loop Road and the East line of State Road U-224 (U.S.-40 Alt.) said point being South 99.50 feet and West 1186.06 feet from the Northeast corner of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence along said East line of State Road U-224 South 21°16' East 1473.55 feet; thence North 68° 44' East 692.96 feet to the East line of said Section 8; thence along said East section line South

BOOK M70 PAGE 599

0°16'20" West 92.34 feet; thence South 89°57'31" East 782.68 feet to the West line of the Holiday Ranchettes Subdivision; thence along said West line North 564.28 feet; thence West 780.00 feet to said East line of Section 8 and the Eastern boundary of the Sewage Treatment Plant site; thence South 0°16'20" West along said boundary 99.51 feet; thence continuing along said boundary West 355.98 feet; thence North 14°12'40" West 651.56 feet to a point of a 1407.50 foot radius curve to the left, the radius point of which bears South 75°47'20" West; thence Northwesterly along said curve 176.97 feet to the South line of said Holiday Ranch Loop Road at the point of a curve to the left, the radius point of which bears South 900.00 feet; thence Southwesterly along said curve 212.06 feet to a point of reverse curvature; thence Southwesterly along the arc of a 909.60 foot radius curve to the right, the radius point of which bears North 13° 30' West a distance of 214.32 feet to a point of tangency; thence West 189.54 feet to the point of beginning. (Contains 29.557 Acres)

Also:

Beginning at a point South 0.16 feet and East 206.73 feet from the Southeast corner of the Northeast quarter of the Northwest quarter of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence South 89°57'18" East 417.15 feet; thence North 16°15'53" West 1003.92 feet to a point on the Southerly right-of-way line of Lucky John Drive, said point being also on a curve to the right, the radius point of which bears North 8°16'36" West 983.00 feet; thence Southwesterly along the arc of said curve and said right-of-way 142.00 feet to a point of tangency; thence continuing along said right-of-way West 130.77 feet to a point of a 15.00 foot radius curve to the left; thence Southwesterly along the arc of said curve 23.56 feet to a point of tangency, said point also being on the Easterly right-of-way line of Monitor Drive; thence continuing along said right-of-way South 58.00 feet to a point of a 317.00 foot radius curve to the left; thence Southeasterly along the arc of said curve 165.98 feet to a point of tangency; thence South 30° East 51.89 feet to a point of a 533.00 foot radius curve to the right; thence Southeasterly along the arc of said curve 193.34 feet to a point of tangency; thence South 9° 13' East 254.65 feet to a point of a 491.02 foot radius curve to the right; thence Southwesterly along the arc of said curve 247.89 feet to the point of beginning. (Contains 7.005 Acres)

FOOKM70 E.

NOW, THEREFORE, Declarant declares that the Property is held and shall be sold, conveyed, devised, leased, rented, encumbered, used, occupied and improved, subject to the following restrictive covenants:

1. Declarant agrees that, at no time hereafter, will more than sixteen hundred (1,600) Residential Units (as that term is hereinafter defined) be situated upon the Property. For purposes hereof, a "Residential Unit" shall be deemed to be a single-family home or an apartment, a condominium unit or other residential structure which in any case contains a kitchen, living area and one or more bedrooms and is designed to accommodate a single family. Two and one-half (2½) sleeping rooms in a hotel, lodge or similar structure shall be deemed a Residential Unit for purposes hereof.

2. Declarant agrees that the following described portion of the Property shall at no time hereafter be utilized for any purpose other than construction, maintenance and operation of a golf course, golf clubhouse and related improvements and facilities:

Beginning at a point on the North line of Little Kate Road, said point being North 1304.60 feet and East 1185.00 feet from the Southwest corner of Section 4, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence North 285.00 feet; thence North 29°30' East 590.00 feet; thence North 44°29'36" West 684.07 feet; thence North 12°20'30" West 636.61 feet to a point on a curve on the Southerly line of a proposed 66.00 foot right-of-way, the radius point of which bears South 23°00' East 417.00 feet; thence Northeasterly along said curve to the right 87.34 feet to a point of tangency; thence North 79°00' East 291.00 feet; thence South

BOOK M PAGE 60

42°00' East 365.00 feet; thence South 28°32'50" East 329.88 feet; thence East 150.00 feet; thence North 10° 00' East 246.94 feet; thence North 34° 00' East 373.34 feet; thence North 5°00' East 599.14 feet; thence North 60°00' West 145.52 feet to a point on a curve on said right-of-way line, the radius point of which bears North 64°00' West 513.00 feet; thence Northeasterly along said curve to the left 204.89 feet; thence East 50.00 feet; thence North 33°00' West 400.00 feet; thence North 18°00' East 290.00 feet; thence North 39°54'57" East 495.02 feet; thence North 60°00' East 406.66 feet; thence North 54.70 feet to the point of a curve on said right-of-way line the radius point of which bears South 432.56 feet; thence Southeasterly along said curve to the right 433.71 feet; thence South 40°50' West 603.18 feet; thence South 30°00' West 260.00 feet; thence South 52°00' West 700.00 feet; thence South 11°00' East 435.00 feet; thence South 53°00' East 655.00 feet; thence North 59°56'18" East 192.50 feet; thence North 4°00' West 685.00 feet; thence North 30°00' East 690.00 feet; thence North 60°00' East 220.00 feet to the point of a curve on said right-of-way line the radius point of which bears North 68°30' East 733.00 feet; thence Southeasterly along the arc of said curve to the right 244.35 feet; thence South 8°00' West 700.00 feet; thence South 20°21'37" East 192.65 feet; thence South 71°30' East 480.00 feet; thence South 49°00' East 425.00 feet; thence East 210.00 feet; thence South 42°30' East 248.00 feet; thence East 90.00 feet to a point on said 66.00 foot right-of-way; thence South 0°18'38" West 375.00 feet; thence West 215.00 feet; thence North 75°00' West 970.00 feet; thence South 38°24'08" West 41.36 feet; thence South 12°00' East 301.50 feet; thence South 17°00' West 1069.07 feet to a point on a curve on the North line of said Little Kate Road, the radius point of which bears South 24°04' West 525.00 feet; thence Northwesterly along the arc of said curve to the left 299.93 feet to a point of tangency; thence West 84.14 feet; thence North 205.00 feet; thence North 4°39'50" West 765.33 feet; thence South 80°10'42" West 974.00 feet; thence South 110.00 feet; thence West 544.43 feet; thence South 57°00' West 438.345 feet; thence South 264.00 feet to a point on a curve on the North line of said Little Kate Road, the radius point of which bears South 2°56'49" West 525.00 feet; thence Northwesterly along the arc of said curve to the left 27.00 feet to a point of tangency; thence West 381.00 feet to the point of beginning. (Contains 140.676 Acres)

BOOK M70 PAGE 602.

3. This Declaration of Restrictive Covenants is executed at the request of and for the benefit of Park City Municipal Corporation and may be enforced by Park City Municipal Corporation.

4. This Declaration of Restrictive Covenants and the restrictive covenants set forth herein are and shall be deemed irrevocable.

5. The provisions hereof shall be deemed to run with the Property as covenants running with the land and shall constitute burdens to the Declarant and its successors and assigns and all parties hereafter owning or acquiring any interest in the Property.

Executed the day and year first above written.

RAMSHIRE, INC.

By Robert J. Felixson
Its President

STATE OF ~~Utah~~ California)
: ss
COUNTY OF ~~Summit~~ Los Angeles)

On the 16th day of July, 1975, personally appeared before me Robert J. Felixson, who, being by me duly sworn, did say that he is the president of RAMSHIRE, INC., a Delaware corporation, and that the within and foregoing Declaration of Restrictive Covenants was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and said Robert J. Felixson duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

BOOK 370 PAGE 603.

Barbara A. Kirchner
Notary Public
Residing at: Los Angeles, California

My Commission expires:

July 13, 1978

OFFICIAL SEAL
BARBARA A. KIRCHNER
Notary Public - California
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires July 13, 1978

OFFICIAL SEAL
BARBARA A. KIRCHNER
Notary Public - California
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires July 13, 1978

CONSENT AND JOINDER

The undersigned, DENIS R. MORRILL (hereinafter designated "Morrill"), as "Trustee" under a certain Trust Deed dated December 13, 1973, from Greater Park City Company, as "Trustor," to Morrill, as "Trustee," wherein Western Mortgage Corporation, a division of Unionamerica, Inc., is designated as "Beneficiary," which Trust Deed is recorded as Entry No. 121842 in Book M-53, Page 61, records of Summit County, Utah, which Trust Deed covers the real property described in and which is the subject of the foregoing Declaration of Restrictive Covenants, and WESTERN MORTGAGE CORPORATION, a division of Unionamerica, Inc., a California corporation (hereinafter designated "Western"), as "Beneficiary" under said Trust Deed, hereby consent to the execution by Ramshire, Inc. of the foregoing Declaration of Restrictive Covenants, join in the execution thereof and agree that all of the right, title and interest of Morrill and Western arising under said Trust Deed in and to the real property which is the subject of said Declaration of Restrictive Covenants shall be bound by the terms of said Declaration of Restrictive Covenants to the same extent and with the same effect as if Morrill and Western had executed said Declaration of Restrictive Covenants as "Declarants."

Dated this 14 day of July, 1975.

Denis R. Morrill

BOOK M70 PAGE 634.

WESTERN MORTGAGE CORPORATION,
a division of Unionamerica, Inc.

By _____
Its PRESIDENT

STATE OF UTAH)
: ss
COUNTY OF SALT LAKE)

On the 14th day of July, 1975, personally appeared before me DENIS R. MORRILL, one of the signers of the foregoing Consent and Joinder, who duly acknowledged to me that he executed the same.

Jane Roberts
Notary Public
Residing at: Sandy, Utah

My Commission Expires:
9/9/1977

STATE OF California)
: ss
COUNTY OF Los Angeles)

On the 16th day of July, 1975, personally appeared before me Robert H. Volk, who, being by me duly sworn, did say that he is the President of WESTERN MORTGAGE CORPORATION, a division of Unionamerica, Inc., a California corporation, and that the within and foregoing Consent and Joinder was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and said Robert H. Volk duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

Barbara A. Kirchner
Notary Public
Residing at: Los Angeles, California

My Commission Expires:

July 13, 1978

OFFICIAL SEAL
BARBARA A. KIRCHNER
Notary Public - California
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires July 13, 1978

BOOK M70 PAGE 605.

Entry No. 171044 Book M167
RECORDED 9-29-80 at 11:12 M Page 826-36
REQUEST of SUMMIT CO. TITLE
FEE WANDA Y. SPRIGGS, SUMMIT CO. RECORDER
$ 12.00 By Wanda Y. Spriggs
INDEXED ABSTRACT

RELEASE AND DECLARATION OF RESTRICTIVE COVENANTS

THIS RELEASE AND DECLARATION of restrictive covenants is executed this 9 day of July, 1979, by RAMSHIRE, INC., a Delaware corporation, and PARK CITY CORPORATION, a body corporate and politic of the State of Utah, and PARK MEADOWS DEVELOPMENT COMPANY, a partnership, (hereinafter collectively designated "Declarant").

RECITALS

1. By document dated July 16, 1975, executed by Ramshire, Inc., and recorded in the official records of Summit County, State of Utah, on August 28, 1975, as Entry No. 128231 in Book M-70 beginning at page 598, Ramshire restricted certain property located in Summit County, State of Utah, to the purpose and use of a golf course, golf clubhouse and related improvements and facilities and no other purpose.

2. The restrictive covenant above referred was to run in favor of Park City Corporation.

3. The property restricted was sold under contract dated December 30, 1976, to Park Meadows Development Company, a Utah partnership.

4. Park Meadows, with the consent of Ramshire and Park City Corporation, has determined an improved layout and design for the golf course contemplated for the Park Meadows area and requests the release of the "old golf course area" from the restrictive covenants in exchange for the placing of the new golf course property under identical covenants.

NOW, THEREFORE, for Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Declarant and each of them do hereby declare the following:

RELEASE

All of that certain property described on Exhibit "A" attached hereto and incorporated herein is released from all of the

See First Amendment & Release & Declaration of Restrictive Covenants #179247 Bk M186 Pg 55 8-81

BOOK M167 PAGE 826

covenants, conditions and restrictions set forth in paragraphs 2, 3, 4 and 5 of that certain Declaration of Restrictive Covenants dated July 16, 1975, recorded August 28, 1975 as Entry No. 1282231 in Book M-70 beginning at page 598 of the Official Records of Summit County, State of Utah. Declarant hereby declares and states that the said paragraphs 2, 3, 4 and 5 are stated to be null and void and of no force and effect.

DECLARATION OF RESTRICTIVE COVENANTS

1. Declarant Ramshire, Inc., as the owner of the fee of the following described real property and Declarant Park Meadows Development Company as the owner of the beneficial interest of the following described property with the consent and agreement of Park City Corporation hereby agrees that the real property described on Exhibit "B" attached hereto and incorporated herein shall at no time hereafter be utilized for any purpose other than construction, maintenance and operation of a golf course, golf clubhouse and related improvements and facilities.

2. This Declaration of Restrictive Covenants is executed at the request of and for the benefit of Park City Corporation and may be enforced by Park City Corporation.

3. This Declaration of Restrictive Covenants and the restrictive covenants set forth herein are and shall be deemed irrevocable and shall be deemed covenants running with the land and shall constitute burdens to the Declarant and its successors and assigns and all parties hereafter owning or acquiring any interest in the property.

EXECUTED the day and year first above written.

RAMSHIRE, INC.

By _____
W. H. Miller, Vice President

PARK MEADOWS DEVELOPMENT COMPANY

By _____
Enoch R. Smith, Partner

PARK CITY CORPORATION

By _____
John C. "Jack" Green, Mayor

BOOK M 67 PAGE 827

CONSENT AND JOINDER

The undersigned DENIS R. MORRILL (hereinafter designated "Morrill"), as "Trustee" under a certain Trust Deed dated December 13, 1973, from Greater Park City Company, as "Trustor," to Morrill, as "Trustee," wherein Western Mortgage Corporation, a division of Unionamerica, Inc., is designated as "Beneficiary," which Trust Deed is recorded as Entry No. 121842 in Book M-53, Pages 61-74 of Official Records in the Office of the Recorder of Summit County, Utah, and amended by an Amendment dated July 3, 1974, recorded July 9, 1974, as Entry No. 123735, in Book M-58 at Pages 54-59 of Official Records in the Office of the Recorder of Summit County, Utah, and by Second Amendment to Trust Deed dated October 11, 1974, and recorded October 11, 1974, as Entry No. 124612 in Book M-60 at Pages 227-237 of the Official Records of the Recorder of Summit County, Utah, which Trust Deed covers the real property described in and which is the subject of the foregoing Release and Declaration of Restrictive Covenants, and Genstar Finance, N.V. (hereinafter designated ("Genstar"), as "Beneficiary" under said Trust Deed, hereby consent to the execution by Ramshire, Inc., of the foregoing Release and Declaration of Restrictive Covenants, join in the execution thereof and agree that all of the right, title and interest of Morrill and Genstar . arising under said Trust Deed in and to the real property which is the subject of said Release shall be released from and that which is the subject of said Declaration of Restrictive Covenants shall be bound by, the terms of said Release and Declaration of Restrictive Covenants to the same extent and and with the same effect as if Morrill and Genstar had executed said document as "Declarant."

DATED this 9th day of JULY, 1979.

Denis R. Morrill, Trustee

GENSTAR FINANCE, N.V.

By
Ken Merson, Director

BOOK M 167 PAGE 828

EXHIBIT "A"

Beginning at a point on the North line of Little Kate Road, said point being North 1304.60 feet and East 1185.00 feet from the Southwest corner of Section 4, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence North 285.00 feet; thence North 29°30' East 590.00 feet; thence North 44°29'36" West 684.07 feet; thence North 12°20'30" West 636.61 feet to a point on a curve on the Southerly line of a proposed 66.00 foot right-of-way, the radius point of which bears South 23°00' East 417.00 feet; thence Northeasterly along said curve to the right 87.34 feet to a point of tangency; thence North 79°00' East 291.00 feet; thence South 25°00' East 315.00 feet; thence South 42°00' East 365.00 feet; thence South 28°32'50" East 329.88 feet; thence East 150.00 feet; thence North 10° 00' East 246.94 feet; thence North 34° 00' East 373.34 feet; thence North 5°00' East 599.14 feet; thence North 60°00' West 145.52 feet to a point on a curve on said right-of-way line, the radius point of which bears North 64°00' West 513.00 feet; thence Northeasterly along said curve to the left 204.89 feet; thence East 50.00 feet; thence North 33°00' West 400.00 feet; thence North 18°00' East 290.00 feet; thence North 39°54'57" East 495.02 feet; thence North 60°00' East 406.66 feet; thence North 54.70 feet to the point of a curve on said right-of-way line the radius point of which bears South 432.56 feet; thence Southeasterly along said curve to the right 433.71 feet; thence South 40°50' West 603.18 feet; thence South 30°00' West 260.00 feet; thence South 52°00' West 700.00 feet; thence South 11°00' East 435.00 feet; thence South 53°00' East 655.00 feet; thence North 59°56'18" East 192.50 feet; thence North 4°00' West 685.00 feet; thence North 30°00' East 690.00 feet; thence North 60°00' East 220.00 feet to the point of a curve on said right-of-way line the radius point of which bears North 68°30' East 733.00 feet; thence Southeasterly along the arc of said curve to the right 244.35 feet; thence South 8°00' West 700.00 feet; thence South 20°21'37" East 192.65 feet; thence South 71°30' East 480.00 feet; thence South 49°00' East 425.00 feet; thence East 210.00 feet; thence South 42°30' East 248.00 feet; thence East 90.00 feet to a point on said 66.00 foot right-of-way; thence South 0°18'38" West 375.00 feet; thence West 215.00 feet; thence North 75°00' West 970.00 feet; thence South 38°24'08" West 41.36 feet; thence South 12°00' East 301.50 feet; thence South 17°00' West 1069.07 feet to a point on a curve on the North line of said Little Kate Road, the radius point of which bears South 24°04' West 525.00 feet; thence Northwesterly along the arc of said curve to the left 299.93 feet to a point of tangency; thence West 84.14 feet; thence North 205.00 feet; thence North 4°39'50" West 765.33 feet; thence South 80°10'42" West 974.00 feet; thence South 110.00 feet; thence West 544.43 feet; thence South 57°00' West 438.345 feet; thence South 264.00 feet to a point on a curve on the North line of said Little Kate Road, the radius point of which bears South 2°56'49" West 525.00 feet; thence Northwesterly along the arc of said curve to the left 27.00 feet to a point of tangency; thence West 381.00 feet to the point of beginning.
(Contains 140.676 Acres)

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J.J.Johnson & Associates

1700 Park Avenue, p.o.box 1661
Park City, Utah 84060 (801) 649-9811

November 15, 1978

DESCRIPTION OF THE PARK MEADOWS GOLF COURSE

Beginning at a point of intersection with the East line of Meadows Drive and the North line of Little Kate Road, said point being North 1304.60 feet and East 1251.00 feet from the Southwest corner of Section 4, Township 2 South, Range 4 East, Salt Lake Base and Meridian and running thence North along said East line of Meadows Drive 401.665 feet; thence North 29° 30" East 455.97 feet; thence North 44° 29' 36" West 684.07 feet; thence North 12° 20' 30" West 540.05 feet to the most Northerly corner of Lot 5, Park Meadows Subdivision No. 3, as recorded, thence North 22° 00' East 77.62 feet to the point of a 74.00 foot radius curve to the right; thence Northeasterly along the arc of said curve 73.62 feet to a point of tangency; thence North 79° 00' East 87.86 feet; thence North 11° 00' West 56.00 feet; thence North 6° 00' East 200.00 feet; thence North 45° 00' East 100.00 feet; thence North 71° 30' East 575.00 feet; thence North 4° 00' West 200.00 feet; thence North 29° 00' East 500.00 feet; thence North 42° 00' East 530.00 feet; thence North 15° 00' West 60.00 feet; thence North 58° 30' East 400.00 feet; thence North 14° 00' East 222.00 feet to a point which is South 49.30 feet and West 31.58 feet from the North quarter corner of said Section 4; thence North 83° 00' East 550.00 feet; thence South 80° 00' East 675.00 feet; thence North 50° 00' East 81.89 feet to a point on a 633.00 foot radius curve to the left, the radius point of which bears North 44° 34' 30" East 633.00 feet; thence Southeasterly along the arc of said 288.08 feet to a point of tangency; thence South 71° 30' East 338.77 feet to a point of a 665.76 foot radius curve to the left, the radius point of which bears North 18° 30' East 665.76 feet; thence Southeasterly along the arc of said curve 120.18 feet; thence South 95.24 feet; thence South 22° 00' East 742.915 feet; thence South 392.56 feet; thence South 53° 30' East 100.57 feet; thence North 75° 00' East 102.49 feet; thence South 13° 00' East 818.42 feet; thence South 66° 30' East 77.08 feet to a point of a 616.31 foot radius curve to the left, the radius point of which bears South 66° 30' East 616.31 feet; thence Southwesterly along the arc of said curve 249.44 feet to a point of tangency; thence South 0° 18' 38" West 46.345 feet; thence South 0° 05' 40" West 495.54 feet; thence West 216.88 feet; thence North 75° 00' West 372.00 feet; thence South 7° 36' 19" West 141.04 feet to a point on a 445.85 foot radius curve to the left, the radius point of which bears South 4° 00' West 445.85 feet; thence Southwesterly along the arc of said curve 31.13 feet to the point of a 331.89 foot compound curve to the left, the radius point of which

BOOK M 167 PAGE 830

EXHIBIT "B"

bears South 331.89 feet; thence Southwesterly along the arc of said curve 185.36 feet; thence South 58° 00' West 170.00 feet to a point of a 250.51 foot radius curve to the left; thence Southwesterly along the arc of said curve 166.145 feet; thence North 67° 18' 10" West 134.11 feet to the Northwest corner of Lot 87, Park Meadows Subdivision No. 5, as recorded; thence South 17° 00' West 879.075 feet to a point on a 525.00 foot radius curve to the left and the North line of Little Kate Road; thence Northwesterly along the arc of said curve and said North line 220.52 feet to a point of tangency; thence West along the said North line 84.14 feet; thence North 205.00 feet; thence North 4° 39' 50" West 765.33 feet; thence South 80° 10' 42" West 974.00 feet; thence South 110.00 feet; thence West 544.43 feet; thence South 57° 00' West 438.34 feet; thence South 264.00 feet to the North line of Little Kate Road to a point on a 525.00 foot radius curve to the left; the radius point of which bears South 2° 56' 49" West 525.00 feet; thence Northwesterly along the arc of said curve and North line 27.00 feet to a point of tangency; thence West along said North line 315.00 feet to the point of beginning.

Area within description - 272.442 acres.

Excluding therefrom the following parcels and those portions of the above described property required to provide double access for vehicles and pedestrians paved for a width reasonably required by applicable governmental agencies to provide suitable access to the below described properties.

PARCEL NO. 1

Beginning at a point North 2796.72 feet and East 4941.52 feet from the Southwest corner of Section 4, Township 2 South, Range 4 East, Salt Lake Base and Meridian and running thence South 54° 30' West 140.78 feet; thence North 47° 30' West 550.74 feet; thence North 29° 30' East 99.50 feet; thence North 50° 30' East 198.89 feet; thence North 149.535 feet; thence North 24° 00' West 99.91 feet; thence North 30° 00' East 49.75 feet; thence North 79° 00' East 198.97 feet; thence South 76° 00' East 99.62 feet; thence South 3° 00' East 802.28 feet to the point of beginning.

Contains 6.653 acres.

PARCEL NO. 2

Beginning at a point North 2061.32 feet and East 1936.015 feet from the Southwest corner of Section 4, Township 2 South, Range 4 East, Salt Lake Base and Meridian and running thence North 44° 30' West 683.69 feet; thence North 32° 00' West 822.59 feet to the South line of Meadows Drive; thence North 79° 00' East along said South line 30.15 feet to the most Easterly corner of Park Meadows Subdivision No. 3, as recorded; thence North 11° 00' West along the boundary of said Park Meadows Subdivision No. 3, 56.00 feet; thence South 87° 00' East 259.74 feet; thence North 54° 00' East 650.89 feet; thence North 40° 00' East 99.91 feet; thence North 30° 00' East 1396.605 feet; thence North 84° 00' East 623.54 feet; thence East 201.285 feet; thence

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South 75.49 feet; thence South 27° 00' West 481.38 feet; thence South 14° 00' West 537.55 feet; thence North 68° 00' West 297.48 feet; thence South 22° 00' West 50.18 feet; thence South 63° 00' West 199.445 feet; thence South 32° 00' West 641.355 feet; thence South 45° 00' West 200.01 feet; thence South 61° 00' West 598.52 feet; thence South 30° 00' East 211.86 feet; thence South 42° 00' East 201.83 feet; thence South 86° 00' East 402.745 feet; thence South 76° 30' East 211.63 feet; thence South 50° 00' East 75.68 feet; thence South 73° 30' East 201.60 feet; thence South 17° 30' West 140.60 feet; thence South 81° 30' West 482.385 feet; thence South 46° 30' West 314.94 feet to the point of beginning.

Contains 48.422 acres.

PARCEL NO. 3

Beginning at a point North 2538.97 feet and East 3170.68 feet from the Southwest corner of Section 4, Township 2 South, Range 4 East, Salt Lake Base and Meridian and running thence North 65° 30' West 902.40 feet; thence North 3° 00' East 183.13 feet; thence North 60° 00' East 200.00 feet; thence North 30° 30' East 300.00 feet; thence North 50° 30' East 220.00 feet; thence South 82° 00' East 200.00 feet; thence North 73° 30' East 70.00 feet; thence South 51° 00' East 150.00 feet; thence South 14° 00' West 300.00 feet; thence South 29° 30' East 110.00 feet; thence South 79° 00' East 125.00 feet; thence North 80° 00' East 350.00 feet; thence South 17° 30' East 150.00 feet; thence South 45° 30' West 670.00 feet; thence North 83° 26' West 82.15 feet to the point of beginning.

Contains 18.190 acres.

PARCEL NO. 4

Beginning at a point North 3499.36 feet and East 3867.02 feet from the Southwest corner of Section 4, Township 2 South, Range 4 East, Salt Lake Base and Meridian and running thence North 75° 00' West 148.195 feet; thence North 23° 30' West 98.38 feet; thence North 12° 30' East 103.775 feet; thence North 43° 00' East 398.32 feet; thence North 30° 30' East 595.48 feet; thence North 49.305 feet; thence North 81° 00' East 150.97 feet; thence South 12° 30' East 178.46 feet; thence South 66° 00' East 49.41 feet; thence South 12° 00' East 347.03 feet; thence South 1° 00' West 327.895 feet; thence South 71° 00' West 754.37 feet to the point of beginning.

Contains 12.469 acres.

BOOK 107 PAGE 832

PARCEL NO. 5

Beginning at the Northwest corner of Lot 87, Park Meadows Subdivision No. 5, as recorded, said corner also being North 1910.02 feet and East 4082.25 feet from the Southwest corner of Section 4, Township 2 South, Range 4 East, Salt Lake Base and Meridian and running thence North 10° 30' East 507.19 feet; thence South 74° 00' East 524.06 feet; thence South 7° 36' 19" West 141.04 feet to a point on a 445.85 foot radius curve to the left, the radius point of which bears South 4° 00' West 445.85 feet; thence Southwesterly along the arc of said curve 31.13 feet to the point of a 331.89 foot compound curve to the left, the radius point of which bears South 331.89 feet; thence Southwesterly along the arc of said curve 185.36 feet; thence South 58° 00' West 170.00 feet to a point of a 250.51 foot radius curve to the left, thence Southwesterly along the arc of said curve 166.145 feet; thence North 67° 18' 10" West 134.11 feet to the point of beginning.

Contains 3.995 acres.

Total area in golf course - 182.713 acres.

ALSO:

All of the above descriptions are subject to right-of-way easements.

JGW:pb

ORDER NO. 9-30-78

BOOK M 167 PAGE 833

STATE OF CALIFORNIA)
: ss.
COUNTY OF LOS ANGELES)

On the 9th day of July, 1979, personally appeared before me W.H. Miller, Vice President, who, being by me duly sworn, did say that he is the President of RAMSHIRE, INC., a Delaware corporation, and that the within and foregoing Release and Declaration of Restrictive Covenants was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and said Roger Jackson duly acknowledged to me that said corporation executed the same.

Hilda Wilkin
NOTARY PUBLIC
Residing at:

My Commission Expires:

_____

OFFICIAL SEAL
HILDA WILKIN
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Exp. Aug. 3, 1982

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 10th day of June, 1979, personally appeared before me Enoch R. Smith, who, being by me duly sworn, did say that he is a partner in PARK MEADOWS DEVELOPMENT COMPANY, a Utah partnership, and that the within and foregoing Release and Declaration of Restrictive Covenants was signed in behalf of said partnership.

Anita J. Torti
NOTARY PUBLIC
Residing at:

My Commission Expires:
July 20, 1981

STATE OF UTAH)
: ss.
COUNTY OF SUMMIT)

On the 13 day of Aug., 1979 80-74, personally appeared before me Jack Green, who, being by me duly sworn, did say that he is the mayor of Park City, a body corporate and politic, and that the within and foregoing Release and Declaration of Restrictive Covenants was signed in behalf of said City by authority of a resolution passed by the City Commission.

Linda W. Leatham
NOTARY PUBLIC
Residing at: Heber City

My Commission Expires:
June 1, 1982

LINDA W. LEATHAM
NOTARY PUBLIC
Commission Expires
June 1, 1982
STATE OF UTAH

BOOK M 167 PAGE 834

The meeting was called to order by Mayor John C. Green, Jr. at 7:06 p.m. A roll call was taken which indicated the following Councilmen were present; Steve Dering, Richard Shoff and Bob Wells. City Councilman Eleanor BEnnett and Richard Martinez asked to be excused. City Managar Wayne Matthews was also in attendance.

Councilman Wells stated that the current mil levy was 30 mils. City Manager Matthews stated that a recent valuation of Park City's property showed nearly a 50% increase over last year's assessment, although the Park City Redevelopment District's assessment was $300,000 lower than last year. Mr. Matthews noted that because the Redevelopment Agency is funded by a tax increment, the Redevelopment Agency is ucrrently without operating funds for the coming year and the City may wind up funding many of the Redevelopment Agency's projects.

Mr. Matthews aslo reported that building permits and impact fees could be -lower than anticipated.

Due to those factors, Councilman Wells then made a motion to lower property taxes in Park City from 30 to 29 mils. The motion was seconded by Councilman Shoff and carried.

It was noted that consideration of the American Flag and Quarry Hills Subdivision plats would be discussed at the August 16, 1979, City Council meeting.

The meeting adjourned at 7:25 p.m.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING UNSATISFACTORY IN THIS DOCUMENT WHEN RECEIVED.

CITY COUNCIL MEETING
AUGUST 16, 1979

The meeting was called to order at 7:10 p.m. by Mayor John C. Green, Jr. A roll call was taken which indicated the following Councilmen were present: Eleanor Bennett, Dick Shoff and Bob Wells. Councilmen Steve Dering and Richard Martinez asked to be excused. Also in attendance to the meeting were City Manager Wayne Matthews and City Attorney Mike McCoy.

Mayor Green stated that because the minutes of the August 9, 1979, City Council Meeting had not been included with the August 2, minutes, consideration of the minutes would be tabled until the September 6, 1979 City Council meeting.

SUMMARY OF VERIFIED BILLS

Councilman Bennett made the motion to approve the summary of verified bills in the amount of $99,952.32 for the period ending August 10, 1979. The motion was seconded by Councilman Wells and carried.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING UNSATISFACTORY IN THIS DOCUMENT WHEN RECEIVED.

NEW BUSINESS

The next item to be discussed was a proposal from Architects, Planners and Alliance for the update and revision of the Park City Comprehensive Plan. A representative from APA, Mr. Carr, gave a brief presentation of APA's proposal highlighting on certain aspects such as citizen participation, market analysis, hillside development studies, concepts for preparation and presentation of the comprehensive plan and land management.

The next item under New Business was review and discussion of the American Flag plat. Mr. Jack Johnson, representing the proponents, stated that he had obtained all the signatures which were required for approval and he then presented a letter from Prudential Federal Savings and Loan guaranteeing that $5,850,000 was available for improvements.

BOOK 167 PAGE 832

Several questions were then raised concerning the drain plan for the subdivision. Mr. John gave a brief summary of the drain pland and asked John Probasco, the City Engineer, to further explain the system. Mr. Gerry Kinghorn, an interested citizen, asked Mr. Johnson if he had obta all the State construction permits and had contacted the State water quality officials. Mr. Joh son assured the Council that the developers would be complying with all the ordinances.

After much discussion, the American Flag plat approval was tabled by Councilman Bennett and econded by Councilman Wells. The motion was carried.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING UNSATISFACTORY IN THIS DOCUMENT WHEN RECEIVED.

Mayor Green suggested that Mr. Johnson get together with Mr. Gerry Kinghorn to see that the merican Flag subdivision is in compliance with the State Board of Health's storm drain runoff lan, that the subdivison met the requirements of the State Uniform Building Code, Chapter 70, an hat all permits which were required be obtained. It was noted that Mr. Kinghorn was knowledgeab ith these requirements.

The next item under New Business, Quarry Hills plat approval, was also tabled until the Sept , 1979, City Council Meeting. It was again suggested to Mr. Johnson that he work together with ity Engineer and the City Attorney to make sure that all the State requirements for a subdivisio re met.

The next item to be considered was the Northstar Subdivision letter. Mr. Jack Johnson repres he proponents, stated that construction had been completed on the 10 lot subdivision and the evelopers and homeowners were requesting that the subdivision be approved and released from the ond held by the City. Mr. Johnson pointed out that the road in the subdivision is a dedicated ight-of-way and the homeowners will plow the road in the winter.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING UNSATISFACTORY IN THIS DOCUMENT WHEN RECEIVED.

Councilman Wells made the motion to release the bond held by the City and accept the utilitie the Northstar Subdivision. The motion was seconded by Councilman Bennett and carried.

The next item on the agenda was discussion of the Park Meadows Golf Course. Mr. Jack Johnson epresenting the proponents, presented a letter to the Council noted that the developers of the ack Nicklaus Golf Course in Park Meadows were requesting approval from the City to change to lega escription of the golf course to 182 acres. Mr. Johnson stated that an extra 42 acres of open spac ould be added to description. After some discussion, Councilman Wells made the motion to allow e proponents of the Jack Nicklaus Golf Course to change the description of the property to 182 res. The motion was seconded by Councilman Bennett and carried.

Councilman Bennett stated that she had received a petition from Robert Black to close 10th reet, but since the petition was incomplete and there was not representation of the proposal a e meeting, she made a motion to table discussion of the petition. The motion was seconded by uncilman Shoff and carried.

Mayor Green stated that the next item of business was consideration of the Norwalk Cable levision Acceptance Agreement. Mr. Doug Johnson, representing the Norwalk Cable Television nstruction Company, stated that this assignment was a means of obtaining the financing for nstruction of the cable television system in Park City.

After some discussion, Councilman Wells made the motion to approve the Norwalk Cable Tele sion Acceptance Agreement subject to the review of the City Attorney, the motion was seconded by

BOOK M 167 PAGE 846

Entry No. 179267 Book M186
RECORDED 5-8-81 at 10:45 M Page 558
REQUEST of D. J. Johnson, Assoc.
FEE WANDA W. EDRICSS, SUMMIT CO. RECORDER
$ 29.50 By Darlene B. Graham
INDEXED ABSTRACT Deputy

FIRST AMENDMENT TO RELEASE AND DECLARATION OF RESTRICTIVE COVENANTS

This First Amendment to Release and Declaration of Restrictive Covenants is executed this 26th day of February, 1981, by RAMSHIRE, INC., a Delaware corporation; PARK CITY CORPORATION, a body corporate and politic of the State of Utah; and PARK MEADOWS DEVELOPMENT COMPANY, a partnership (hereinafter collectively designated "Declarant").

RECITALS:

A. By document dated July 9, 1979, executed collectively by Declarant and recorded in the property records of Summit County, State of Utah, as Entry No. 171044, in Book M-167, beginning at Page 826, Declarant restricted certain property located in Summit County, State of Utah, described on Exhibit "B" attached thereto to no other uses than construction, maintenance and operation of a golf course, golf clubhouse and related improvements and facilities.

B. The legal description of the property shown on Exhibit "B" to that Release and Declaration of Restrictive Covenants was in error and must be replaced.

C. The purpose of this document is to replace the Exhibit "B" to that document with Exhibit "B" attached hereto.

D. All of the parties signatory to the Release and Declaration of Restrictive Covenants and all of the parties interested in the subject property are agreeable thereto.

NOW, THEREFORE, for Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Declarant and each of them do hereby amend the Release and Declaration of Restrictive Covenants referred to in Recital A above as follows.

BOOKM186PAGE558

1. Exhibit "B" to the Release and Declaration of Restrictive Covenants dated July 9, 1979, is deleted in its entirety and in its place and stead is inserted Exhibit "B" attached hereto, being the description of the property restricted under the Release and Declaration of Restrictive Covenants.

2. Except as specifically amended hereby, the Release and Declaration of Restrictive Covenants remains in full force and effect, burdening the property herein described.

EXECUTED the day and year first written above.

RAMSHIRE, INC., a Delaware corporation

By _____
Its President

PARK CITY CORPORATION, a body corporate and politic

By _____
Mayor

PARK MEADOWS DEVELOPMENT COMPANY, a partnership

By _____
General Partner

STATE OF)
: ss.
COUNTY OF)

On the 26 day of February 1981, personally appeared before me William H. Miller, who, being by me duly sworn, did say that he is the President of RAMSHIRE, INC., a Delaware corporation, and that the within and foregoing First Amendment to Release and Declaration of Restrictive Covenants was signed in behalf of said corporation by authority of its Board of Directors, and said William H. Miller duly acknowledged to me that said corporation executed the same.

_____
NOTARY PUBLIC
Residing at:

My Commission Expires:

_____

OFFICIAL SEAL
JAMES A. TINDAL
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Exp. Feb. 24, 1984

BOOKM186 PAGE559

STATE OF UTAH)
: ss.
COUNTY OF SUMMIT)

On the 17 day of March, 1981, personally appeared before me Jack Green, who, being by me duly sworn, did say that he is the mayor of PARK CITY, a body corporate and politic, and that the within and foregoing First Amendment to Release and Declaration of Restrictive Covenants was signed in behalf of said City by authority of a resolution passed by the City Commission.

NOTARY PUBLIC
Residing at:

My Commission Expires:
January 25, 1985

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 17 day of March, 1981, personally appeared before me Enoch R. Smith, who, being by me duly sworn, did say that he is a partner in PARK MEADOWS DEVELOPMENT COMPANY, a Utah partnership, and that the within and foregoing First Amendment to Release and Declaration of Restrictive Covenants was signed in behalf of said partnership.

NOTARY PUBLIC
Residing at:

My Commission Expires:
January 25, 1985

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DECEMBER 3, 1980
JACK NICKLAUS GOLF COURSE

Beginning at a point which is North 1304.60 feet and East 1251.00 feet from the Southwest corner of Section 4, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being the Southeast corner of Park Meadows Subdivision No. 2, and running thence along said Subdivision boundary as follows: North 401.67 feet; thence North 29° 30' East 455.97 feet; thence North 44° 29' 36" West 684.07 feet; thence North 12° 20' 30" West 50.21 feet to the Southeast corner of Park Meadows Subdivision No. 3; thence along said Subdivision boundary as follows: North 12° 20' 30" West 489.84 feet; thence North 22° 00' East 77.62 feet to a point on a 74.00 foot radius curve to the right, the radius point of which bears South 68° 00' East 74.00 feet; thence Northeasterly along the arc of said curve 73.62 feet to a point of tangency; thence North 79° 00' East 87.86 feet; thence North 11° 00' West 56.00 feet; thence leaving said Subdivision boundary North 6° 00' East 200.00 feet; thence North 45° 00' East 100.00 feet; thence North 71° 30' East 575.00 feet; thence North 4° 00' West 200.00 feet; thence North 29° 00' East 500.00 feet; thence North 42° 00' East 530.00 feet; thence North 15° 00' West 60.00 feet; thence North 58° 30' East 273.367 feet; thence South 89° 40' 11" East 192.23 feet to the center of section line; thence North 0° 10' 43" East along said center of section line, 331.98 feet to the North Quarter corner of Section 4, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence South 89° 52' 45" East along the section line, 1196.804 feet; thence leaving said section line and running South 45° 25' 30" East 63.16 feet to a point on a 633.00 foot radius curve to the left, the radius point of which bears North 44° 34' 31" East 633.00 feet; thence Southeasterly along the arc of said curve 288.08 feet to a point of tangency; thence South 71° 30' East 338.77 feet to a point on a 665.76 foot radius curve to the left, the radius point of which bears North 18° 30' East 665.76 feet; thence Southeasterly along the arc of said curve 120.18 feet; thence due South 95.24 feet; thence South 22° 00' East 742.914 feet; thence South 392.561 feet; thence South 53° 30' East 100.57 feet; thence North 75° 00' East 102.49 feet; thence South 13° 00' East 818.42 feet; thence South 66° 30' East 77.08 feet to a point on the West boundary of the Sunnyslopes Park Meadows No. 6A Subdivision, said point also being on a 616.31 foot radius curve to the left, the radius point of which bears South 66° 30' East 616.31 feet; thence Southwesterly along said West boundary and along the arc of said curve 249.44 feet to a point of tangency, thence South 0° 18' 38" West 46.35 feet; thence South 0° 05' 40" West 225.54 feet; thence North 89° 54' 20" West 7.50 feet; thence South 0° 05' 40" West 270.00 feet to a point on the North boundary of Park Meadows No. 5. Subdivision; thence along said North boundary as follows: due West 209.38 feet; thence North 75° 00' West 372.00 feet; thence South 7° 36' 19" West 141.04 feet to a point on a 445.85 foot radius curve to the left, the radius point of which bears South 4° 00' West 445.85 feet; thence Westerly along the arc of said curve 31.13 feet to a point on a 331.89 foot radius compound curve to the left, the radius point of which bears South 331.89 feet; thence Southwesterly along the arc of said curve 185.36 feet to a point of tangency; thence South 58° 00' West 170.00 feet to a point on a 250.51 foot radius curve to the left, the radius point of

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EXHIBIT "B"

which bears South 32° 00' East 250.51 feet; thence Southwesterly along the arc of said curve 166.15 feet; thence North 67° 18' 10" West 134.11 feet; thence South 17° 00' West 879.08 feet to a point on the North right-of-way line of Little Kate Road, said point also being on a 525.00 foot radius curve to the left, the radius point of which bears South 24° 04° West 525.00 feet; thence Westerly along said right-of-way line and along the arc of said curve 220.52 feet to a point of tangency; thence due West along said right-of-way line 84.14 feet to a point which is the Southeast corner of Racquet Club Village No. 2 P.U.D.; thence along the East boundary of said Racquet Club Village as follows: North 205.00 feet; thence North 4° 39' 50" West 765.33 feet; thence South 80° 10' 42" West 450.29 feet to a point which is the Northeast corner of Racquet Club Village No. 3 P.U.D.; thence along the North boundary of said Racquet Club Village No. 3 as follows: South 80° 10' 42" West 523.71 feet; thence due South 110.00 feet; thence due West 195.51 feet to a point which is the Northeast corner of Racquet Club Village No. 1, P.U.D.; thence along the North boundary of said Racquet Club Village No. 1 as follows: due West 348.92 feet; thence South 57° 00' West 438.34 feet; thence South 264.00 feet to the North line of Little Kate Road, said point also being on a 525.00 foot radius curve to the left; the radius point of which bears South 2° 56' 49" West 525.00 feet; thence Northwesterly along the arc of said curve and North line 27.00 feet to a point of tangency; thence West along said North line 315.00 feet to the point of beginning.

Contains 272.789 acres

Actual net area of Golf Course 180.916 acres.

JGW:mb
Job No. 15-30-80

EXCLUDING THEREFROM the following parcels and those portions of the above described property required to provide double access for vehicles and pedestrians paved for a width reasonably required by applicable governmental agencies to provide suitable access to the below described properties.

PARCEL #1
October 24, 1979

Beginning at a point which is North 2745.79 feet and East 4944.14 feet from the Southwest corner of Section 4, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being on a 150.00 foot radius curve to the right, the radius point of which bears South 87° 00' 00" West 150.00 feet thence Southwesterly along the arc of said curve 390.08 feet to a point of tangency; thence North 34° 00' 00" West 161.00 feet; thence North 44° 20' 00' West 99.79 feet; thence North 79° 30' 00" West 163.11 feet; thence South 51° 30' 00" West 63.68 feet; thence North 19° 00' 00" West 137.79 feet; thence North 60° 30' 00" East 476.66 feet; thence North 40° 45' 00" East 190.42 feet; thence North 85° 00' 00" East 65.96 feet; thence South 63° 00' 00" East 59.66 feet; thence South 3° 00' 00" East 591.94 feet to the point of beginning.

Contains 6.729 acres

JGW:mlb
Job No. 12-30-79

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PARCEL #2
October 24, 1979

Beginning at a point which is North 3291.58 feet and East 1042.87 feet from the Southwest corner of Section 4, Township 2 South, Range 4 East, Salt Lake Base and Meridian; said point being on the most Easterly boundary line of the Park Meadows No. 3 Subdivision; and running thence South 86° 00' East 174.14 feet; thence North 57° 00' East 808.92 feet; thence North 29° 45' East 724.64 feet; thence North 20° 40' East 652.88 feet; thence South 83° 00' East 78.00 feet; thence South 14° 00' East 72.65 feet; thence North 69° 10' East 381.43 feet; thence North 87° 00' East 694.46 feet; thence South 33° 25' West 517.55 feet; thence South 15° 49' West 623.62 feet; thence South 5° 00' West 59.77 feet; thence North 79° 00' West 76.19 feet; thence North 22° 20' West 92.08 feet; thence North 37° 00' West 49.86 feet; thence North 79° 00' West 80.17 feet; thence South 87° 30' West 121.42 feet; thence South 80° 00' West 111.50 feet; thence South 33° 40' West 469.36 feet; thence South 53° 20' West 752.58 feet; thence South 62° 00' West 86.46 feet; thence South 41° 11' 10" West 53.15 feet; thence South 98.50 feet; thence South 25° 00' West 106.48 feet; thence South 5° 00' East 176.01 feet; thence South 45° 00' East 84.37 feet; thence South 77° 20' East 453.48 feet; thence South 72° 25' East 763.21 feet; thence South 80° 20' West 660.65 feet; thence South 53° 20' West 559.42 feet; thence North 45° 00' West 107.18 feet; thence North 4° 00' East 154.59 feet; thence North 45° 00' West 384.57 feet; thence North 32° 00' West 919.32 feet to a point on the Easterly boundary of the Park Meadows No. 3 Subdivision and running along said boundary as follows: North 79° 00' East 30.15 feet; thence North 11° 00' West 40.00 feet to the point of beginning.

Contains 52.468 acres

JGW:cs
Job No. 12-30-79

PARCEL #3
OCTOBER 24, 1979

Beginning at a point which is North 2480.00 feet and East 3200.00 feet from the Southwest corner of Section 4, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence North 59° 30' West 819.35 feet; thence North 79° 30' West 461.76 feet; thence North 59.92 feet; thence North 64° 20' East 565.83 feet; thence North 40° 00' East 313.65 feet; thence North 78° 40' East 125.84 feet; thence North 65° 13' 30" East 71.59 feet; thence North 75° 00' East 154.77 feet; thence South 5° 00' East 120.52 feet; thence East 138.34 feet; thence South 3° 00' West 350.48 feet; thence South 89° 00' East 282.00 feet; thence North 74° 30' East 205.52 feet; thence South 20° 00' East 85.56 feet; thence South 43° 20' West 500.20 feet; thence South 34° 00' West 332.64 feet to the point of beginning.

Contains 19.463 acres

JGW:cs
Job No. 12-30-79

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PARCEL #4
OCTOBER 24, 1979

Beginning at a point which is North 3585.00 feet and East 4090.00 feet from the Southwest corner of Section 4, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence North 41° 00' West 152.59 feet; thence North 18° 15' East 929.55 feet; thence North 81° 00' East 151.73 feet; thence South 14° 40' East 879.23 feet; thence South 41° 00' West 60.00 feet; thence South 76° 30' West 539.00 feet to the point of beginning.

Contains 9.218 acres

JGW:cs
Job No. 12-30-79

PARCEL #5
OCTOBER 24, 1979

Beginning at a point which is North 1910.02 feet and East 4082.25 feet from the Southwest corner of Section 4, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being the Northwest corner of the Park Meadows No. 5 Subdivision and running thence North 10° 30' East 507.19 feet; thence South 74° 00' East 524.06 feet to a point on the Northerly boundary of said Park Meadows No. 5 Subdivision and running thence along said boundary as follows: South 7° 36' 19" West 141.04 feet to a point on a 445.85 foot radius curve to the left, the radius point of which bears South 4° 00 West 445.85 feet; thence Westerly along the arc of said curve 31.13 feet to a point on a 331.89 foot radius curve to the left, the radius point of which bears South 331.89 feet; thence Southwesterly along the arc of said curve 185.36 feet to a point of tangency; thence South 58° 00' West 170.00 feet to a point on a 250.51 foot radius curve to the left, the radius point of which bears South 32° 00' East 250.51 feet; thence Southwesterly along the arc of said curve 166.15 feet; thence North 67° 18' 10" West 134.11 feet to the point of beginning.

Contains 3.995 acres

JGW:cs
Job No. 12-30-79

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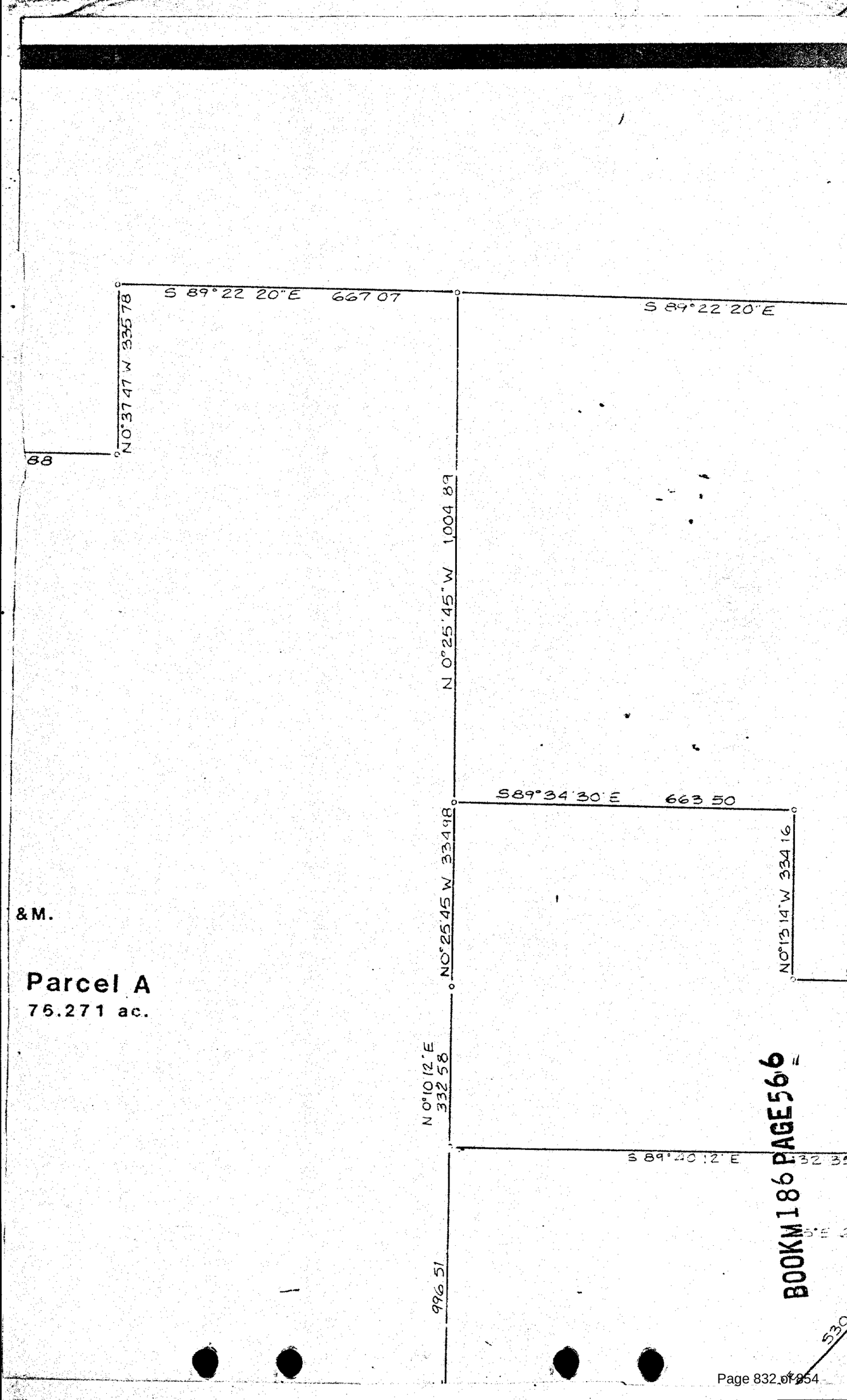
S 89° 26' 22" E 66

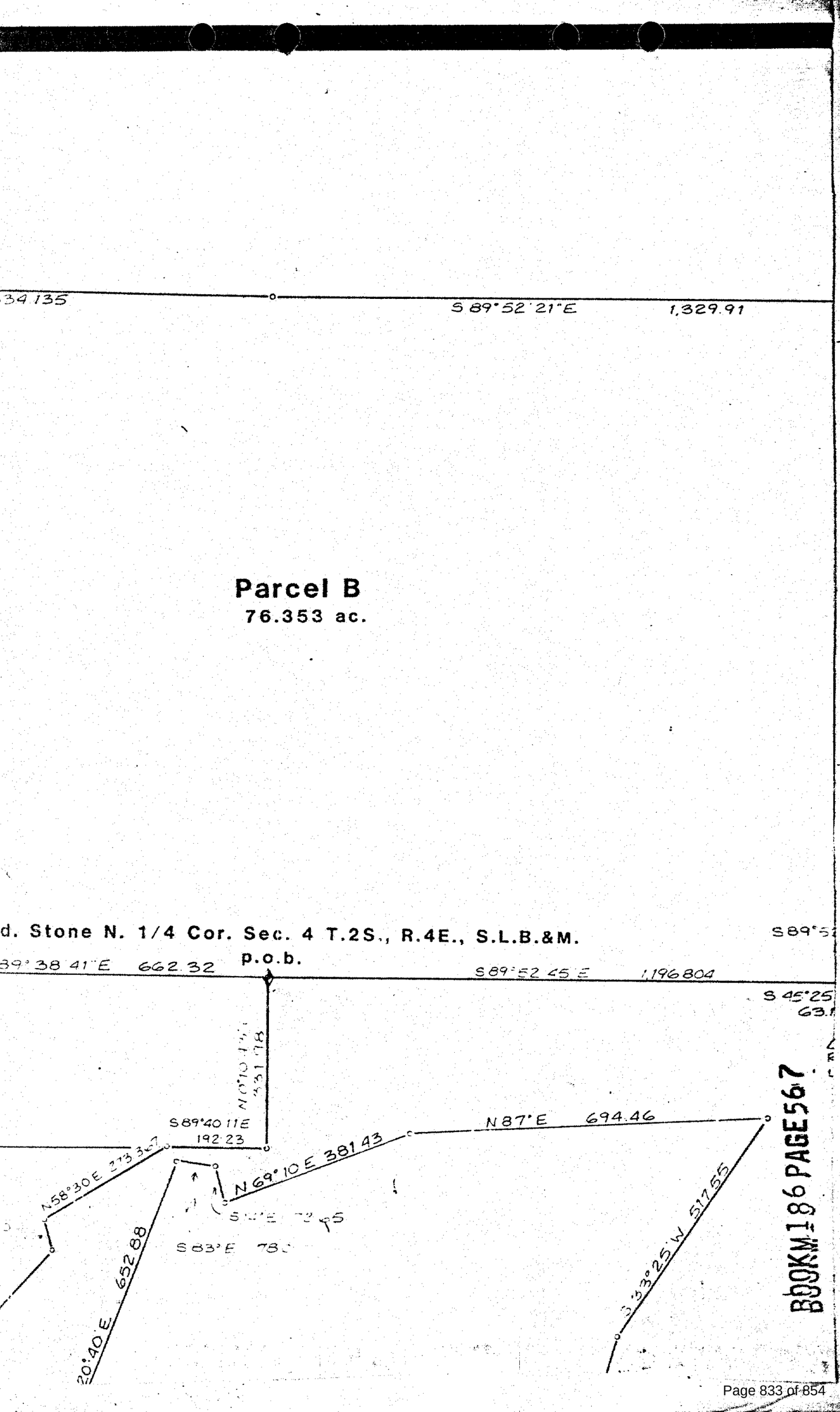
N 0° 49' 46" W 1,009.78

Fd. Stone N.W. Cor. Sec. 4 T.S2S., R.4E., S.L.B

p.o.b.

BOOK M186 PAGE565


S 89°22 20"E 667 07
S 89°22 20"E
N0°37 47 W 335 78
88
N 0°25'45"W 1,004 89
S89°34'30"E 663 50
NO°25'45 W 334 98
NO°13'14"W 334 16
&M.
Parcel A
75.271 ac.
N 0°10 12"E 332 58
S 89°40 12" E
996 51
BOOK M186 PAGE 566

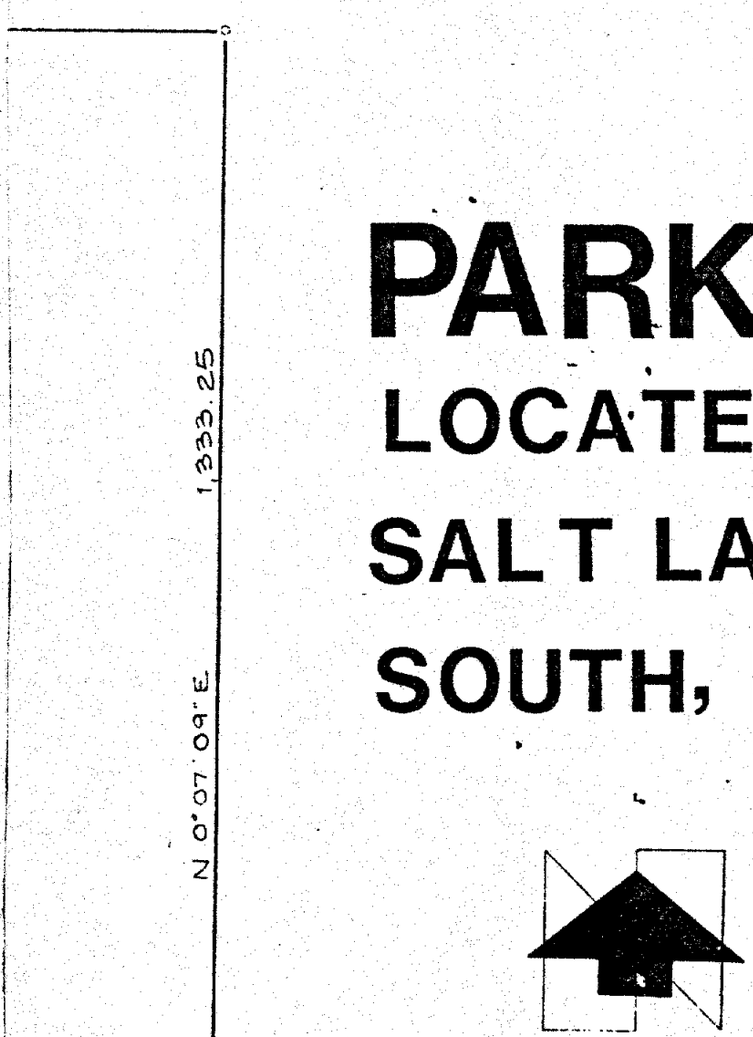

34.135
S 89°52'21"E
1,329.91
Parcel B
76.353 ac.
d. Stone N. 1/4 Cor. Sec. 4 T.2S., R.4E., S.L.B.&M.
S89°5
89°38'41"E 662.32
p.o.b.
S89°52'45"E 1,196.804
S 45°25
63.
N0°10'11"E
331.78
S89°40'11"E
192.23
N87°E 694.46
N58°30'E 273.34
N69°10'E 381.43
S83°E 78
20°40'E 652.88
3°33'25"W 517.55
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PARK MEADO

LOCATED IN SECTIONS

SALT LAKE BASE AND

SOUTH, RANGE 4 EAST



WS PARCELS

3& 4, TOWNSHIP 2 SOUTH, RAN

MERIDIAN, ALSO IN SECTION 33,

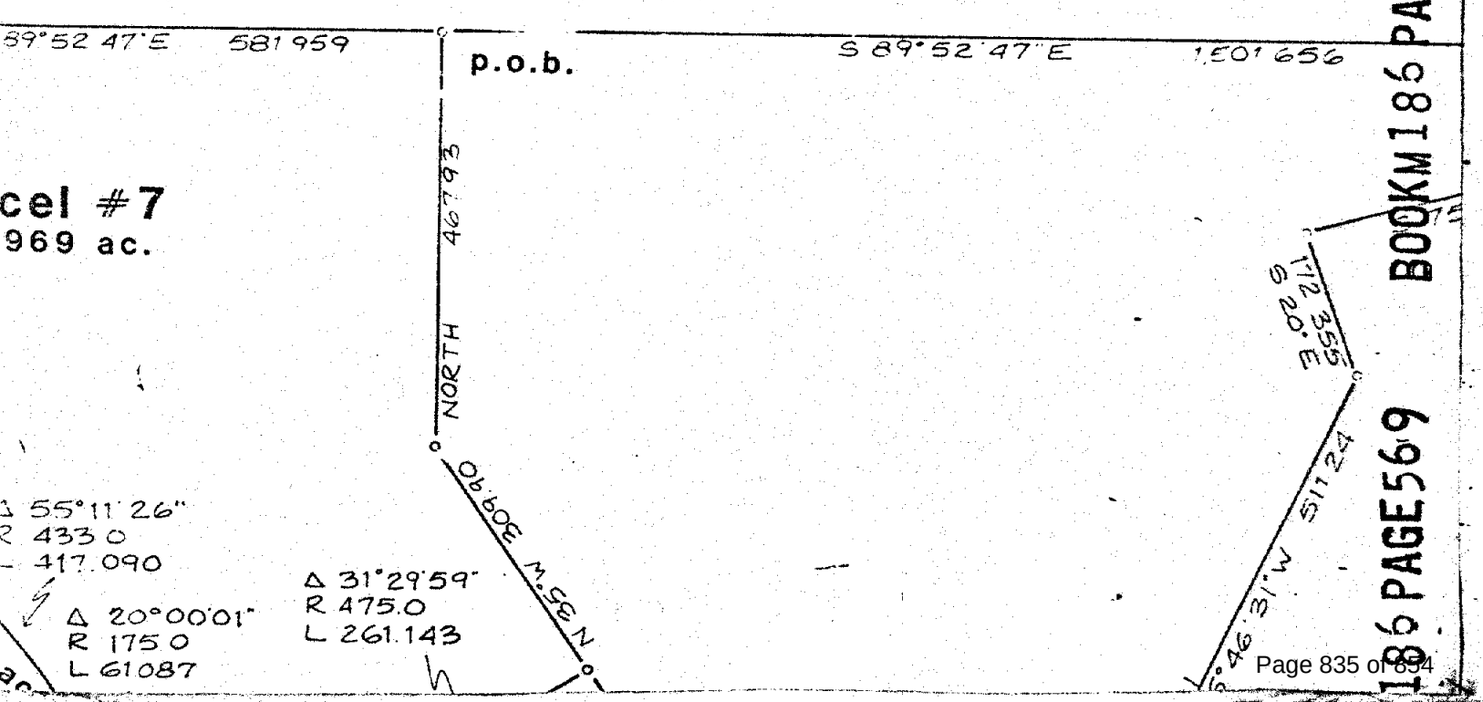
SALT LAKE BASE AND MERIDIA

981

PREPARED FOR PARK MEADOWS DI

PREPARED BY J.J.JOHNSON & ASS

S., R.4E., S.L.B.&M.



BOOK M186 PAGE 569

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NGE 4 EAST,

TOWNSHIP 1

N

EVELOPMENT CO.

OC.

N. 1/4 Cor. Sec. 3,, T.2S., R.4E., S.L.B.&M.



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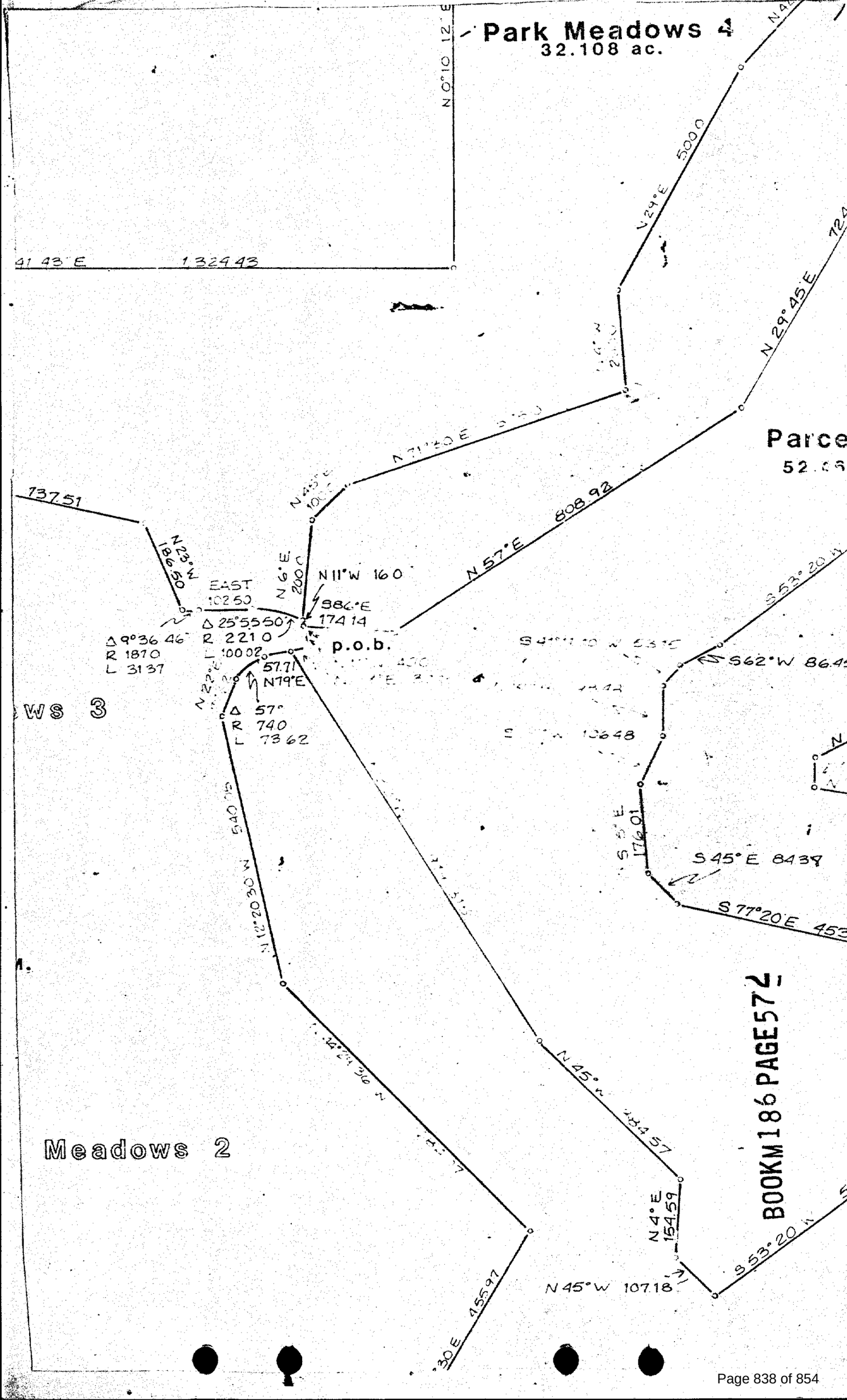
Park Meadows 6c

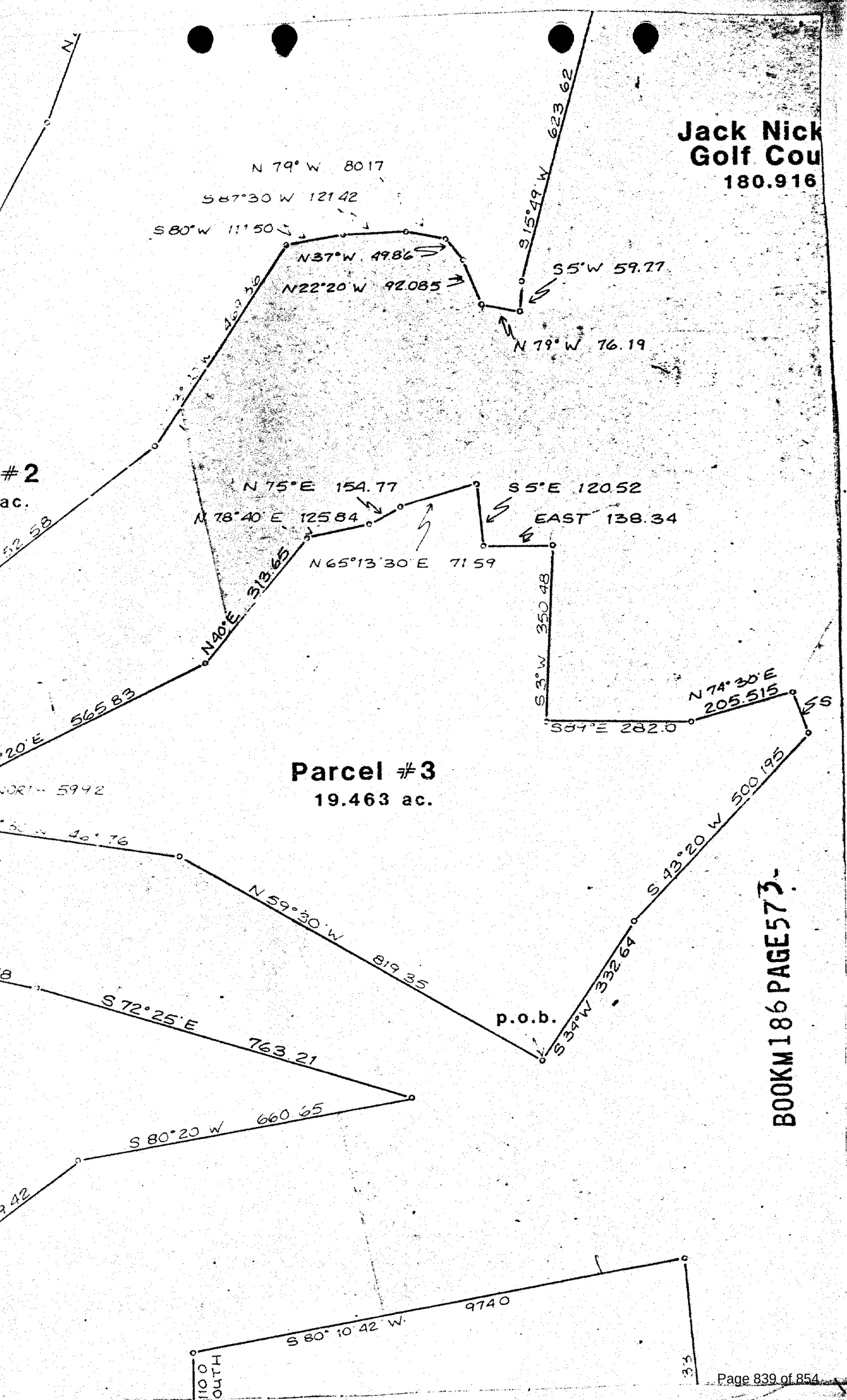
Park Meade

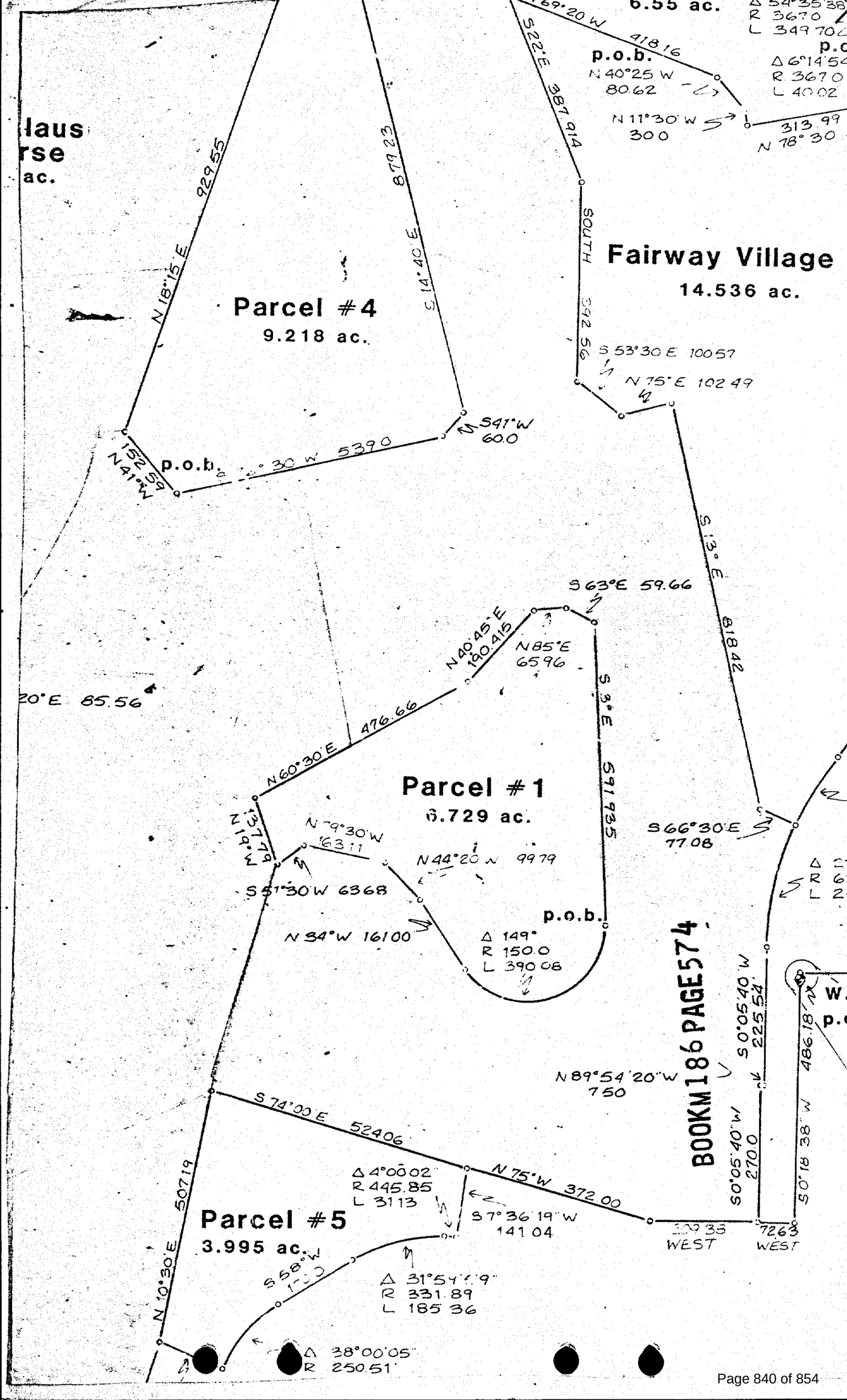
W. 1/4 Cor. Sec. 4, T.2S, R.4E., S.L.B.&

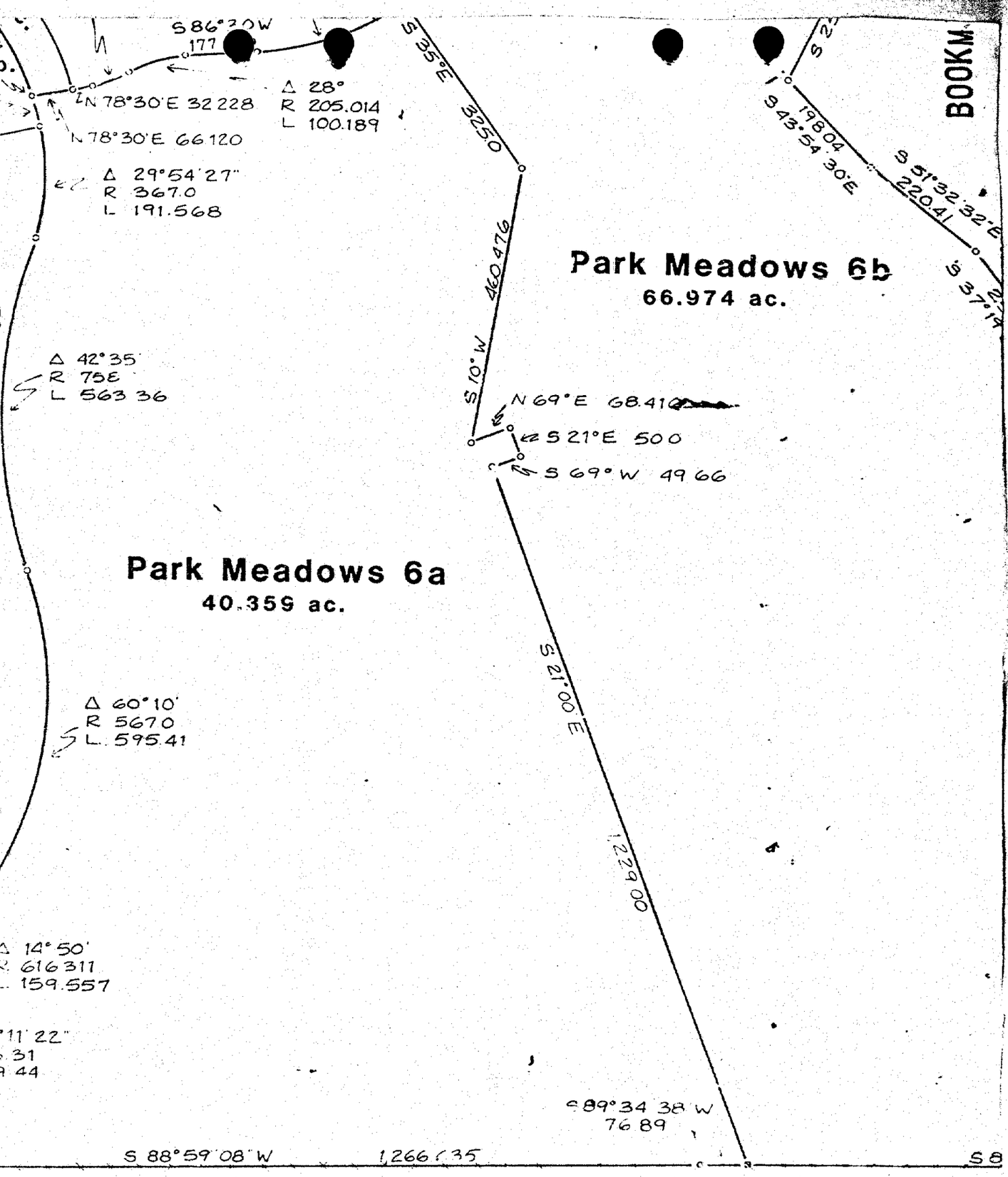
BOOK M186 PAGE 71

Park

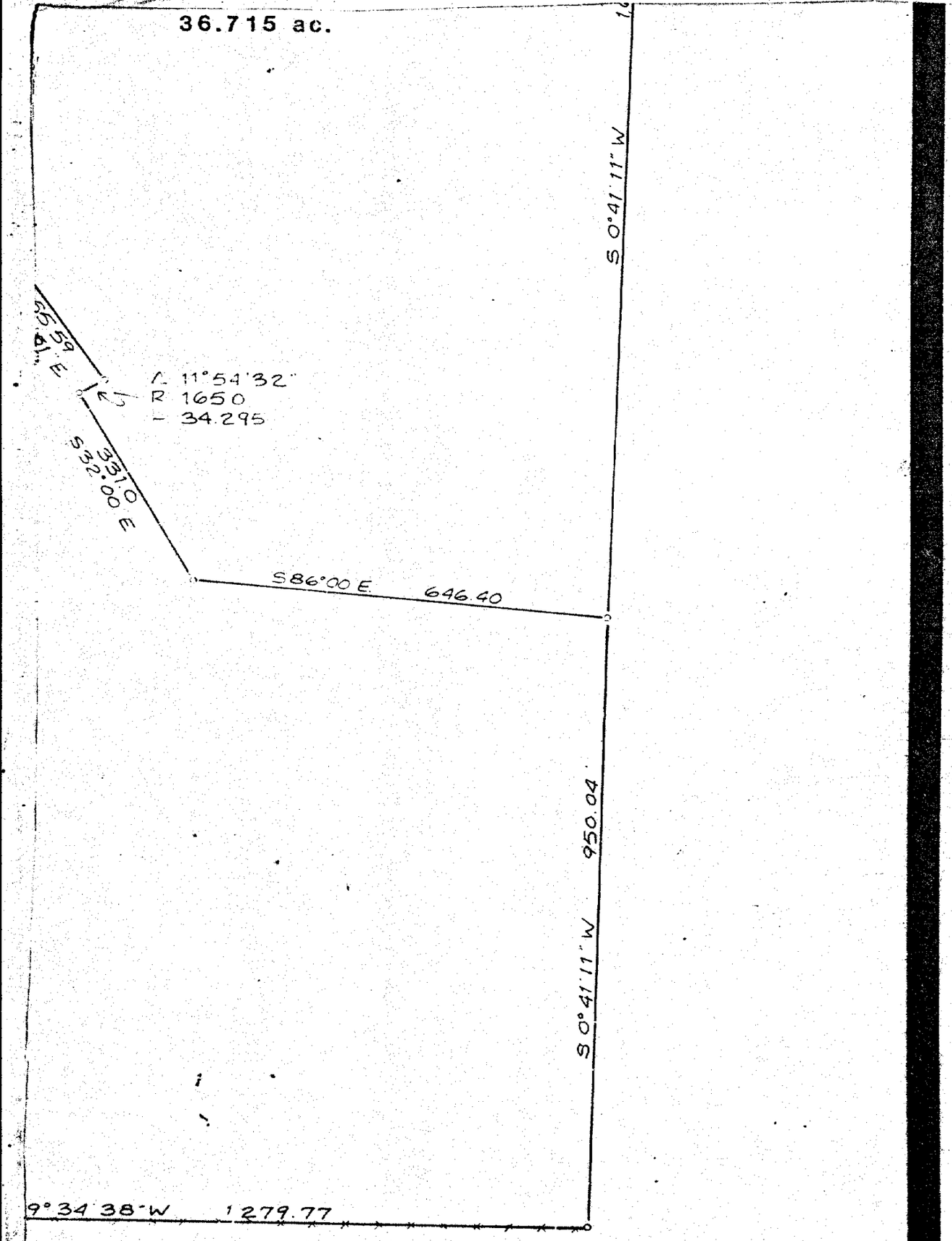

Park Meadows 4
32.108 ac.
N 0°10 12" E
41 43" E
1,324.43
N24°E 500.0
N 29°45 E
N 71°20 E
N 45° E
100.0
737.51
N23° W
186.50
EAST
102.50
Δ 25°55'50"
R 221.0
L 100.02
N 6° E
200.0
N11°W 160
S86° E
174.14
p.o.b.
N 57° E
808.92
Δ 9°36 46"
R 187.0
L 31.37
57.71
N79°E
Δ 57°
R 740
L 736.2
N 22°
S40.05
N 12°20 30" W
N 45° W
224.57
N4° E
154.59
N 45° W 107.18
S 53° 20
S62° W 86.4
S 5° E
176.01
S 45° E 84.39
S 77°20 E 453
10648
Meadows 2
BOOK M186 PAGE 572


Jack Nick
Golf Cou
180.916
N 79° W 80.17
S 87° 30 W 121.42
S 80° W 111.50
N 37° W 49.86
N 22° 20 W 92.085
S 15° 49 W 623.62
S 5° W 59.77
N 79° W 76.19
#2
ac.
N 75° E 154.77
N 78° 40 E 125.84
N 65° 13' 30" E 71.59
S 5° E 120.52
EAST 138.34
N 40° E 313.65
S 3° W 350.48
N 74° 30' E 205.515
S 87° E 282.0
Parcel #3
19.463 ac.
N 59° 30' W 819.35
S 72° 25' E 763.21
S 80° 20 W 660.65
S 43° 20 W 500.195
S 34° W 332.64
p.o.b.
S 80° 10' 42" W 9740
BOOK M 186 PAGE 573


Parcel #4
9.218 ac.
Fairway Village
14.536 ac.
Parcel #1
6.729 ac.
Parcel #5
3.995 ac.
p.o.b.
N 18°15' E 929.55
S 14°40' E 879.23
S 22° E 387.914
SOUTH 362.56
S 53°30 E 100.57
N 75° E 102.49
S 41° W 60.0
N 41° W 152.59
S 13° E 818.42
S 63° E 59.66
N 40°45' E 190.415
N 85° E 65.96
S 3° E 541.735
N 60°30' E 476.66
N 19° W 137.79
N 9°30' W 163.11
S 51°30' W 63.68
N 44°20' W 99.79
N 34° W 161.00
Δ 149°
R 150.0
L 390.08
S 66°30' E 77.08
N 89°54'20" W 7.50
S 0°05'40" W 225.54
S 0°05'40" W 270.0
S 0°18'38" W 486.18
S 74°00' E 524.06
N 75° W 372.00
Δ 4°00'02"
R 445.85
L 31.13
S 7°36'19" W 141.04
N 10°30' E 507.19
S 58° W 1.50
Δ 31°54'19"
R 331.89
L 185.36
Δ 38°00'05"
R 250.51
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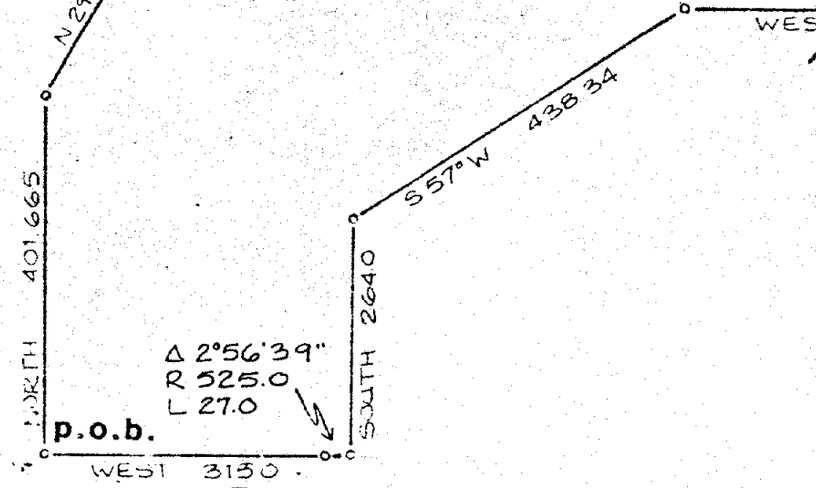
BOOKM 186 PAGE 575



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BOOKM186 PAGE577

BOO: 57



BOOKM186 PAGE578

544.43

765

N 4° 39' 50" W

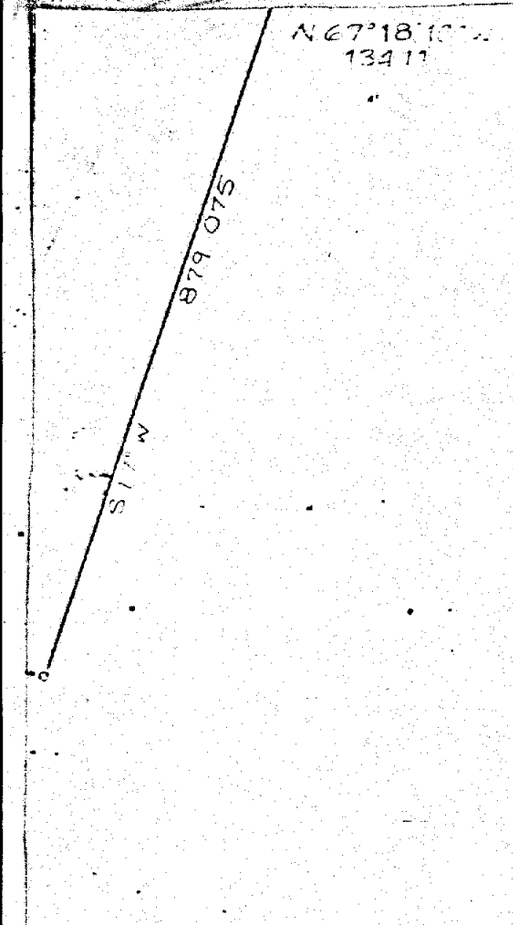
NORTH
2050

Δ 24°04'
R 525.0
L 220.52

84.14
WEST

Racquet Club Village

BOOK M186 PAGE 579



Park Meadows 5

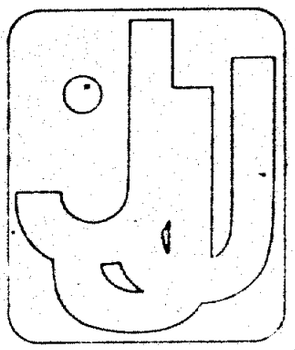
BOOKM185 PAGE580

EXHIBIT "C"

JACK NICKLAUS GOLF COURSE

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

(801) 649-9811



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PARK CITY
1884

Department of Community Development
Engineering • Building Inspection • Planning

June 5, 1992

Dave Johnson, Esq.
P.O. Box 3598
Park City, Utah 84060

Re: Park Meadows Golf Course-Trails Access and Club House

Dear Dave:

Your letter of May 26, 1992 accurately reflects the City's position on the trail connection access from Fairway Meadows to the open space parcel and the trail connection access between Four Lakes Village and the Racquet Club Condos. The City appreciates your client's willingness to keep an open dialogue on these issues.

As per your request, this letter verifies that the proposed club house is located in the Recreational Open Space Zoning District. Golf courses, outdoor entertainment, and recreational facilities are considered a permitted use in this zone. The expansion and construction of the clubhouse will therefore be considered an expansion of a permitted use and does not require a conditional use approval. The review of the clubhouse will be done by the City staff subject to the Park City Design Guidelines and normal site plan review.

Please let me know if you need any further clarification as to how the City will process this application.

Sincerely,

Rick

Richard E. Lewis
Director of Community Development

REL/gb
cc: Nora Seltenrich, Planning Director

PARK CITY
1884

Legal Department

COPY

October 14, 1996

Greg M. Holbrook
JOHNSON, HOLBROOK & SCHIFFERLI, L.C.
P.O. Box 3598
Park City, Utah 84060

RE: Park Meadows Golf Course

Dear Greg:

This letter is written in response to your October 2nd request for a zoning certification for the Park Meadows Golf Course and its facilities ("Golf Course"). I have researched the Community Development Department's files regarding the Golf Course and I have concluded that all necessary zoning approvals have been given for the operation of the Golf Course, and said approvals are in full force and effect. Furthermore, no additional approvals (other than building and sign permits) will be necessary for the proposed change of use of the Golf Course to a private, members only golf course.

I would, however, point out that any old approval for specific structures or density which have not been built would have expired. Therefore, any new structures or expansion of the existing Golf Course would have to go through a permit process. Additionally, there are two issues that the new owners should be aware of: 1) the water agreement with the City and related issues; and 2) the existence of two public easements on the Golf Course. For more information regarding the water agreement, the new owners may contact Toby Ross, City Manager at 645-5007 or Jerry Gibbs, Public Works Director at 645-5120, and regarding the easement, Jennifer Harrington, Landscape Architect at 645-5016.

Please call me at 645-5008 if you have any questions regarding this matter.

Sincerely,

Mark D. Harrington
Asst. City Attorney

cc: File No. 96-128
Ed Hughes, Esq.

K:\LEGAL\MH\ADMIN\HOLBROOK.LTR

Jaron Ehlers

From: Jonathan DeGray <[redacted]>
Sent: Tuesday, February 6, 2024 2:56 PM
To: Jaron Ehlers
Subject: [External] FW: Maintenance Project

Warning: Replies to this message will go to degrayarch@qwestoffice.net. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

Jaron,
Please see the email chain below. Andy Bryant is the president of the Gleneagle Subdivision which is to the east of the club house. Many of their homes back up to the fairway and look at the maintenance facility.
Thanks,
Jon

From: Andrew Bryant [redacted]
Date: February 6, 2024 at 12:34:38 PM MST
To: bob schaefer [redacted]
Cc: Bob Rollo [redacted]
Subject: Re: Maintenance Project

Bob

Thanks for taking the input. Based on the new plan which includes additional landscape, we are fine with the project.

Andy
Sent from my iPhone

On Dec 16, 2023, at 10:12 AM, bob schaefer [redacted] wrote:

Andy and Bob,

Thanks for taking the time to review and comment on the proposed upgrades to PMCC's maintenance facility. We passed along your request for additional landscaping to better screen the proposed new building to our architect.

Attached below are the updated drawings reflecting the additional landscaping. These drawings have been submitted to the City as part of our permit application and are currently being reviewed by the planning department.

Let me know if you have additional questions or comments.

Thanks for your support,

Bob

<PMCC, Maintenance BLDG, CUP App., App. Set.pdf>

Bob Schaefer

[redacted]

> On Dec 16, 2023, at 6:26 AM, Andrew Bryant <[redacted]> wrote:
>
> Hi Bob,
>
> Good to see you at the members holiday party this week. Attached was the plan you sent me some time ago for review. I'm copying Bob Rollo on this email as I know the two of you also discussed the project.
>
> On behalf of Gleneagles we are okay with the project design attached. We would like to request tree plantings and landscaping that would soften the view of the new building to be constructed.
>
> Let me know if you need anything else?
>
> Thanks ,
>
> Sent from my iPad

Michael and Carla Kirby
[redacted]
Park City, Utah 84060
[redacted]

January 11, 2023

Park City Planning Commission
445 Marsac Avenue
Park City, UT 84060

Re: Park Meadows Country Club Maintenance Improvement Project

Dear Ms./Sir:

This letter is being sent to confirm our strong support for approval by the Planning Commission for the proposed improvements to the Park Meadows Maintenance Facility. As indicated above, my wife and I have our residence at [redacted] property we acquired in October 1994. We have had a direct line of sight to this Maintenance Facility for almost 30 years now. I suspect there are few residents who have had this location and view for as long as we have.

My wife and I have reviewed the plans for this project and it would be a great improvement to the Maintenance Facility, the surrounding property and the neighborhood. We urge the Planning Commission to approve this project. If anyone has any questions of me, I can be reached on my mobile number[redacted]

Michael L. Kirby

[redacted]

Jeff and Carol Moench

Park City, Utah 84060

January 13, 2023

Park City Planning Commission
445 Marsac Avenue
Park City, UT 84060

Re: Park Meadows Country Club Maintenance Improvement Project

Dear Ms./Sir:

Living at for a number of years my wife and I have had a front-row seat to the Park Meadows Maintenance Facility. So, when we saw plans for its makeover, let's just say we were thrilled!

My wife and I have reviewed the plans for this project and it would be a great improvement to the Maintenance Facility, the surrounding property and the neighborhood. We urge the Planning Commission to approve this project. If anyone has any questions of me, I can be reached on my mobile number

Jeff and Carol Moench --

Karen and Richard Urankar

2719 Estates Drive Park City, Utah

January 17,2024

To: The Park City Planning Commission

From: Karen and Richard Urankar

Re: Park Meadows Country Club Maintenance Facility

Application #: PL-05893

Submitted: October 6,2023

1 – we live at 2719 Estates Drive, which looks directly at the Park Meadows CC Maintenance Facility;

2 – we purchased our home on January 28, 2011;

3 – the Park Meadows CC Facility has been in a run down condition for all the years we have lived next to it;

4 – the renovated facility will be a substantial and needed improvement to the neighborhood, in our opinion; and

5 – we fully support Park Meadows CC application and request its immediate approval.

If you have any questions our contact information is below. Thank you for considering our comments.

Sincerely,

Richard Urankar; [redacted]

2719 Estates Drive Park City, Utah

[redacted]

Karen Urankar; [redacted]

2719 Estates Drive Park City, Utah

[redacted]